

Industrial | For Sale or Lease

±17,150 SF Industrial Building

1331 Aviation Blvd. | Lincoln, CA 95648



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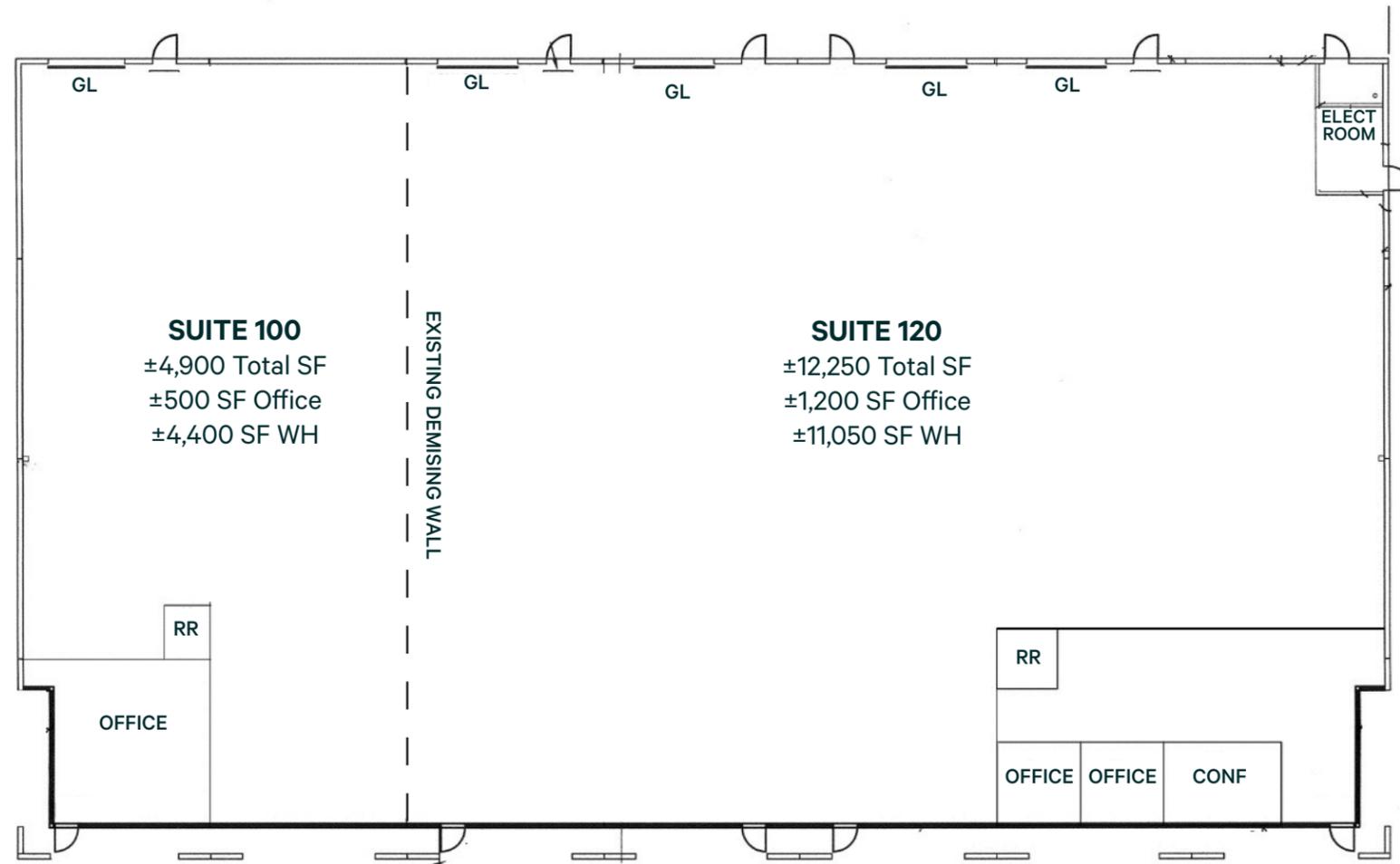


EQUITIES

CBRE

Building Features

- Total Building: ±17,150 SF
- Total Office: ±1,700 SF
- Demised spaces from ±4,900 SF and ±12,250 SF
- Clear Height: ±14'6"-16'
- Column Spacing: ±50'x49'
- Grade Level Doors: 5 (±12'x12')
- New Roof: TPO 60 mil with a 20 year warranty
- Power: ±800 Amps of 277/480 Volt
- Parking: 29 spaces



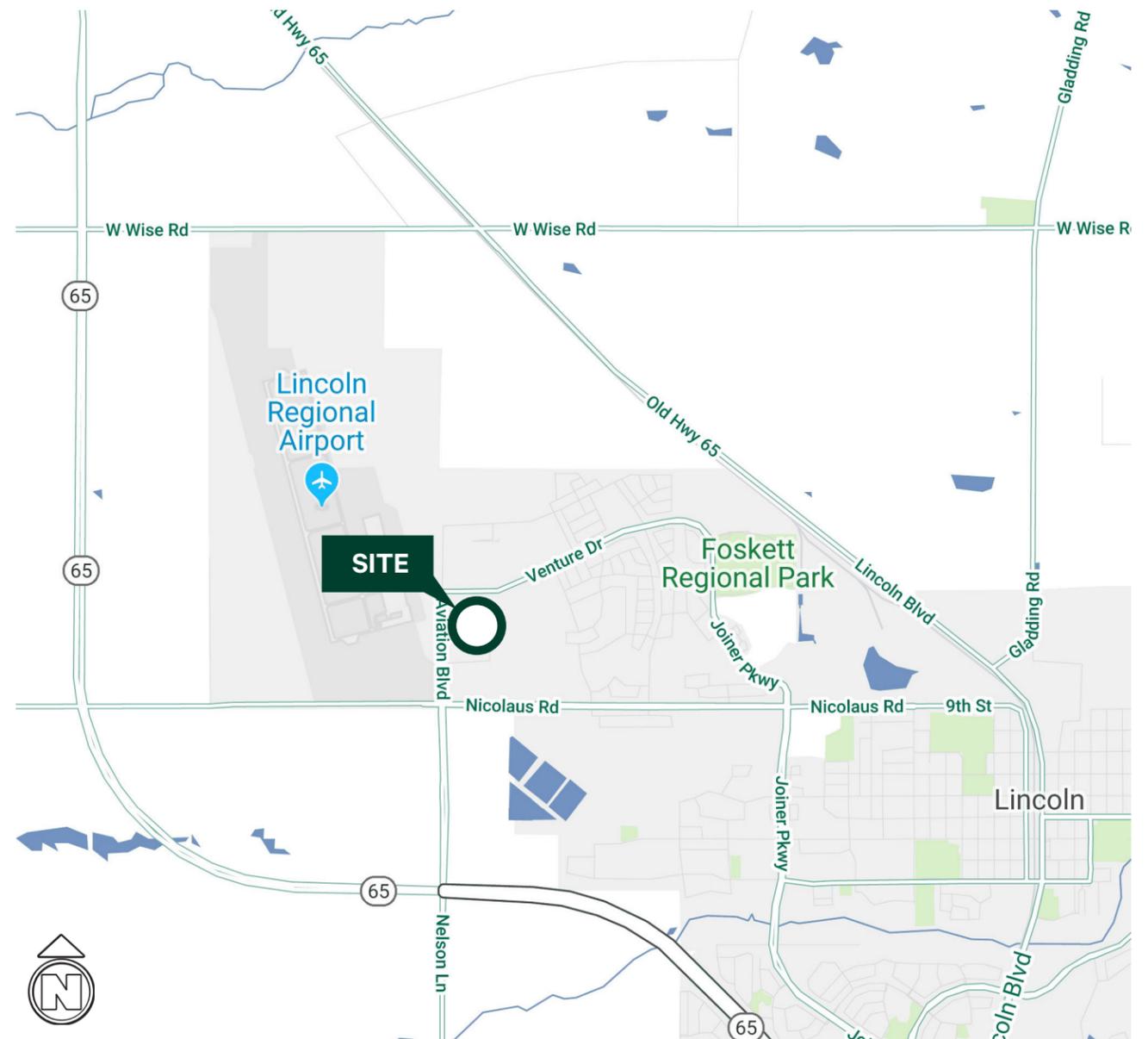
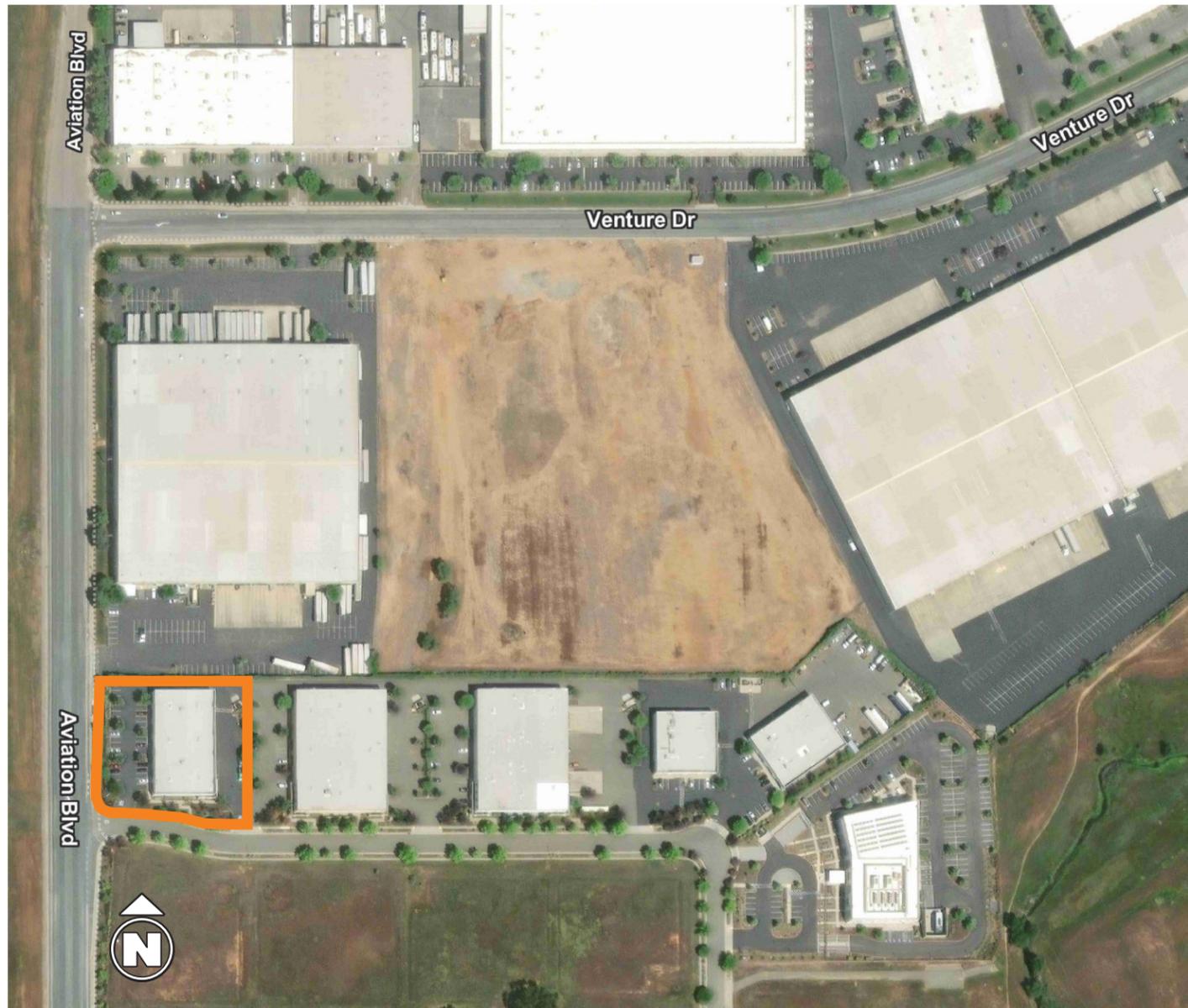
NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



Building Photos



Location Map



Access Overview



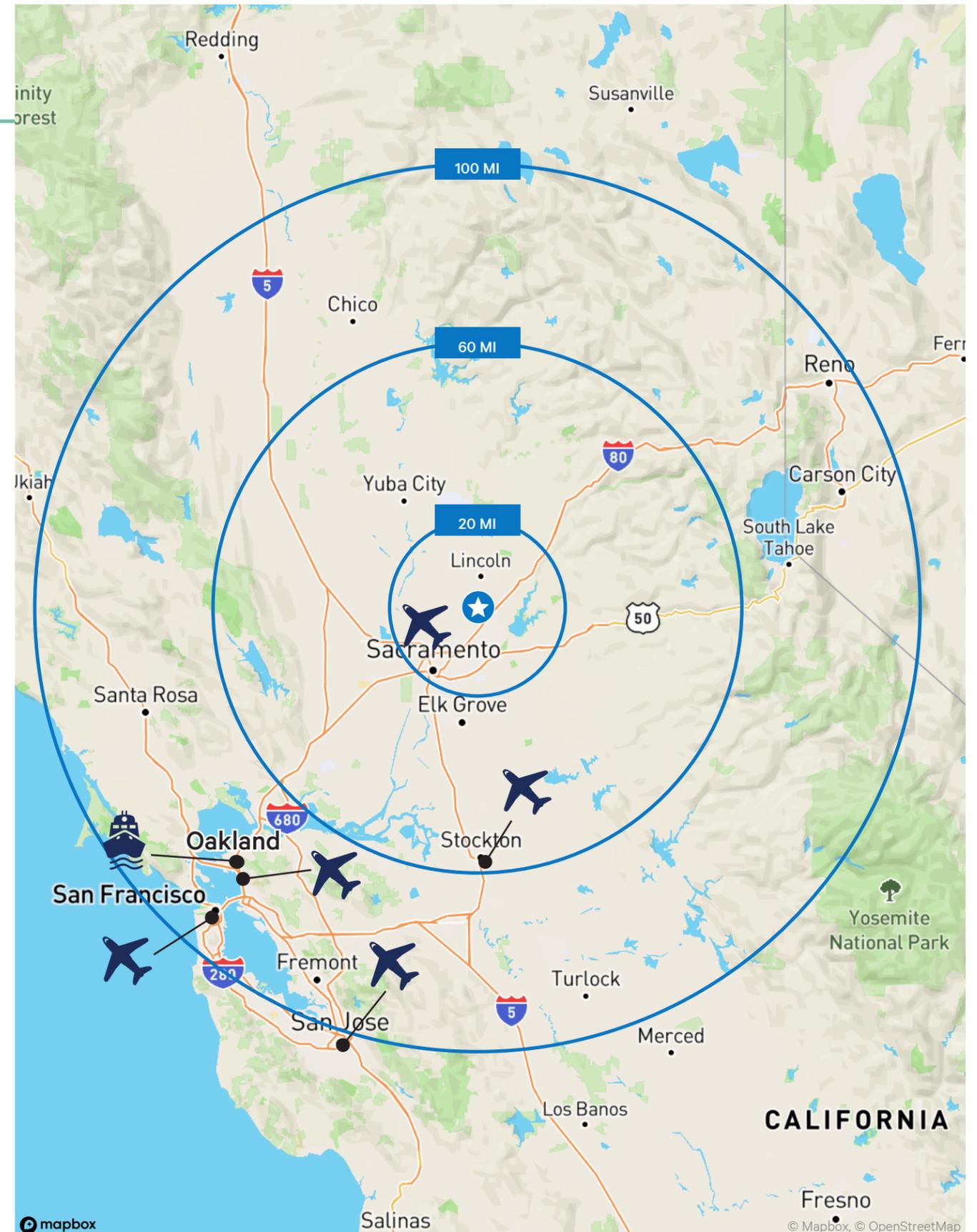
CITY	MILES
DAVIS	38
SACRAMENTO	27
OAKLAND	109
SAN FRANCISCO	110
SAN JOSE	142
RENO	116
FRESNO	199
LOS ANGELES	417
PORTLAND	569
SALT LAKE	634
SEATTLE	742
PHOENIX	780



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

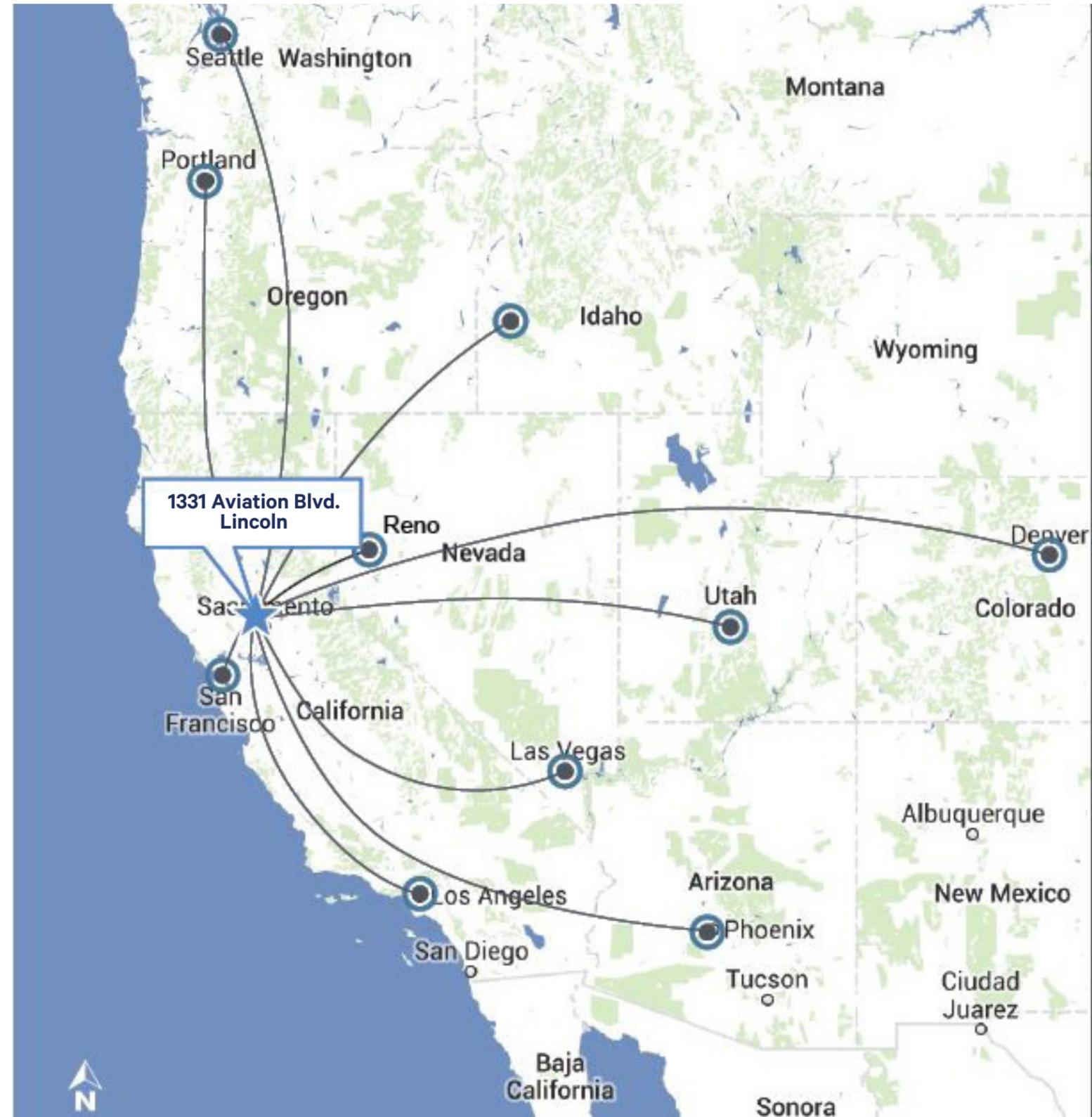
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Western U.S.

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Retail Amenities



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