

FOR LEASE

# LINCOLN AIR PARK INDUSTRIAL BUILDING

3071 Venture Drive, Suite 150 | Lincoln, CA

±57,551 SF of Warehouse Space



## PLEASE CONTACT:

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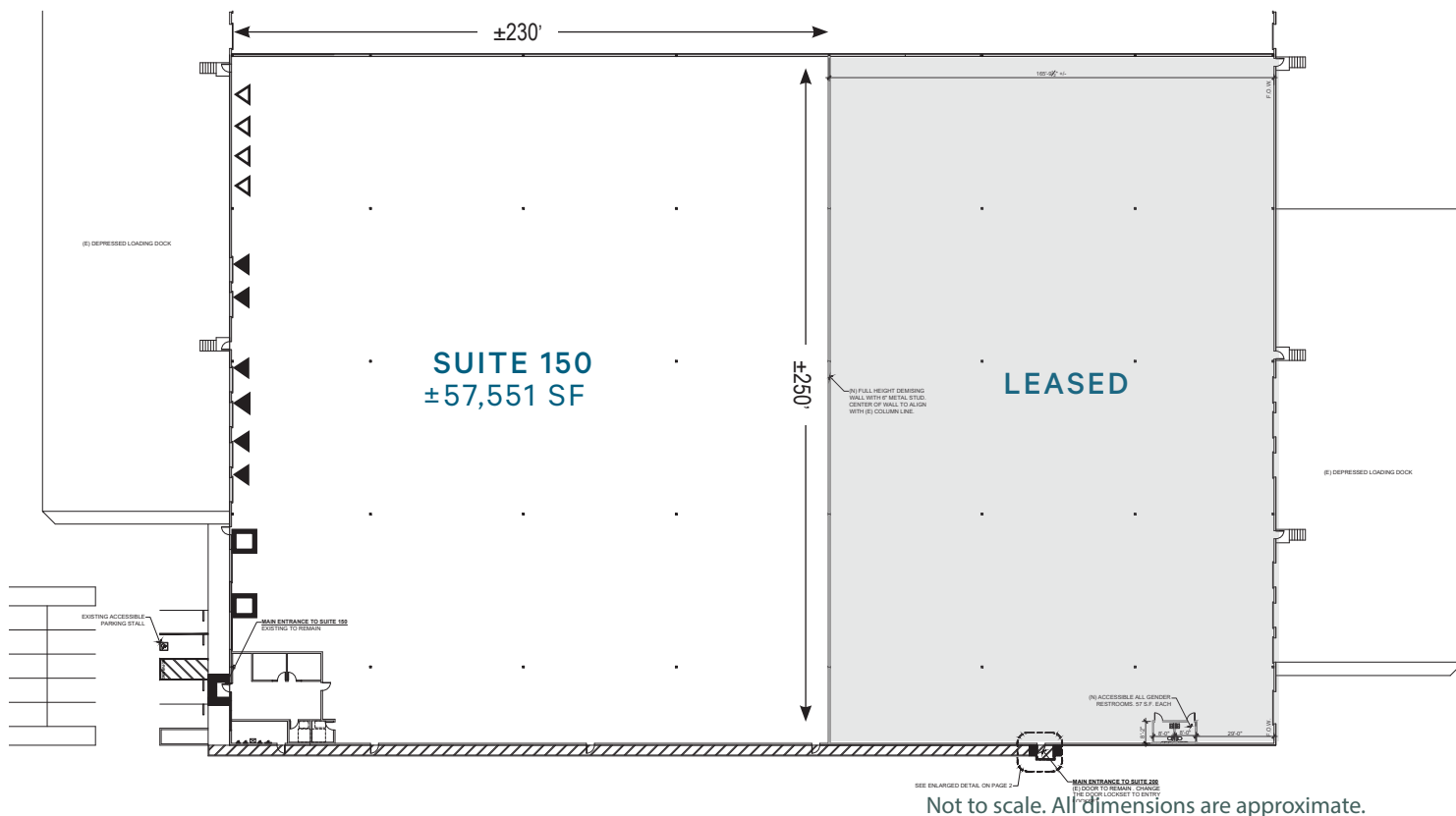
  
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EQUITIES

# SPACE FEATURES

- |   |  |
|---|--|
| • Total: ±57,551 SF   | • Power: ±400 Amps/480 Volt  |
| • Office: ±1,024 SF w/2 private offices, 2 restrooms, open workarea and reception | • Insulated Roof Deck  |
| • DH Doors: 6 (±9'x10'); expandable to 10   | • Ample Employee Parking   |
| • GL Doors: 2 potential   | • Part of a ±515,637 SF Building   |
| • Clear Height: ±28'x32'  | • Zoned LLI (per city of Lincoln)  |
| • ESFR Sprinkler System   | • Part of Foreign Trade Zone 143   |
| • Column Spacing: ±57'x57'  | • Hwy 65 Lincoln Bypass is now complete and provides direct access to Aviation Blvd. |

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



◁ = Knock-Out (Dock)  
 ◀ = Dock  
 ◻ = Knock-Out (GL)



# RETAIL AMENITIES



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