

160 Flocchini Cir

Lincoln, CA 95648

For Sale

Industrial

Property Summary



Property Highlights

- ±10,000 SF Industrial Warehouse on ±0.91 Acres
- ±7,000 SF Fenced & Secured Yard Area
- Four (4) 14' x 14' Grade-Level Roll-Up Doors
- One (1) Dock Well
- 22' Clear Height - Efficient Warehouse Configuration
- 400-Amp 120/208 3-Phase Power
- Fire Sprinklered Building
- Built in 2004 - Modern Steel Construction
- On-Site Parking with Functional Circulation
- Rare Owner-User Opportunity in Supply-Constrained Submarket

Offering Summary

Sale Price:	\$3,000,000
Number of Units	1
Lot Size	39,196 SF
Building Size	10,000 SF

Demographics	1 Mile	2.5 Miles	5 Miles
Total Households	4,800	15,361	28,862
Total Population	13,124	41,067	80,850
Average HH Income	\$116,085	\$135,420	\$158,594

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Additional Photos



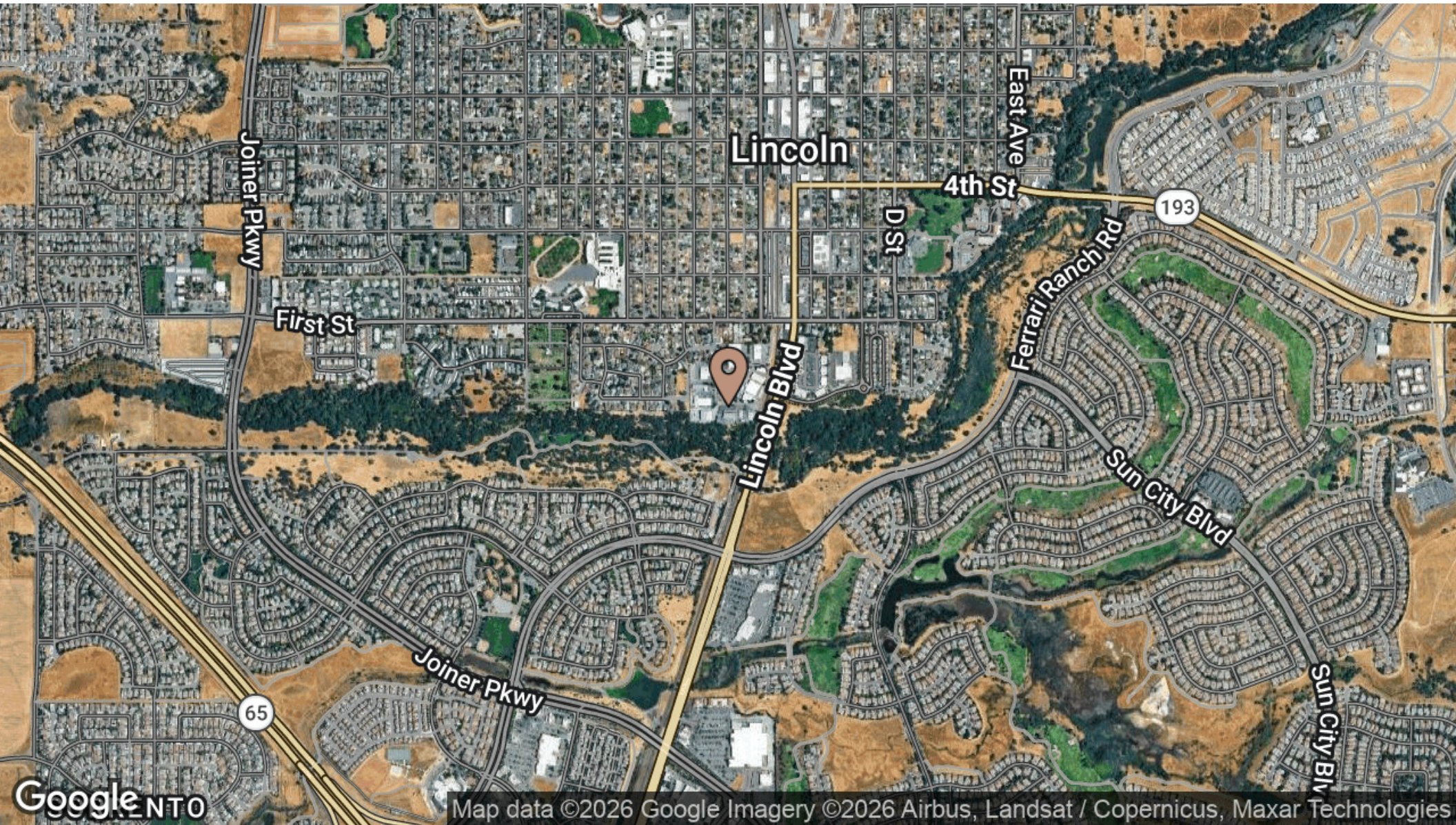
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Location Map



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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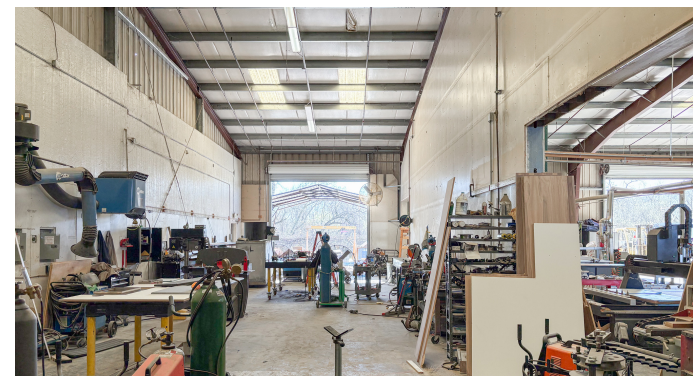
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Area Analytics

Population	5 Minutes	10 Minutes	15 Minutes
Total Population	10,560	36,115	98,143
Average Age	38	43	42
Average Age (Male)	37	42	41
Average Age (Female)	39	43	43

Household & Income	5 Minutes	10 Minutes	15 Minutes
Total Households	3,546	13,003	35,708
Persons per HH	3	2.8	2.7
Average HH Income	\$109,438	\$136,479	\$156,744
Average House Value	\$603,203	\$684,139	\$757,612
Per Capita Income	\$36,479	\$48,742	\$58,053

Map and demographics data derived from AlphaMap

