

160 Flocchini Cir

Lincoln, CA 95648

For Sale & Lease

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 or Tenant Opportunity

Offering Summary

Sale Price:	Call for Pricing
Lease Rate	\$1.20psf per month (IG)
Building Size	10,000 SF
Lot Size	39,196 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



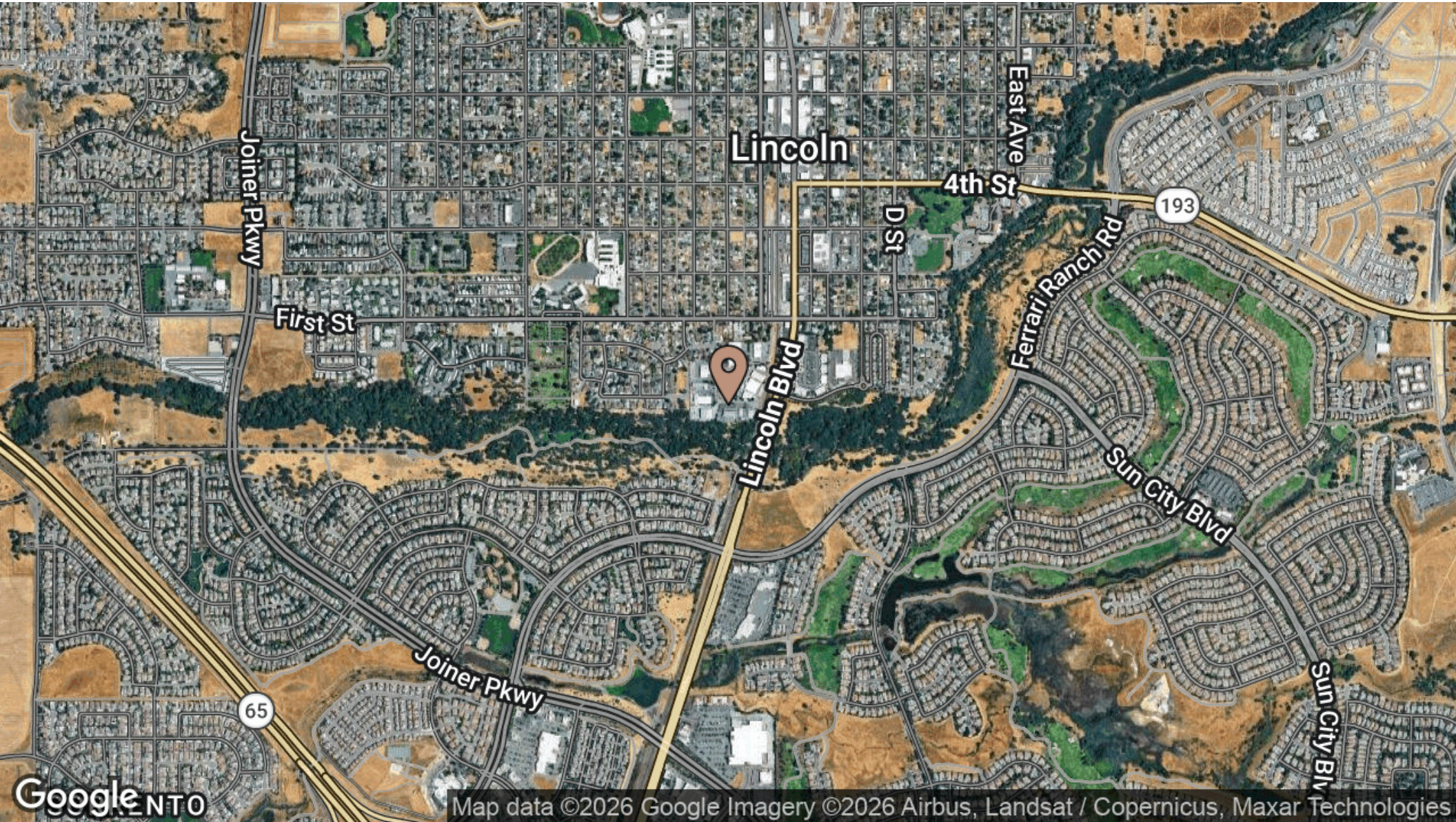
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Location Map



Google **NTO**

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