

Industrial | For Sale or Lease

±17,150 SF Industrial Building

1331 Aviation Blvd. | Lincoln, CA 95648



Contacts:

TODD SANFILIPPO
Executive Vice President
+1 916 847 3206
todd.sanfilippo@cbre.com
Lic. 0104512

WALTER SMYTH
Senior Vice President
+1 916 781 4843
walter.smyth@cbre.com
Lic. 00956946

MATT SUSAC
First Vice President
+1 916 781 4832
matt.susac@cbre.com
Lic. 01979110

STACY LADD
Senior Asset Manager
+1 916 379 3847
stacyladd@buzzoates.com
Lic. 01214064

DREW BOCOOK
Portfolio Manager
+1 916 379 3856
drewbocook@buzzoates.com
Lic. 01836301

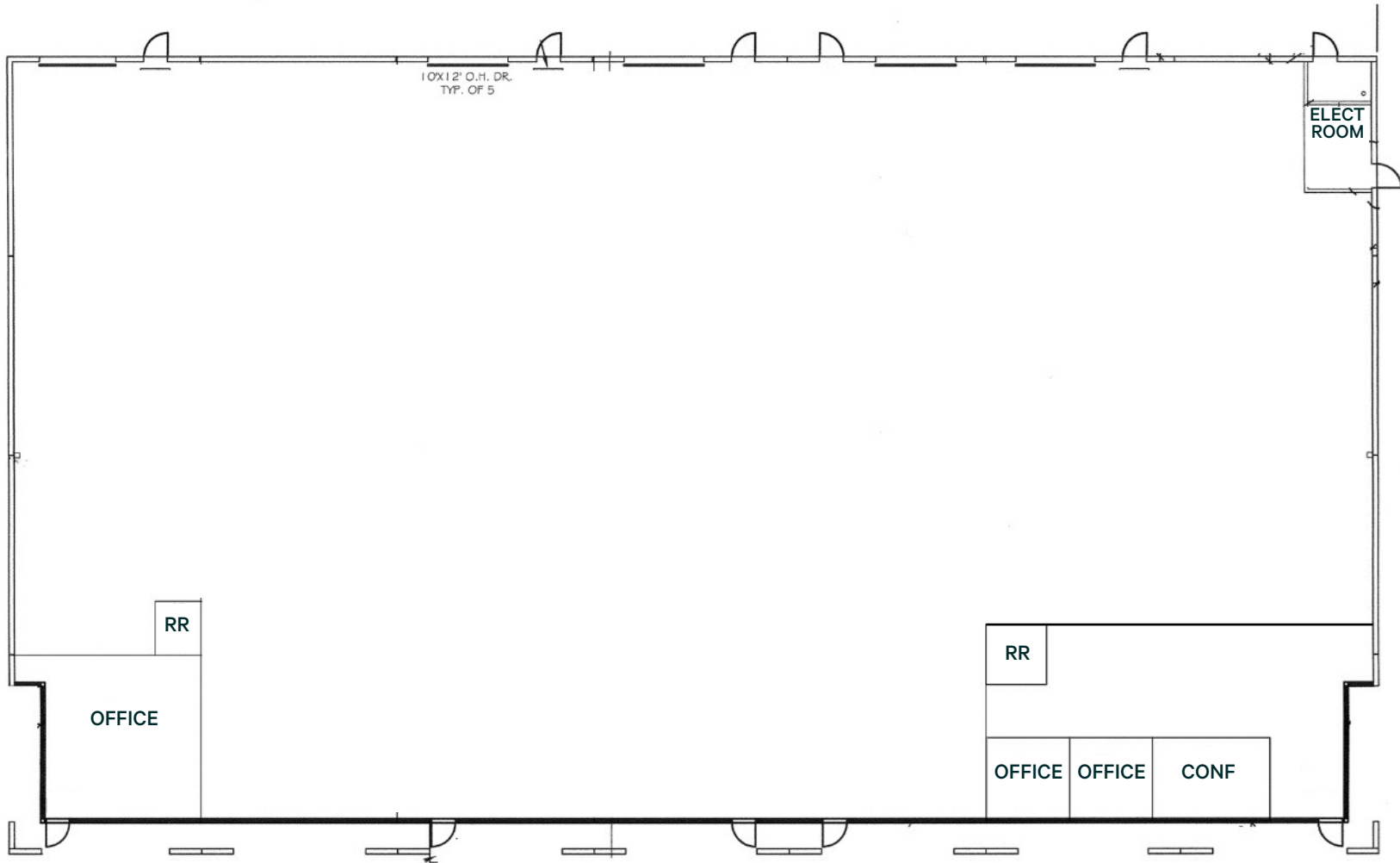


EQUITIES

CBRE

Building Features

- Total Building: ±17,150 SF
- Office: ±1,700 SF
- Clear Height: ±14'6"-15'
- Column Spacing: ±50'x49'
- Grade Level Doors: Five (5)
- New Roof: TPO 60 mil with a 20 year warranty
- Power: ±1,000 Amps of 277/480 Volt
- ESFR Sprinkler System
- Parking: 29 spaces



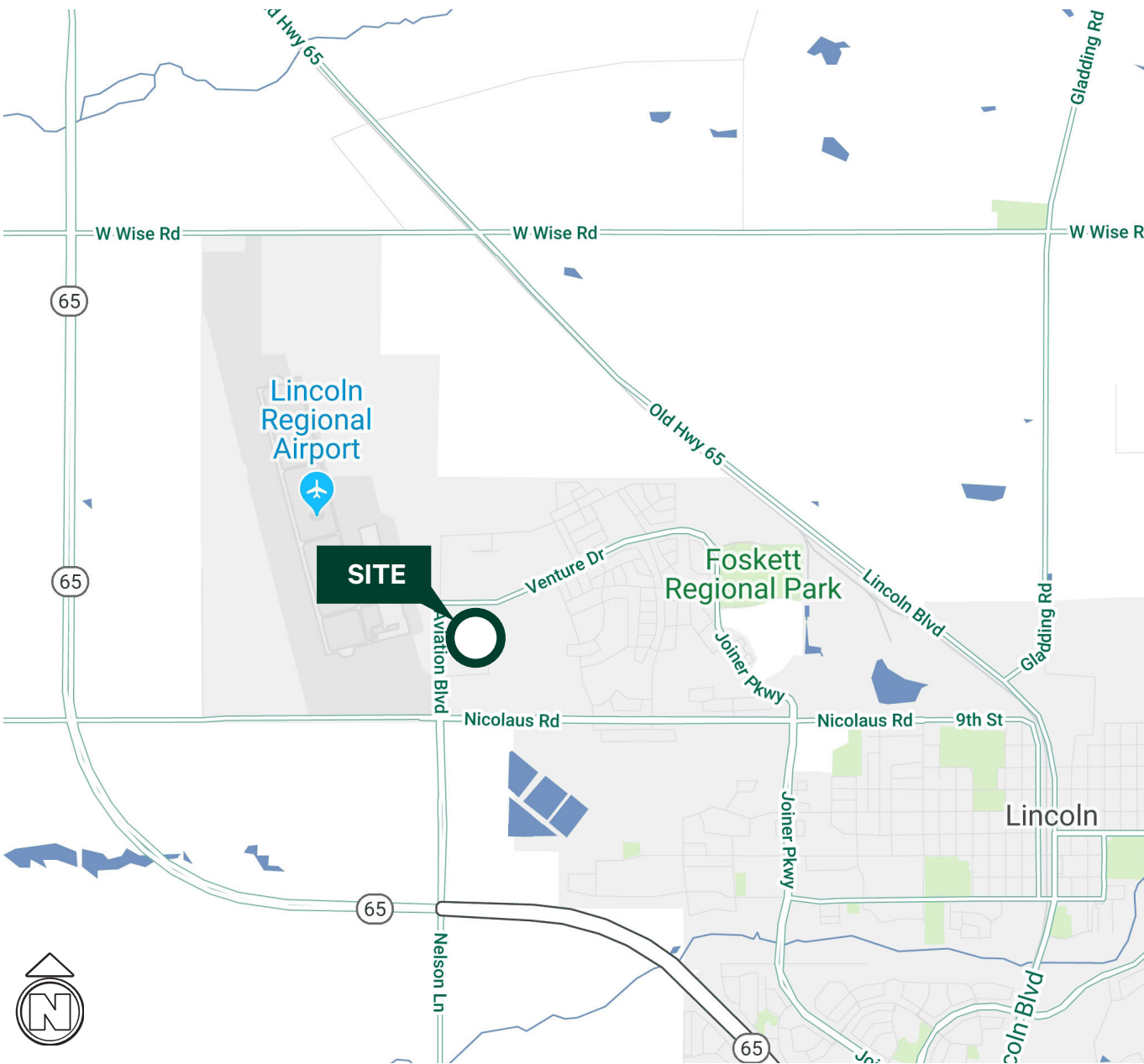
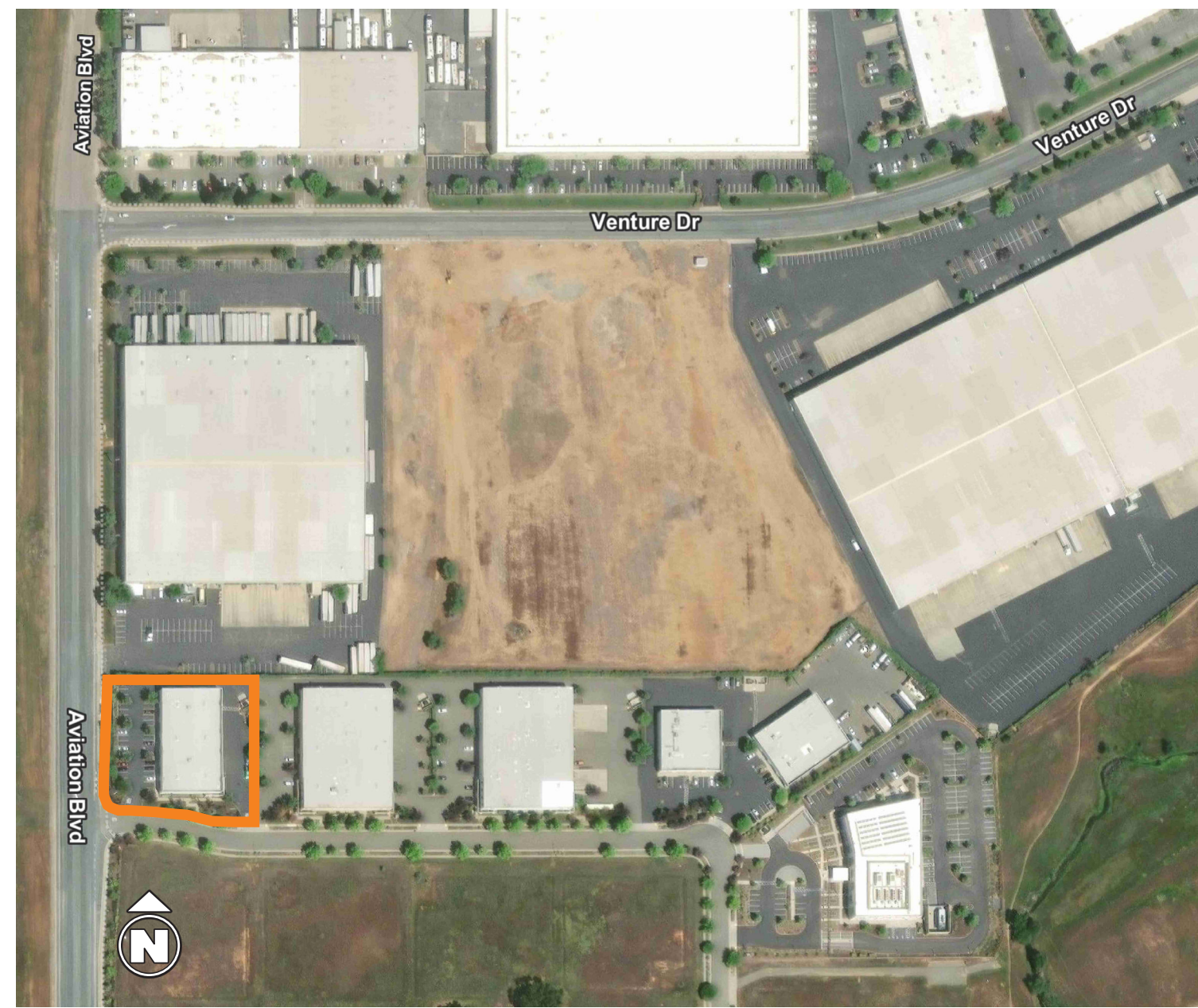
NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



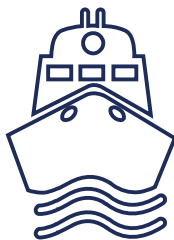
Building Photos



Location Map



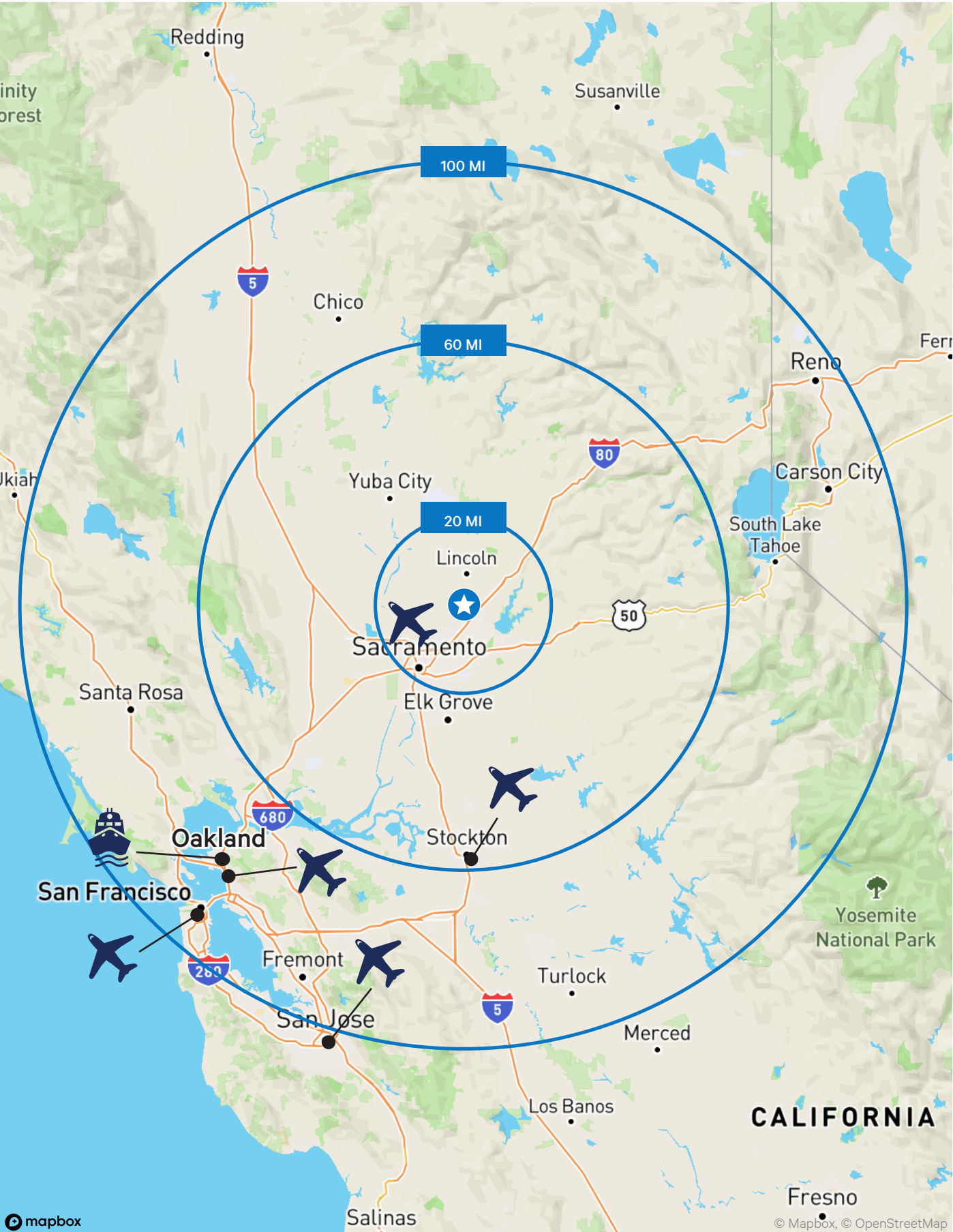
Access Overview



| CITY | MILES |
|---------------|-------|
| DAVIS | 38 |
| SACRAMENTO | 27 |
| OAKLAND | 109 |
| SAN FRANCISCO | 110 |
| SAN JOSE | 142 |
| RENO | 116 |
| FRESNO | 199 |
| LOS ANGELES | 417 |
| PORTLAND | 569 |
| SALT LAKE | 634 |
| SEATTLE | 742 |
| PHOENIX | 780 |

| AIRPORT | MILES |
|---------------|-------|
| SACRAMENTO | 24 |
| STOCKTON | 79 |
| OAKLAND | 114 |
| SAN FRANCISCO | 121 |
| SAN JOSE | 140 |

| PORT | MILES |
|------------------------|-------|
| PORT OF STOCKTON | 77 |
| PORT OF OAKLAND | 105 |
| PORT OF LA/ LONG BEACH | 438 |
| PORT OF PORTLAND | 581 |
| PORT OF SEATTLE | 744 |



Drive Time to Major Distribution Destinations



Local &
Regional

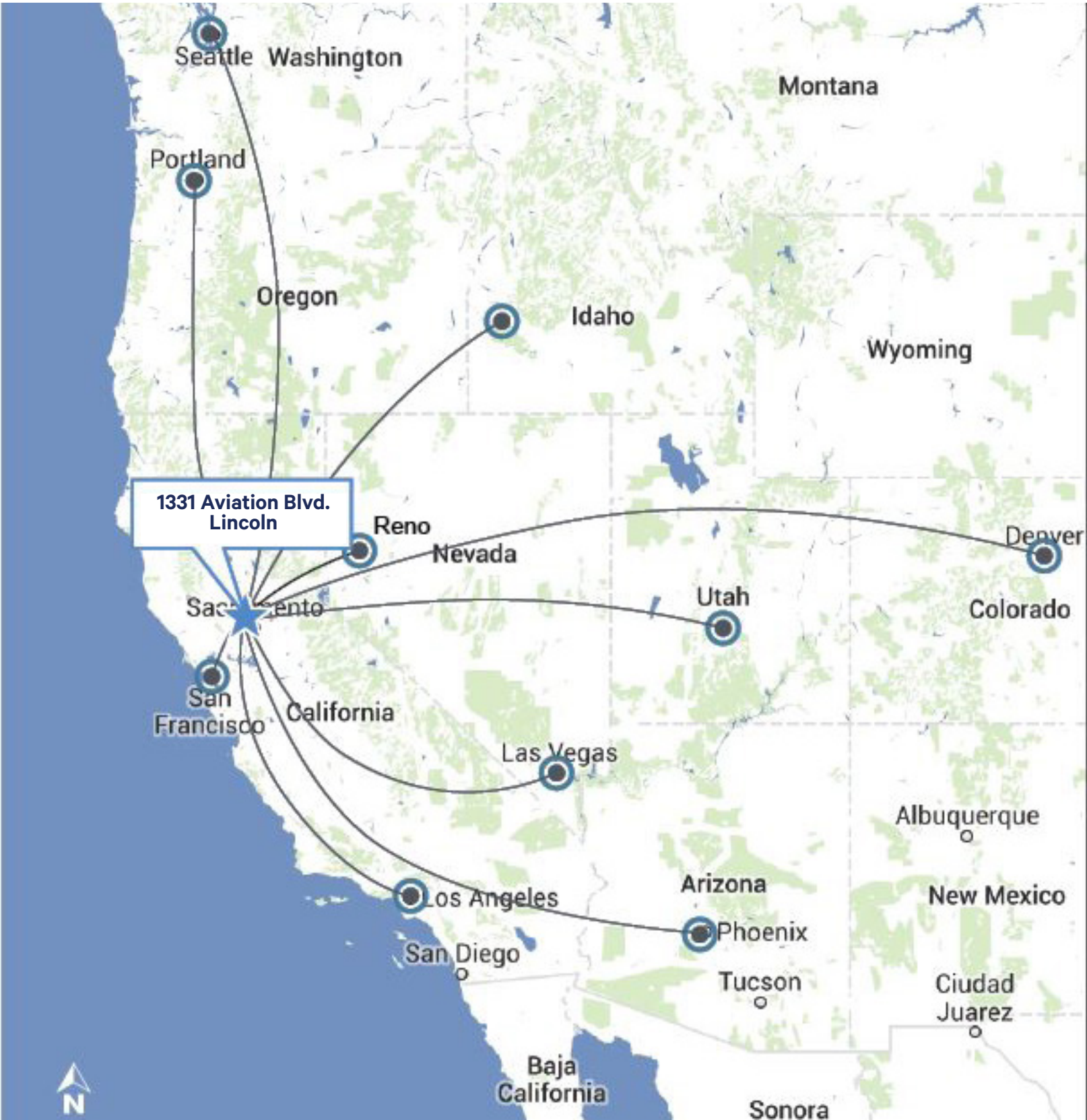
| CITY | MILES |
|---------------|-------|
| DAVIS | 37 |
| SACRAMENTO | 27 |
| OAKLAND | 109 |
| SAN FRANCISCO | 110 |
| SAN JOSE | 142 |
| RENO | 116 |
| FRESNO | 199 |
| LOS ANGELES | 411 |
| PORTLAND | 569 |
| SALT LAKE | 634 |
| SEATTLE | 742 |
| PHOENIX | 780 |

| AIRPORT | MILES |
|---------------|-------|
| SACRAMENTO | 24 |
| STOCKTON | 79 |
| OAKLAND | 114 |
| SAN FRANCISCO | 121 |
| SAN JOSE | 140 |

| PORT | MILES |
|------------------------|-------|
| PORT OF STOCKTON | 77 |
| PORT OF OAKLAND | 105 |
| PORT OF LA/ LONG BEACH | 438 |
| PORT OF PORTLAND | 581 |
| PORT OF SEATTLE | 744 |



Western
U.S.



Retail Amenities



1331 Aviation Blvd. | Lincoln, CA 95648

Contact Us:

Todd Sanfilippo, SIOR

Executive Vice President

+1 916 781 4859

todd.sanfilippo@cbre.com

Walter Smyth

Senior Vice President

+1 916 781 4843

walter.smyth@cbre.com

Matt Susac

First Vice President

+1 916 781 4832

matt.susac@cbre.com

Stacy Ladd

Senior Asset Manager

+1 916 379 3847

stacyladd@buzzoates.com

Drew Bocook

Portfolio Manager

+1 916 379 3856

drewbocook@buzzoates.com

