

Industrial | For Sale or Lease

# ±17,150 SF Industrial Building

1331 Aviation Blvd. | Lincoln, CA 95648



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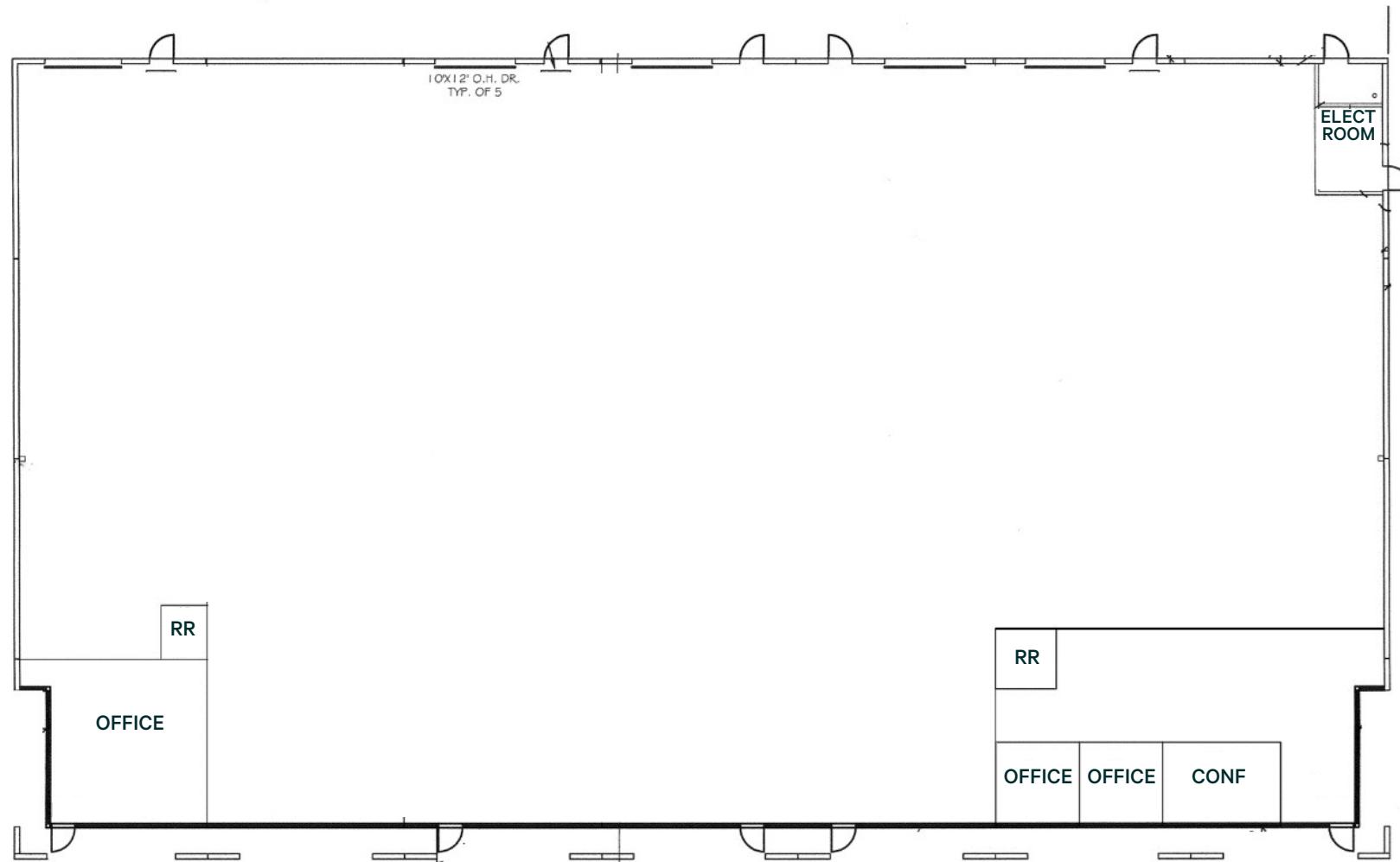


EQUITIES

**CBRE**

# Building Features

- Total Building:  $\pm 17,150$  SF
- Office:  $\pm 1,700$  SF
- Clear Height:  $\pm 14'6"-15'$
- Column Spacing:  $\pm 50' \times 49'$
- Grade Level Doors: Five (5)
- New Roof: TPO 60 mil with a 20 year warranty
- Power:  $\pm 1,000$  Amps of 277/480 Volt
- ESFR Sprinkler System
- Parking: 29 spaces

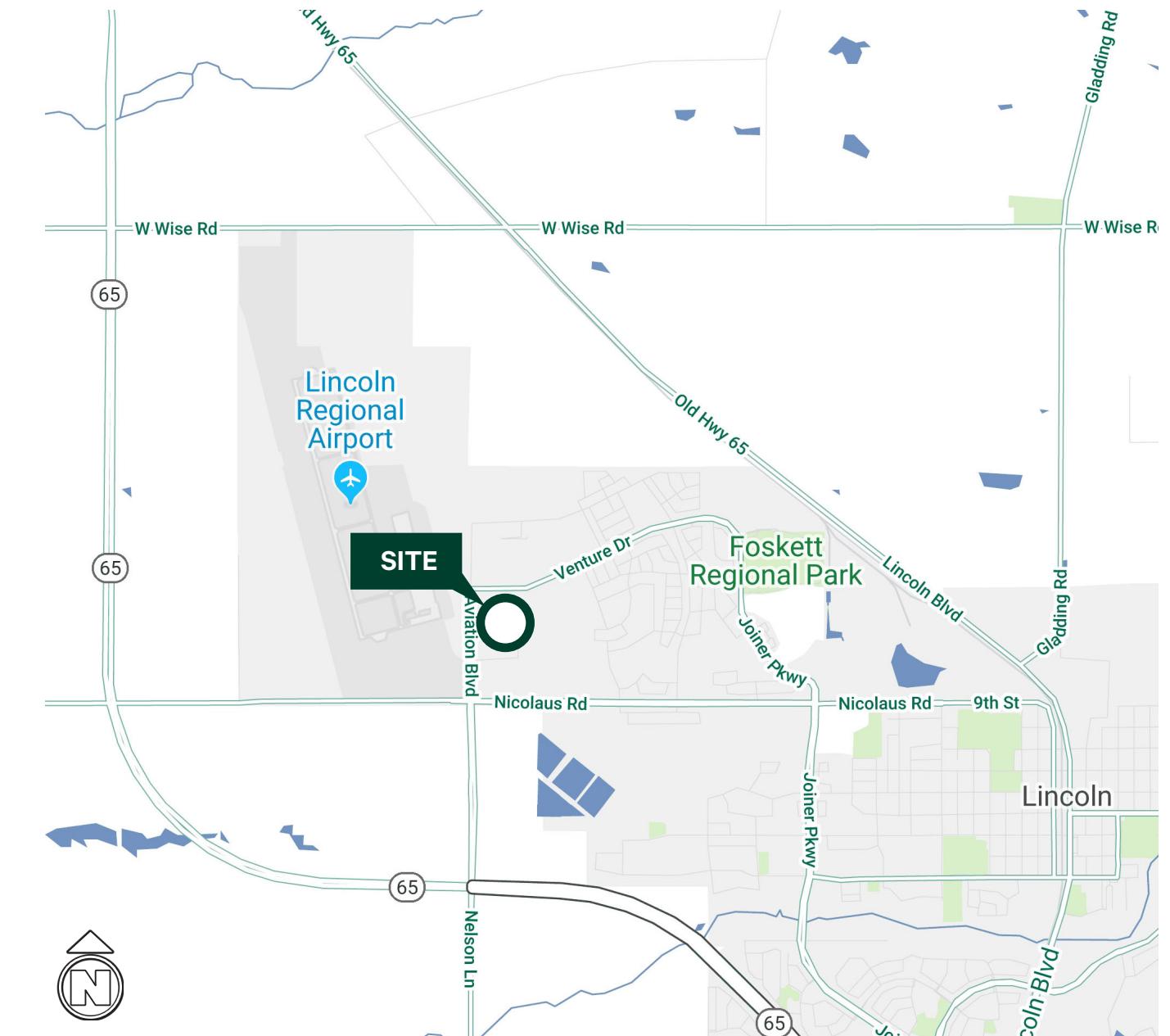


NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

# Building Photos



# Location Map



# Access Overview



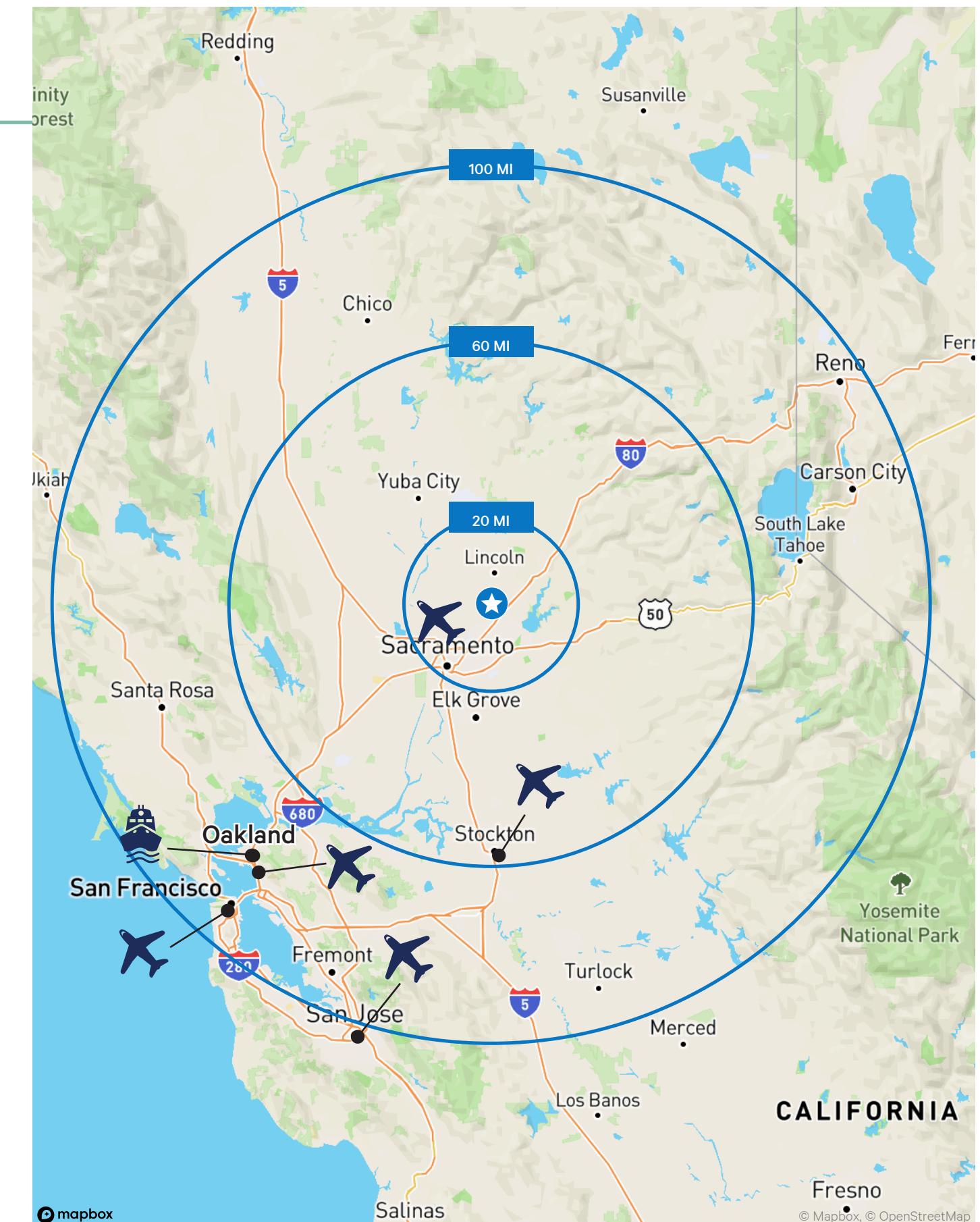
CITY	MILES
DAVIS	38
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	417
PORTLAND	569
SALT LAKE	634
SEATTLE	742
PHOENIX	780



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



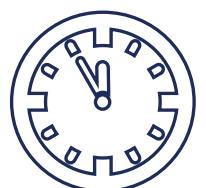
PORT	MILES
PORT OF STOCKTON	77
PORT OF OAKLAND	105
PORT OF LA/ LONG BEACH	438
PORT OF PORTLAND	581
PORT OF SEATTLE	744



# Drive Time to Major Distribution Destinations



Local &  
Regional

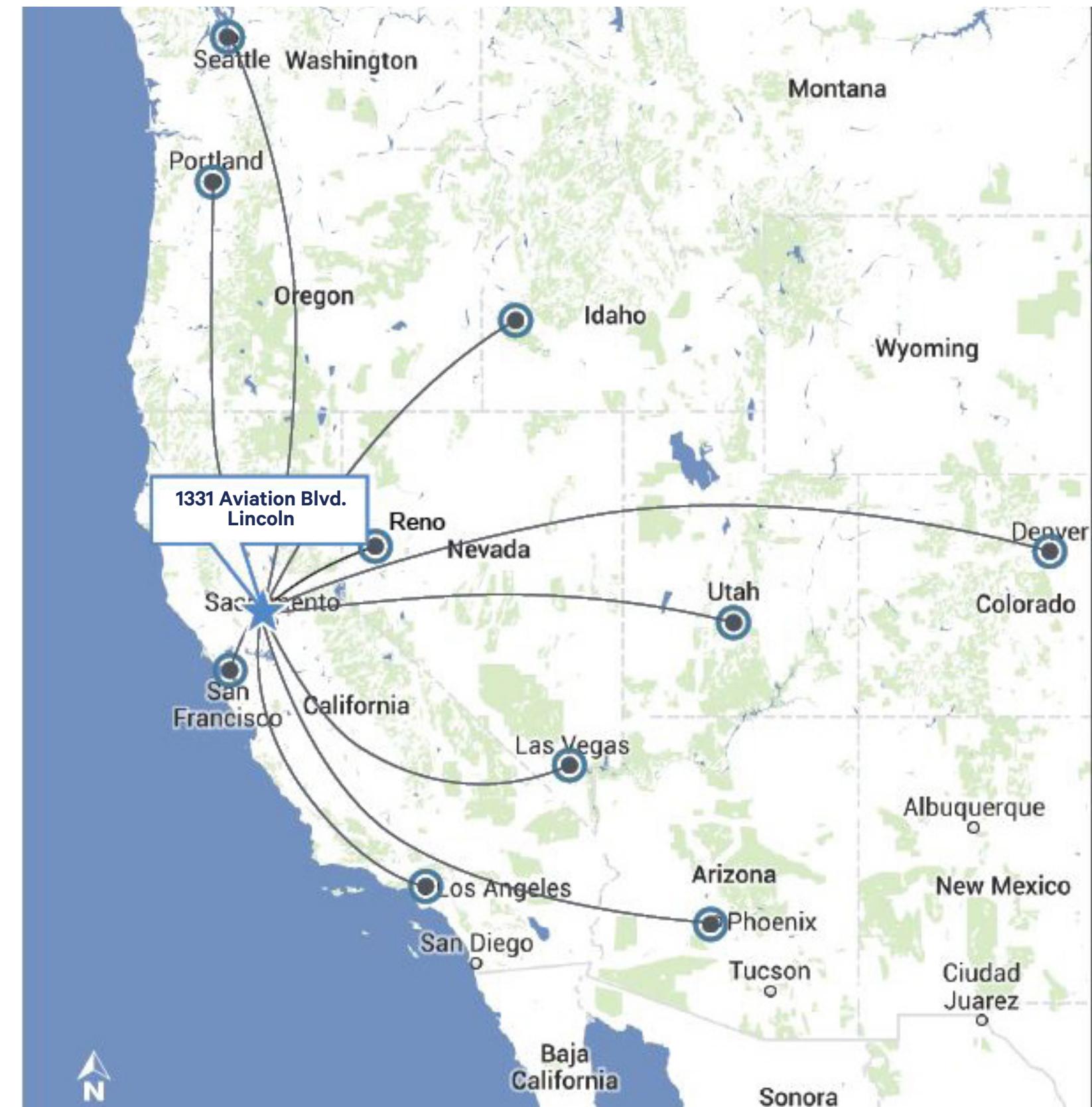


Western  
U.S.

CITY	MILES
DAVIS	37
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	411
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# Retail Amenities



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