



CROSSROAD  
VENTURES GROUP

107 Flocchini Circle

Lincoln, CA 95648



For Lease

Industrial/  
Commercial Building

916.788.9731

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

Tim Rawlins

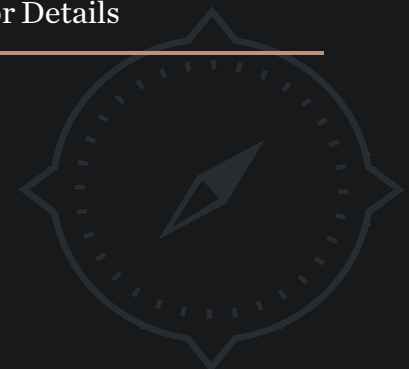
BRE #02041104

916.788.9731

[tim@crossroadventures.net](mailto:tim@crossroadventures.net)

### Highlights

- +/- 18,293 Total SF Available
- Divisible to 4 Individual Suites
- Rare Frontage on Lincoln Blvd
- Newly Painted Exterior
- Immediate Access to Hwy 65
- 800 Amps Total, 200 Amps Per Suite, 120/208V, 3 Phase
- 1 Grade Level Roll-Up Door For Each Suite
- Zoning: M-1 Light Industrial
- All New Interior Improvements
- All New Exterior Improvements
- Abundant Landscaping
- Lease Rate: Call for Details

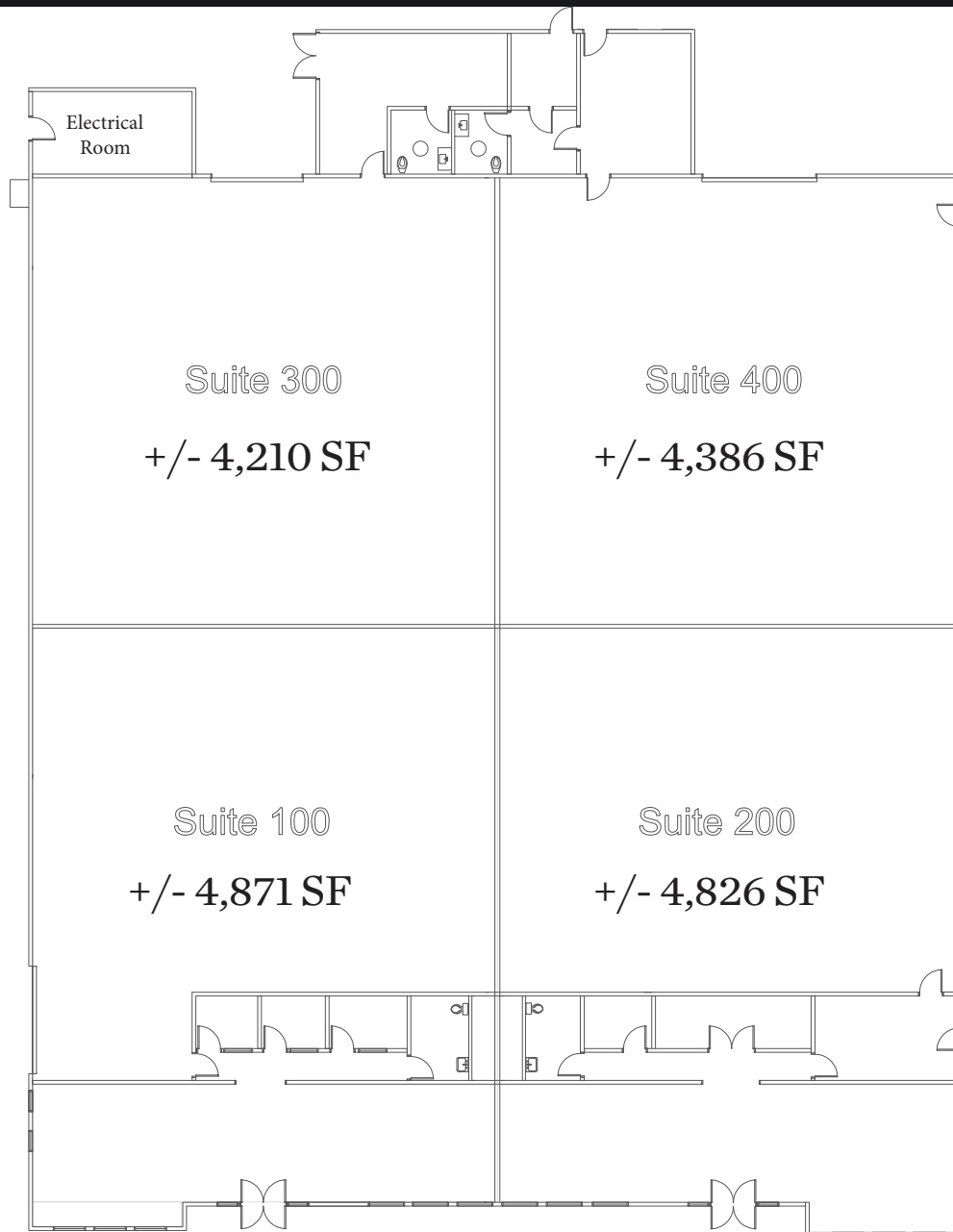


*your real estate compass.*

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Floor Plans



## Suite Highlights

### Suite 100:

Rare Lincoln Blvd Frontage, 200 Amps, 21' Clear Height, 12' x 12' Roll up door, 3 Private Offices and Restroom.

### Suite 200:

Rare Lincoln Blvd Frontage, 200 Amps, 21' Clear Height, 14' x 14' Roll up door, Private Offices & Conference Room and Restroom.

### Suite 300:

200 Amps, 21' Clear Height, 12' x 12' Roll up door, Small Office and Restroom.

### Suite 400:

200 Amps, 21' Clear Height, 12' x 12' Roll up door, Small Office and Restroom.

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Exterior Photos



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Interior Photos



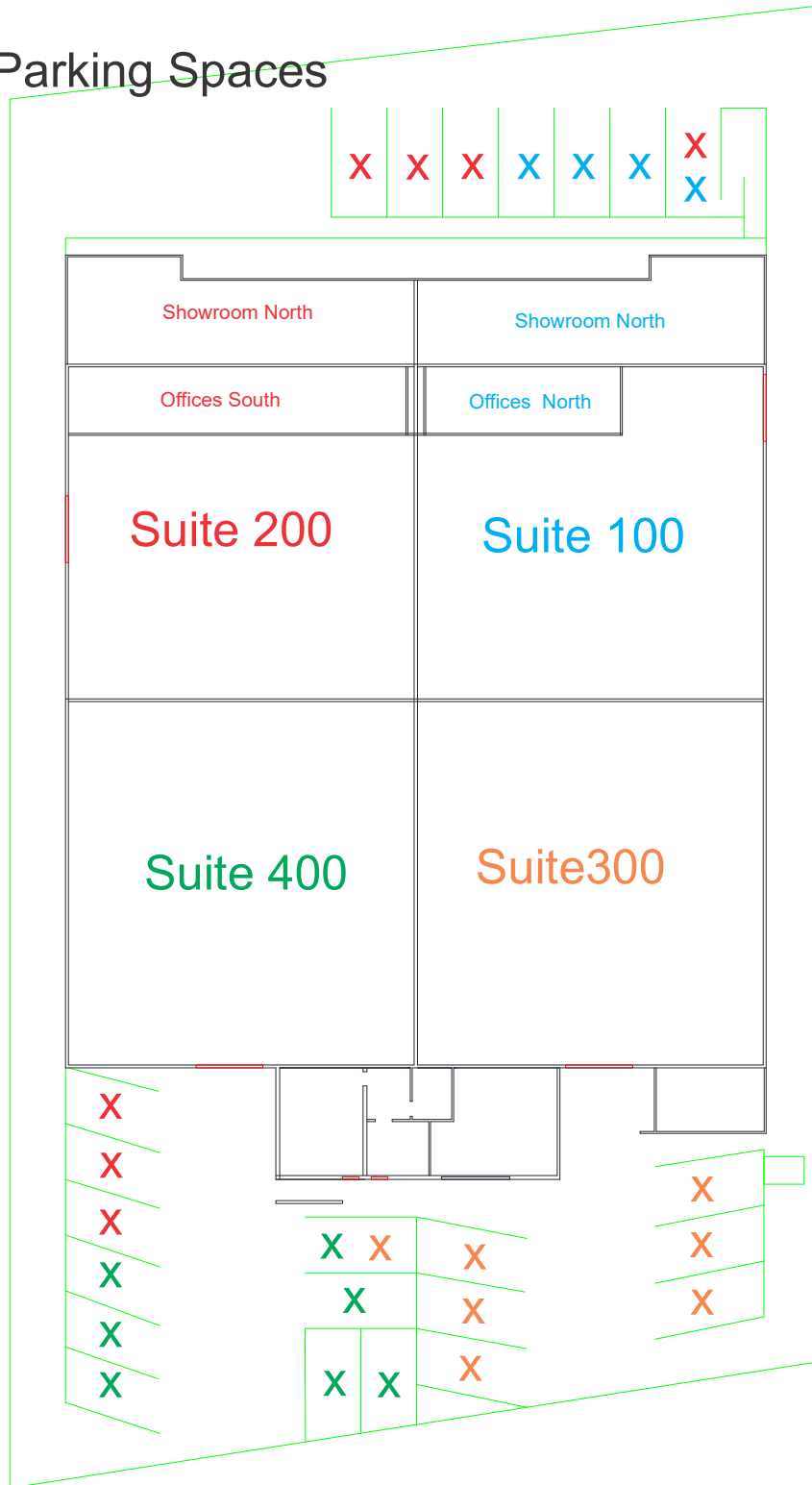
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Site Plan

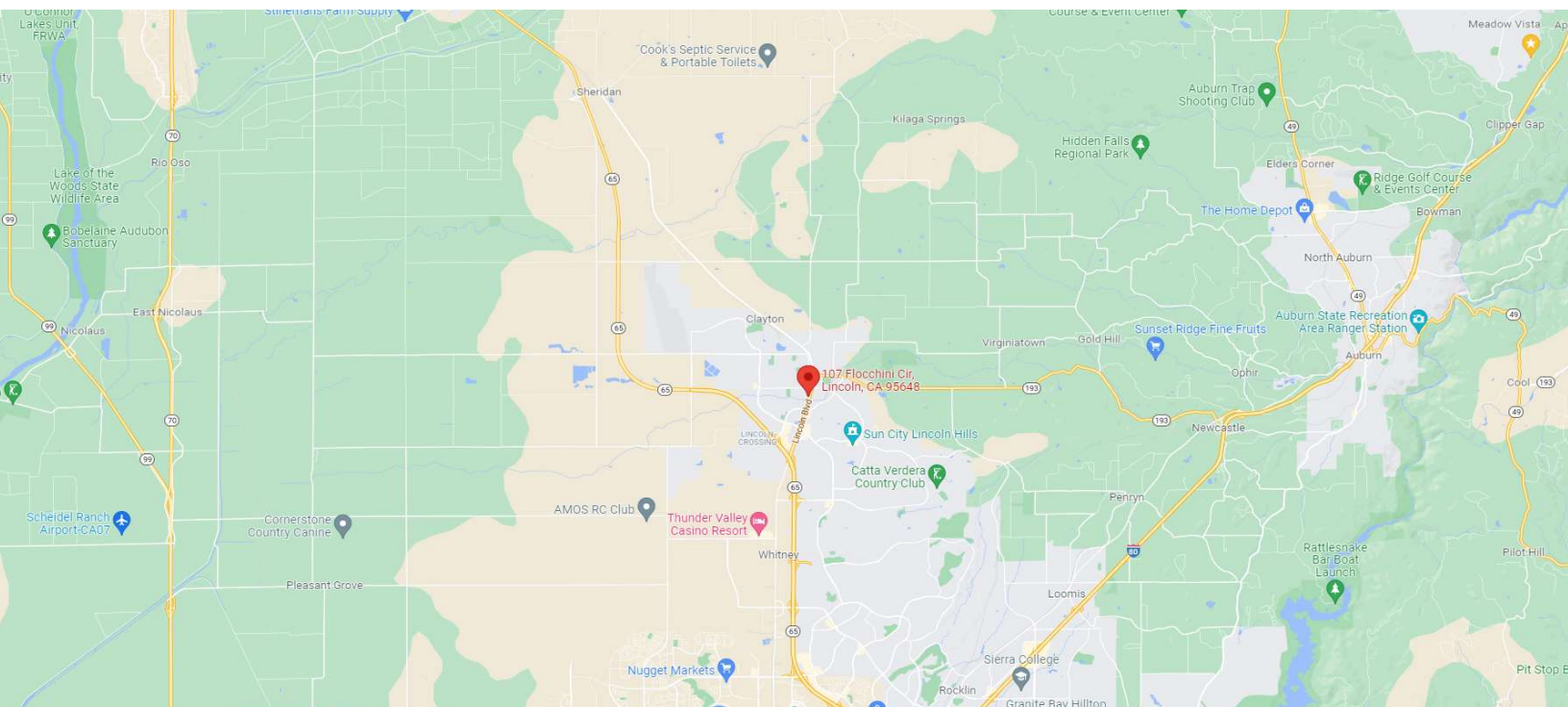
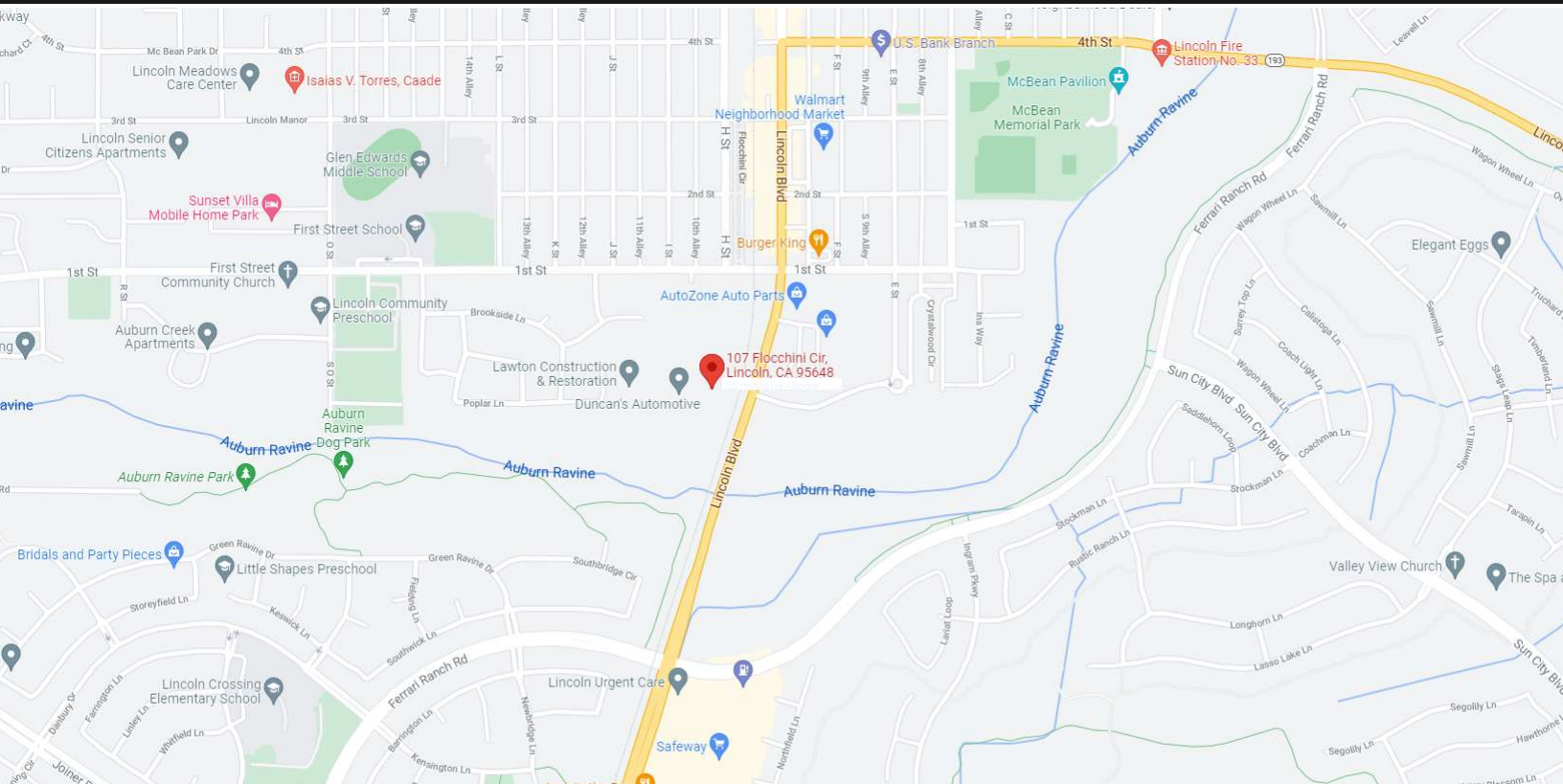
## Parking Spaces



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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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