

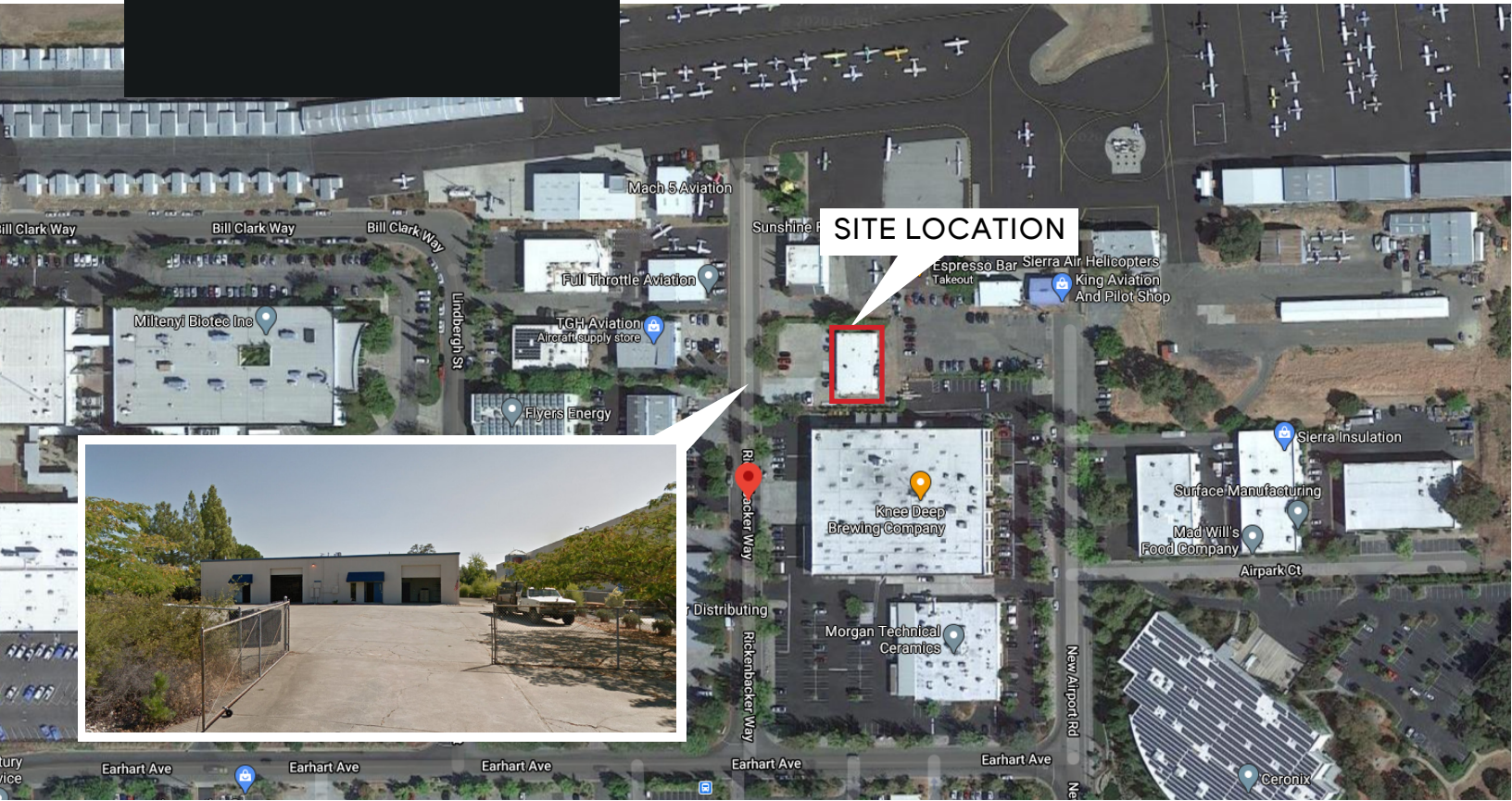


CROSSROAD
VENTURES GROUP

2370 Rickenbacker Way

AUBURN, CA 95603

Auburn Airport | 4,500 SF Bld | 26,000 SF Parcel



Property Highlights

- 2,250 SF Industrial Building on 1/2 Acre Lot
 - Approx. 1,005 SF Office
 - Approx. 1,245 SF Warehouse Space
 - additional 2,250 SF/entire available by May 2023
- Approx. 12,000 SF Concrete Yard Area
- Power: 200 AMPS, 277/480, 3 Phase
- Adjacent to Auburn Airport
- Large 12x12 Roll-up Door
- 14'-16' Clear Height
- R19 Insulation and Newer Roof
- Ground lease with the City of Auburn
- NNN Expense Estimated at \$0.44 Per SF Per Month
- Lease Rate: \$1.21 Per SF Per Month NNN

For Lease

Industrial Manufacturing Building w/ Yard

916.788.9731

crossroadventures.net

Jim Esway

BRE #00820384

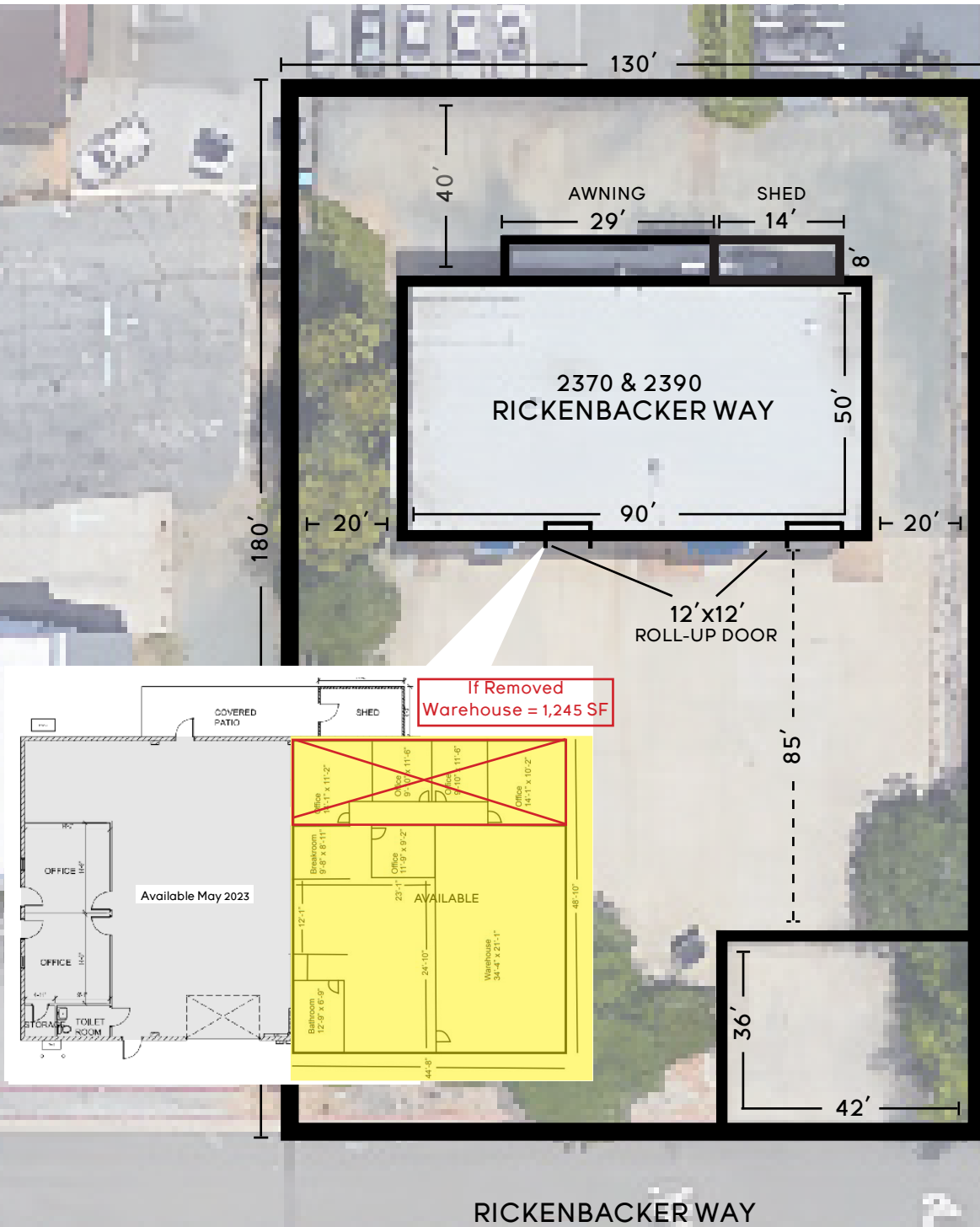
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your real estate compass.

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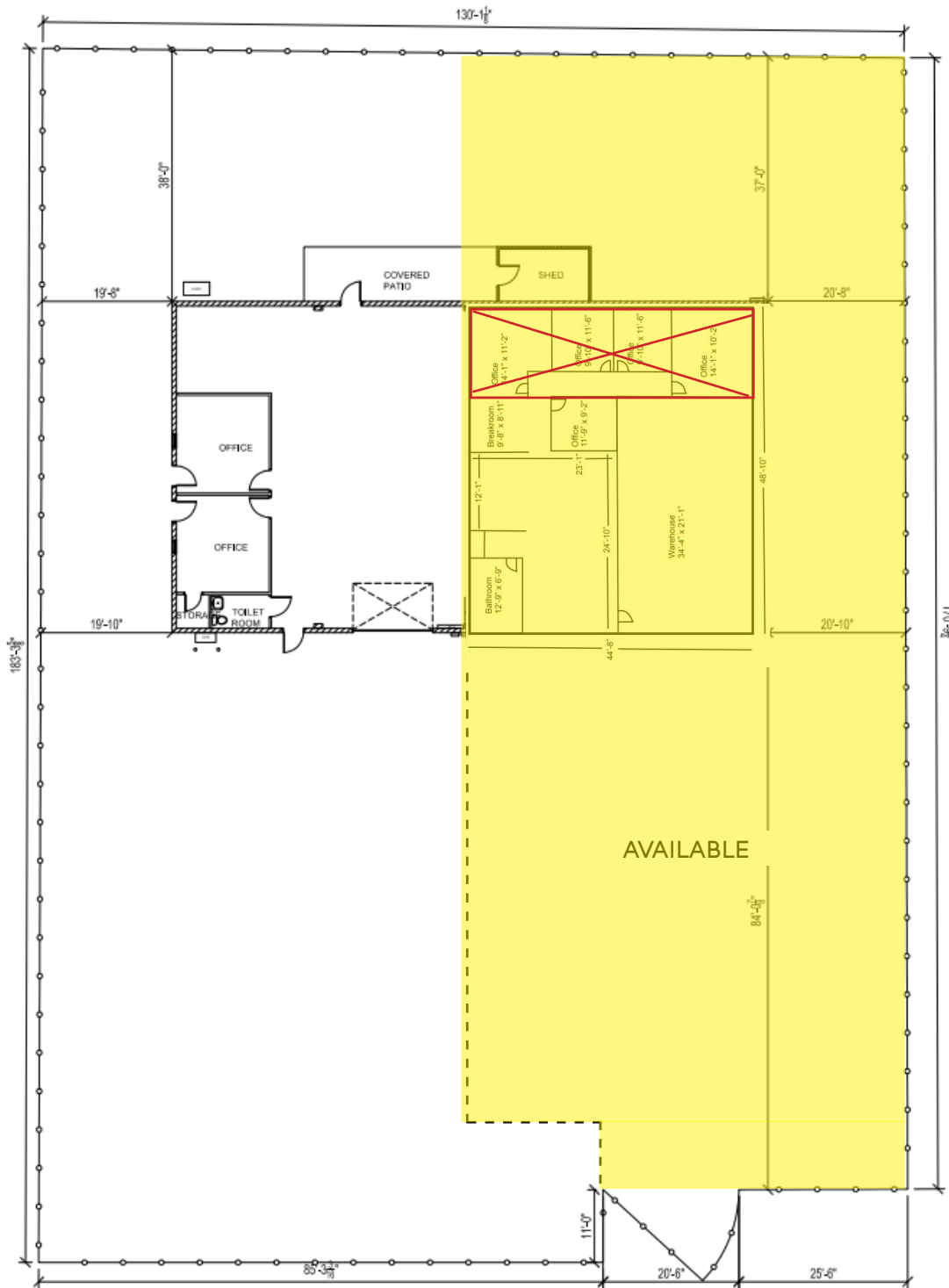


Aerial View & Floor Plan

4,500 SF INDUSTRIAL BUILDING

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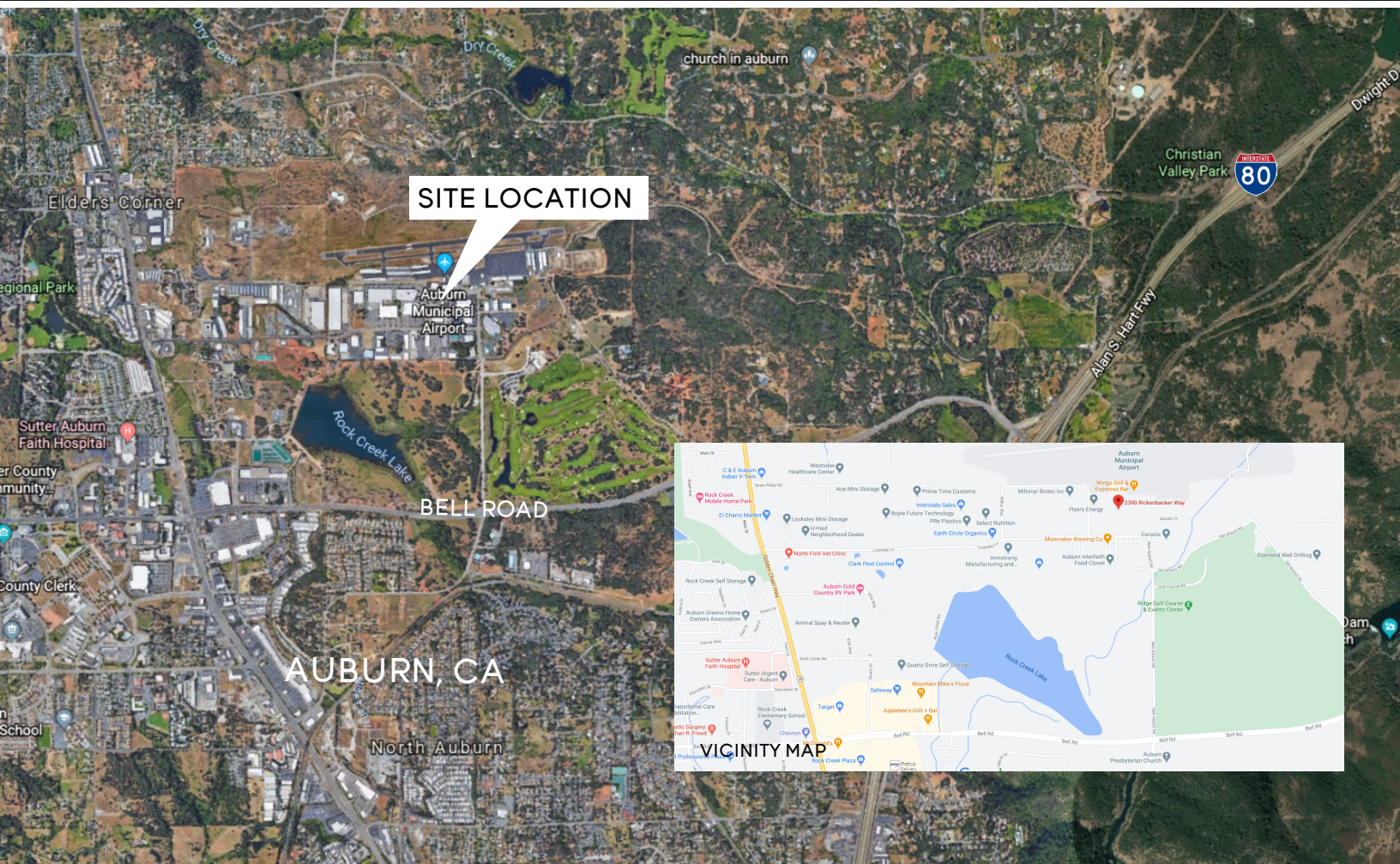
Site Plan

2,250 SF BUILDING | 13,000 SF YARD AREA

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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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