



CROSSROAD  
VENTURES GROUP

13020 Earhart Avenue

Auburn, CA 95602



For Lease

Manufacturing  
Warehouse w/Office

916.788.9731

[crossroadventures.net](http://crossroadventures.net)

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### Highlights

- +/- 9,408 Total SF Available
- +/- 3,800 SF Of Office Area
- 95% Conditioned Office/Manufacturing Space.
- Newly Painted Exterior
- Immediate access to I-80 and 49
- Near Auburn Airport
- Fenced Yard Area 44' x 115' (+/-5,000 SF)
- 800 Amps, 120/208V, 3 Phase
- 1 Grade Level Roll-Up Door (12' x 14')
- Zoning: Light Industrial/Manufacturing
- Former Print Company
- Available For Occupancy Within 30 Days
- Lease Rate: \$1.05 PSF For Building NNN/\$9,878 per month NNN
- \$.10 PSF NNN For Yard Area

*your real estate compass.*



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Exterior Photos





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Interior Photos



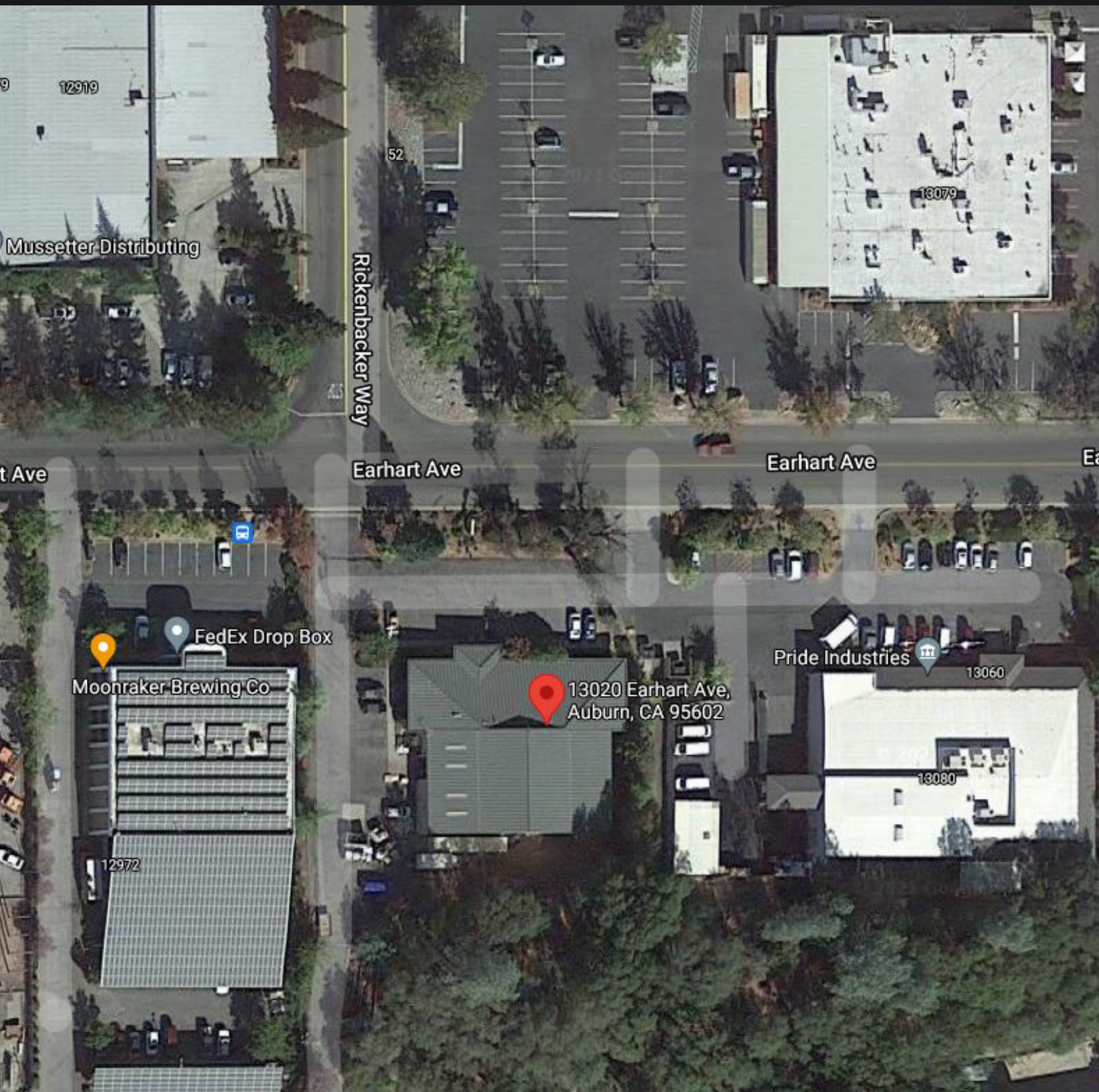
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Site Plan

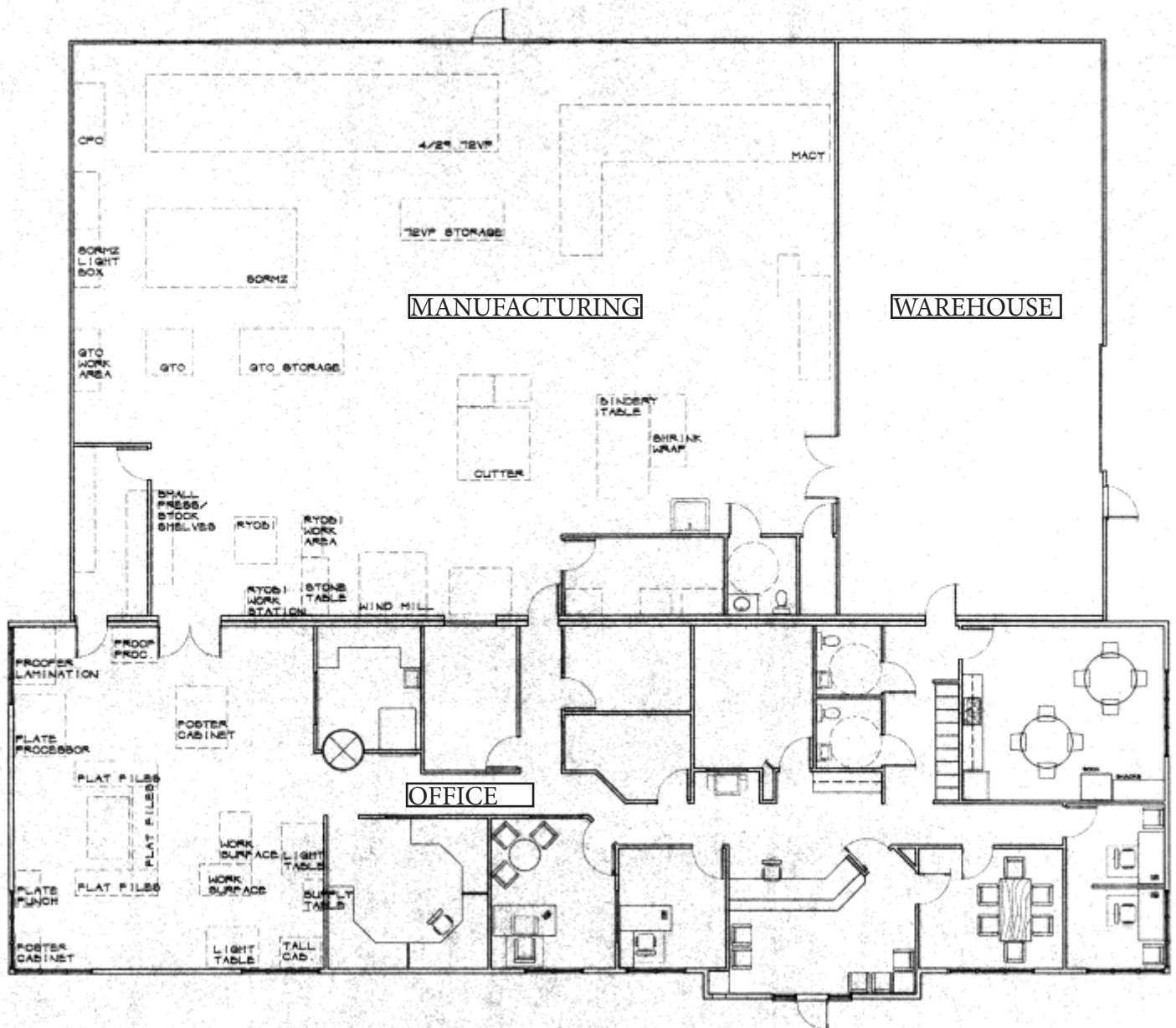


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Floor Plans

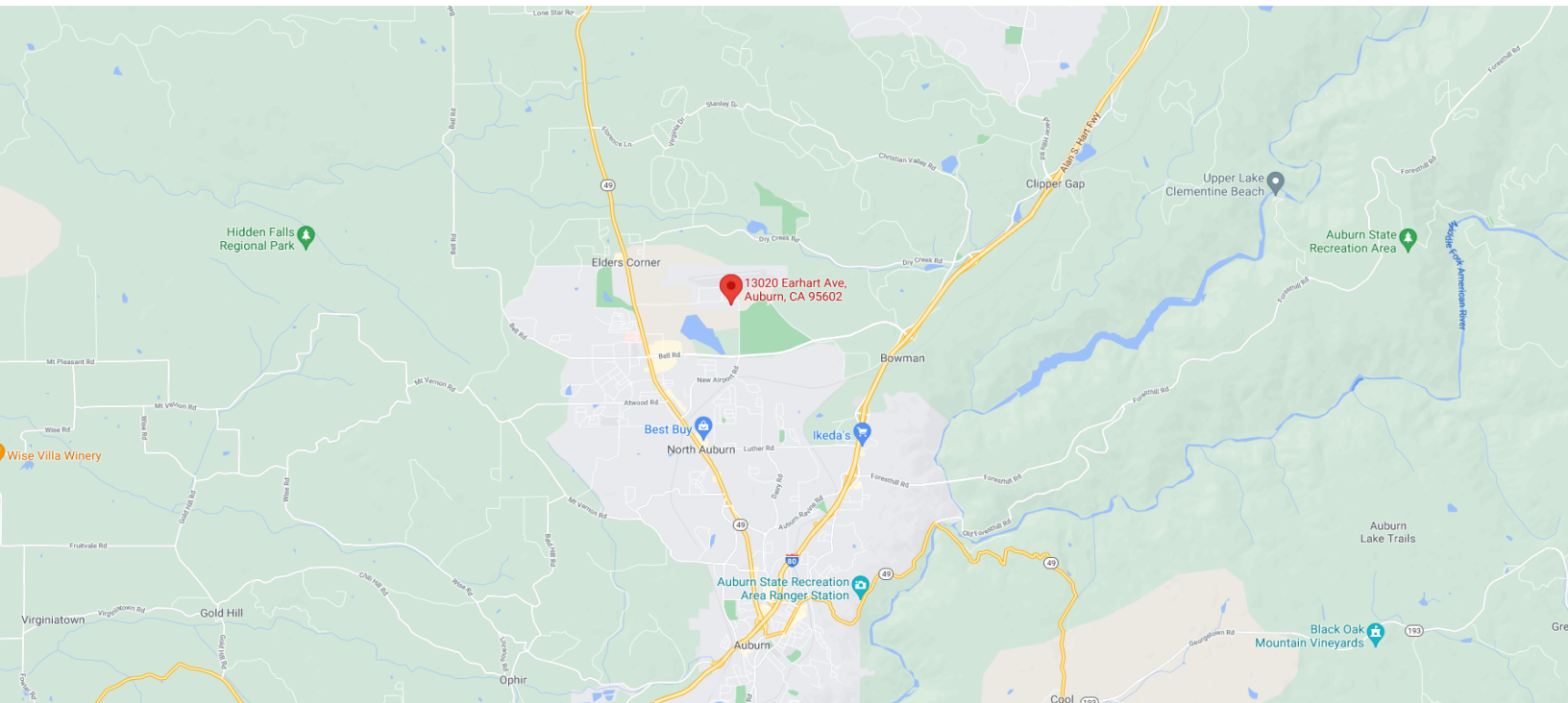
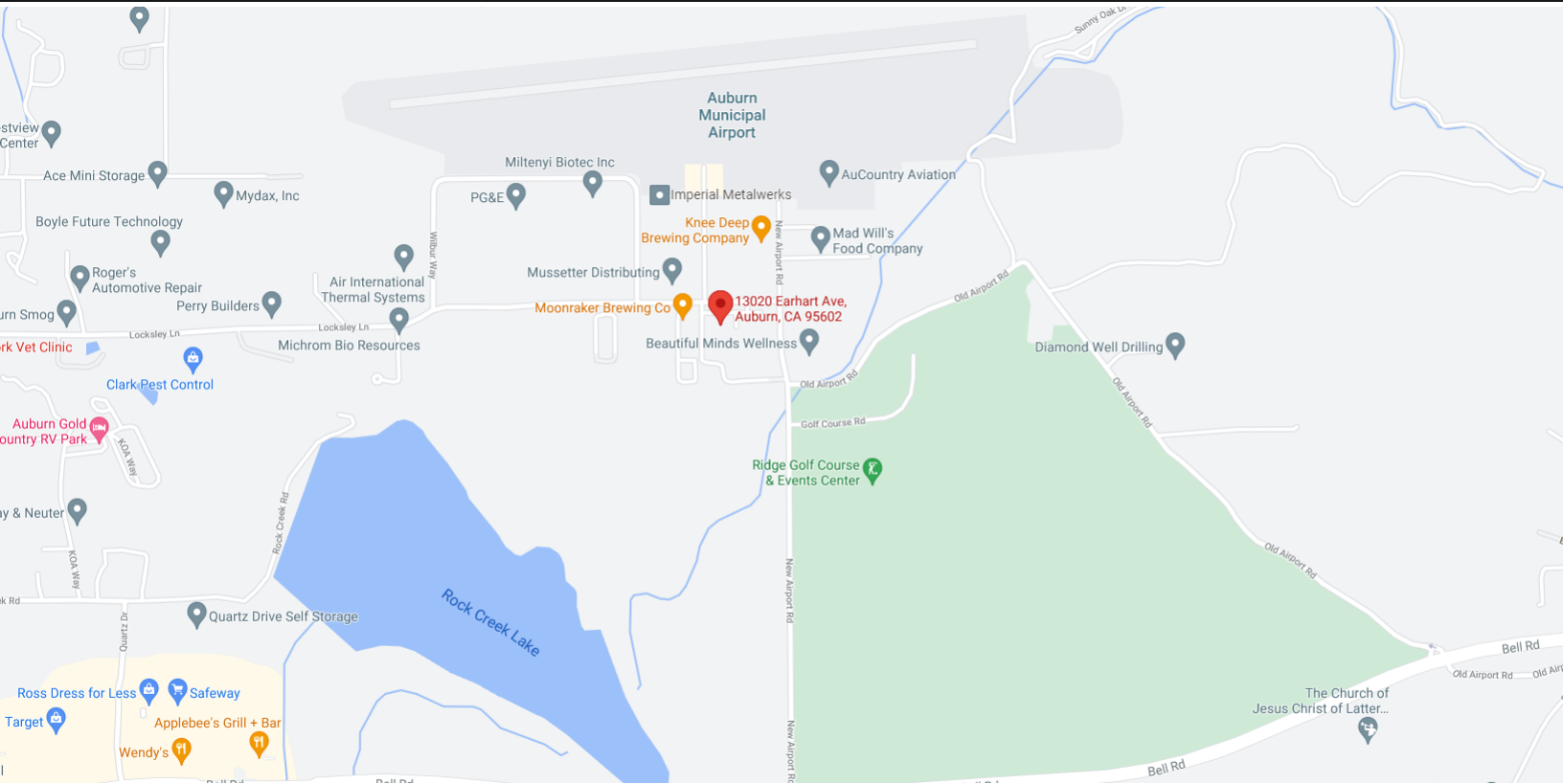




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Aerial Maps



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## The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, residential brokerage and residential property management. We are a full service real estate company.

Crossroad Ventures Group combines over 100 years experience with a unique platform of specialized services. If you need to build a new project, manage a home or commercial building, or need a competent professional to assist in buying/leasing a building or home, Crossroad Ventures Group can provide the creative solutions to your critical decisions in commercial and residential real estate.

Broker makes no warranty or representation as to the accuracy or completeness of information provided by or to either party. Such data is submitted subject to errors, omissions, changing price, rental terms, withdrawal without notice, and any special listing conditions imposed by the principals.

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