

3130 Venture Drive

Lincoln, CA

CLASS A DISTRIBUTION BUILDING AVAILABLE FOR SUBLEASE | ± 129,045 RSF



Jeff Kvarme

First Vice President C: 916 203 5257 jeff.kvarme@cbre.com Lic. 01954968

3130 Venture Drive

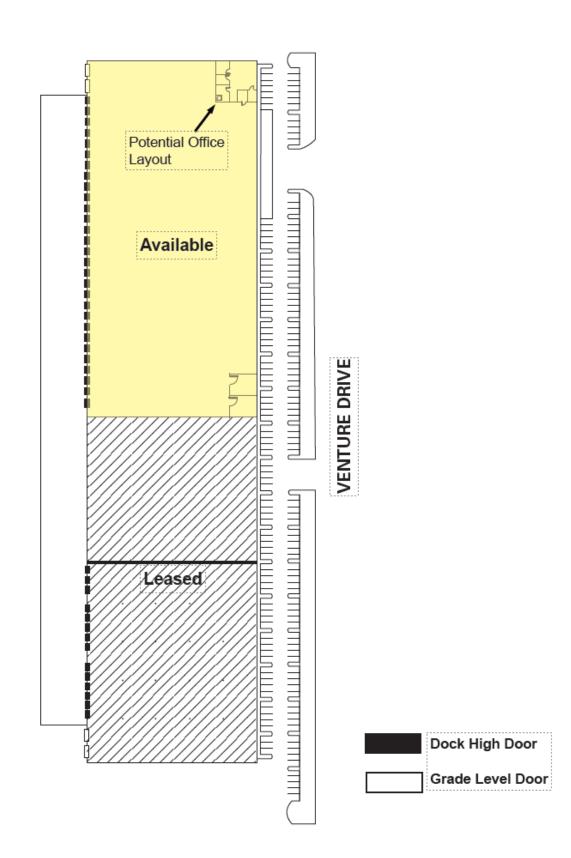
Lincoln, CA

Property Highlights

- + ± 129,045 RSF Available
- + Potentially Divisible (Multiple Possibilities)
- + ±1,736 SF Interior Office Improvements
- + Twenty-Two (22) (±9' x 10') Dock Doors
- + Three (3) (±12' x 14') Grade Level Doors
- + ± 28' Minimum Clear Height
- + ± 50' x 57' Column Spacing
- + 3-Phase Power (277/480-volt)
- + Ample Parking Available
- + Direct Access to Highway 65
- + Fenced, Gated, Secured
- + Zoned LLI
- + Master Lease Runs Through January 31, 2028



Site Plan



Site Aerial



Location





Drive Time

- + 10 Minutes to Rocklin
- + 15 Minutes to Roseville
- + 10 Minutes to Interstate 80 via Highway 65
- + 30 Minutes to Interstate 5/Highway 99 via Interstate 80



Jeff Kvarme
First Vice President
C: 916 203 5257

jeff.kvarme@cbre.com

Lic. 01954968

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.