

# 3130 Venture Drive

Lincoln, CA

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



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**3130 Venture Drive**  
Lincoln, CA

## Property Highlights

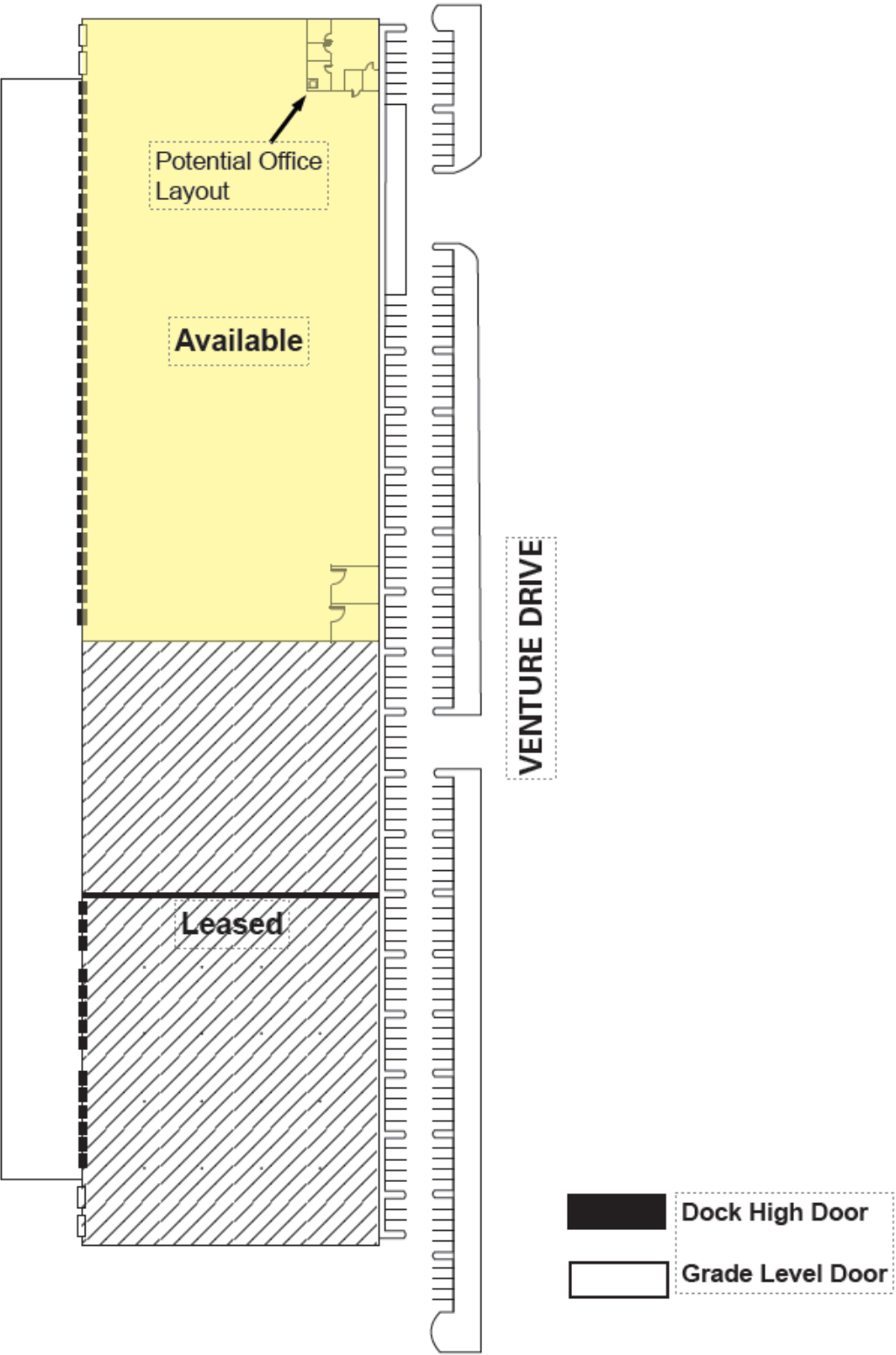
- + ± 129,045 RSF Available
- + Potentially Divisible (Multiple Possibilities)
- + ±1,736 SF Interior Office Improvements
- + Twenty-Two (22) (±9' x 10') Dock Doors
- + Three (3) (±12' x 14') Grade Level Doors
- + ± 28' Minimum Clear Height
- + ± 50' x 57' Column Spacing
- + 3-Phase Power (277/480-volt)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



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For Sublease

Site Plan





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## Site Aerial

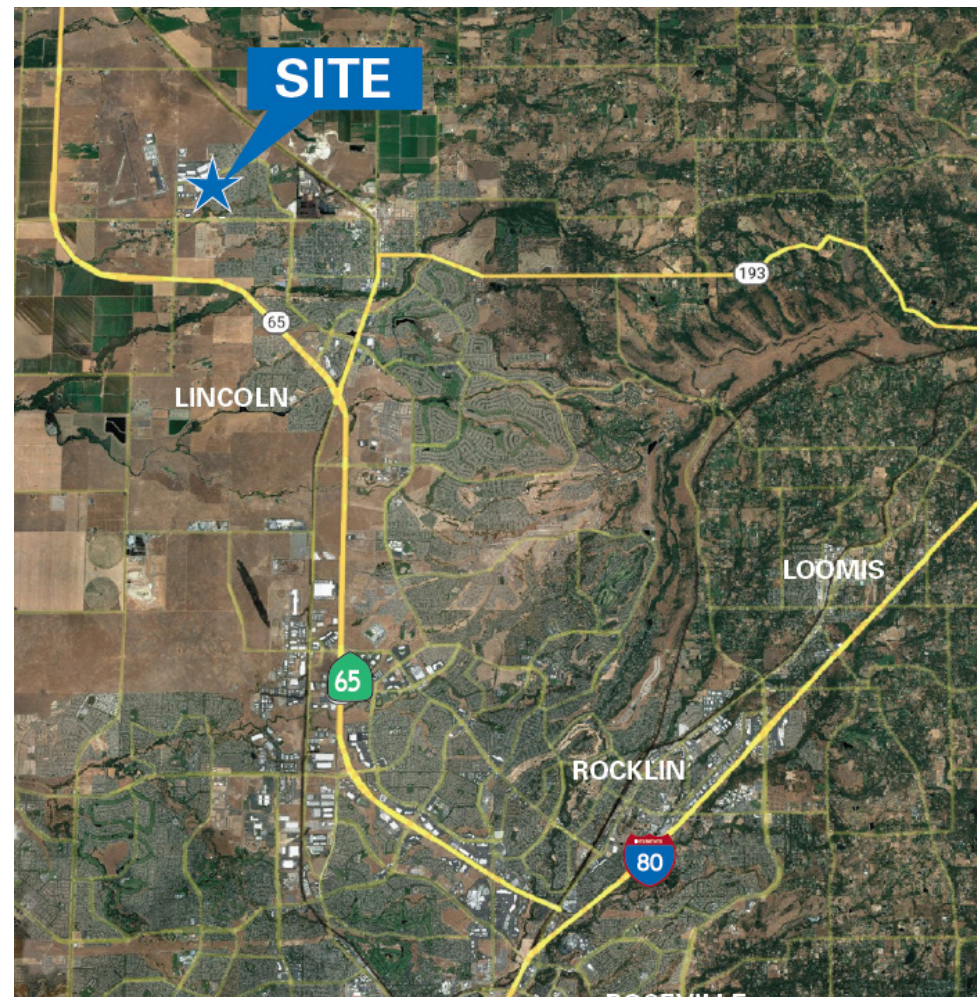




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# Location



## 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

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