

FOR LEASE

LINCOLN AIR PARK INDUSTRIAL BUILDING

1601 Aviation Blvd., Suites 100 & 125 | Lincoln, CA

±77,778 SF of Warehouse Space - Divisible increments of ±38,818 SF and ±38,960 SF



PLEASE CONTACT:

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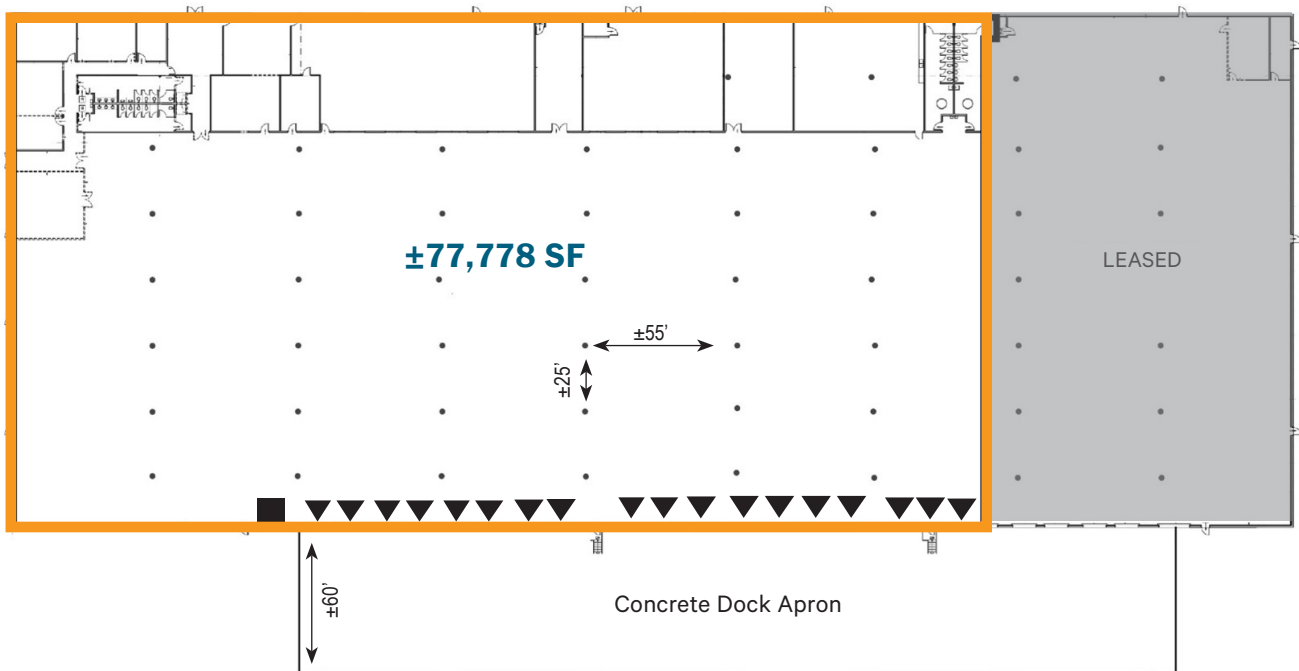
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SPACE FEATURES SUITES 100 & 125

- Total: ±77,778 SF
- Office: ±8,446 SF
- DH Doors: 18 (±9'x10')
- GL Door: 1 (±12x14')
- Roof Deck Clear Height: ±28'
- Production Room Drop Ceiling Height: ±11'x10"
- Warehouse Drop Ceiling Clear Height: ±15'-10"
- ESFR Sprinkler System
- 100% HVAC Warehouse
- Column Spacing: ±55'x25'
- Power: 480 Volt*
- Ample Employee Parking
- Part of a ±100,000 SF Building
- Zoned LLI (per city of Lincoln)
- Part of Foreign Trade Zone 143
- Hwy 65 Lincoln Bypass is now complete and provides direct access to Aviation Blvd.

*Buyer/Tenant to independently verify prior to entering binding agreement



Not to scale. All dimensions, locations, and layouts are approximate.

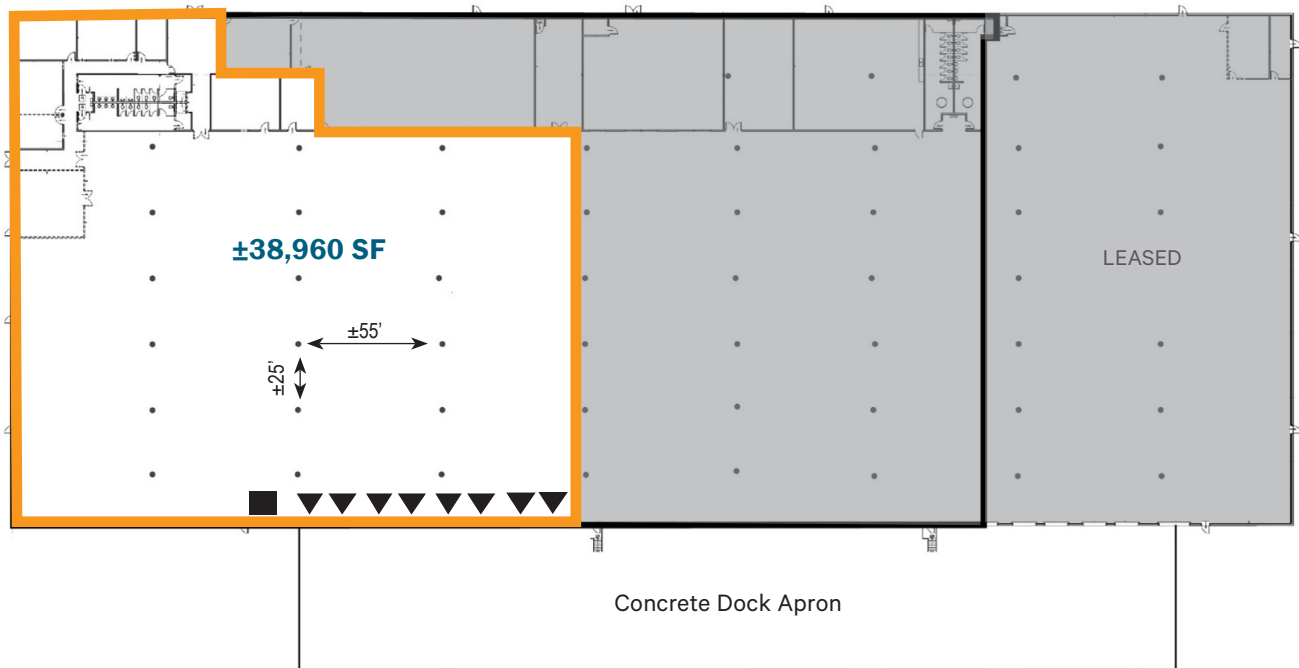
- = GL Door
- ▼ = Dock Doors

SPACE FEATURES

SUITE 100

- Total: ±38,960 SF
- Office: ±5,946 SF
- DH Doors: 8 (±9'x10')
- GL Door: 1 (±12'x14')
- Roof Deck Clear Height: ±28'
- Drop Ceiling Height: ±16'
- Fiber possible
- ESFR Sprinkler System
- 100% HVAC Warehouse
- Column Spacing: ±55'x25'
- Power: 480 Volt*
- Ample Employee Parking
- Part of a ±100,000 SF Building
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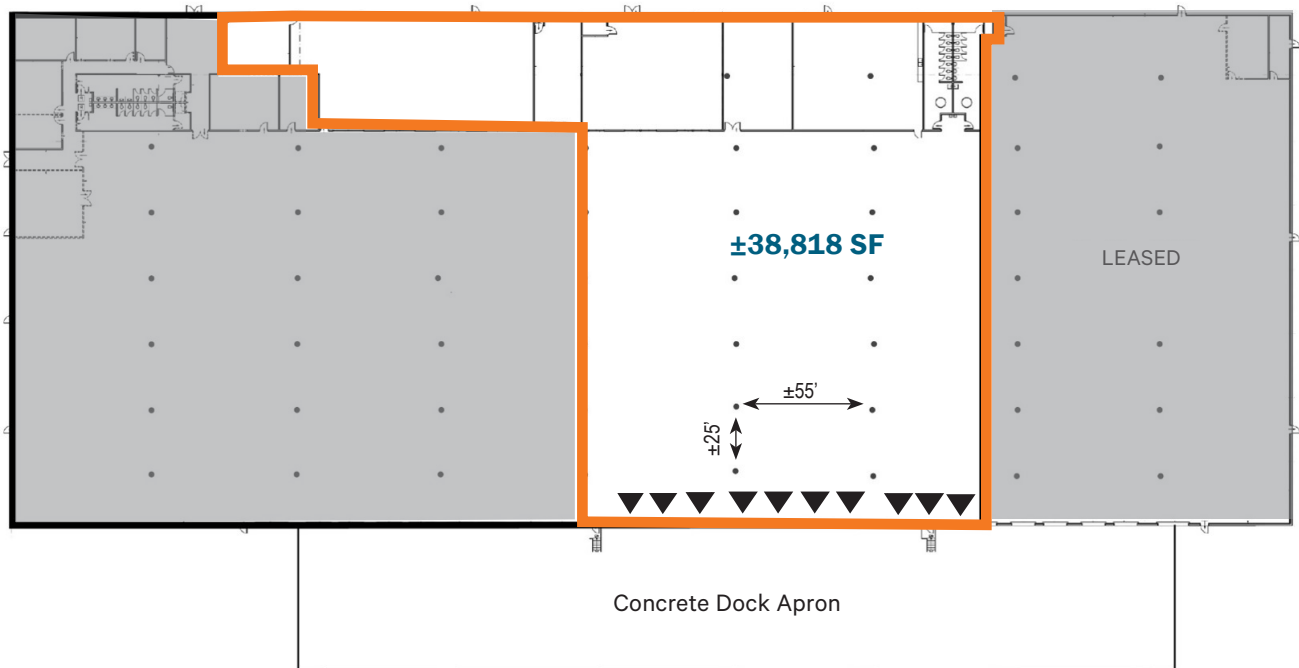
- = GL Door
- ▼ = Dock Doors

SPACE FEATURES

SUITE 125

- Total: ±38,818 SF
- Office: ±2,500 SF
- DH Doors: 10 (±9'x10')
- Roof Deck Clear Height: ±28'
- Production Room Drop Ceiling Height: ±11'x10"
- Warehouse Drop Ceiling Clear Height: ±15'-10"
- ESFR Sprinkler System
- 100% HVAC Warehouse
- Column Spacing: ±55'x25'
- Power: 480 Volt*
- Ample Employee Parking
- Part of a ±100,000 SF Building
- Zoned LLI (per city of Lincoln)
- Part of Foreign Trade Zone 143
- Hwy 65 Lincoln Bypass is now complete and provides direct access to Aviation Blvd.

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▼ = Dock Doors



RETAIL AMENITIES



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