

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



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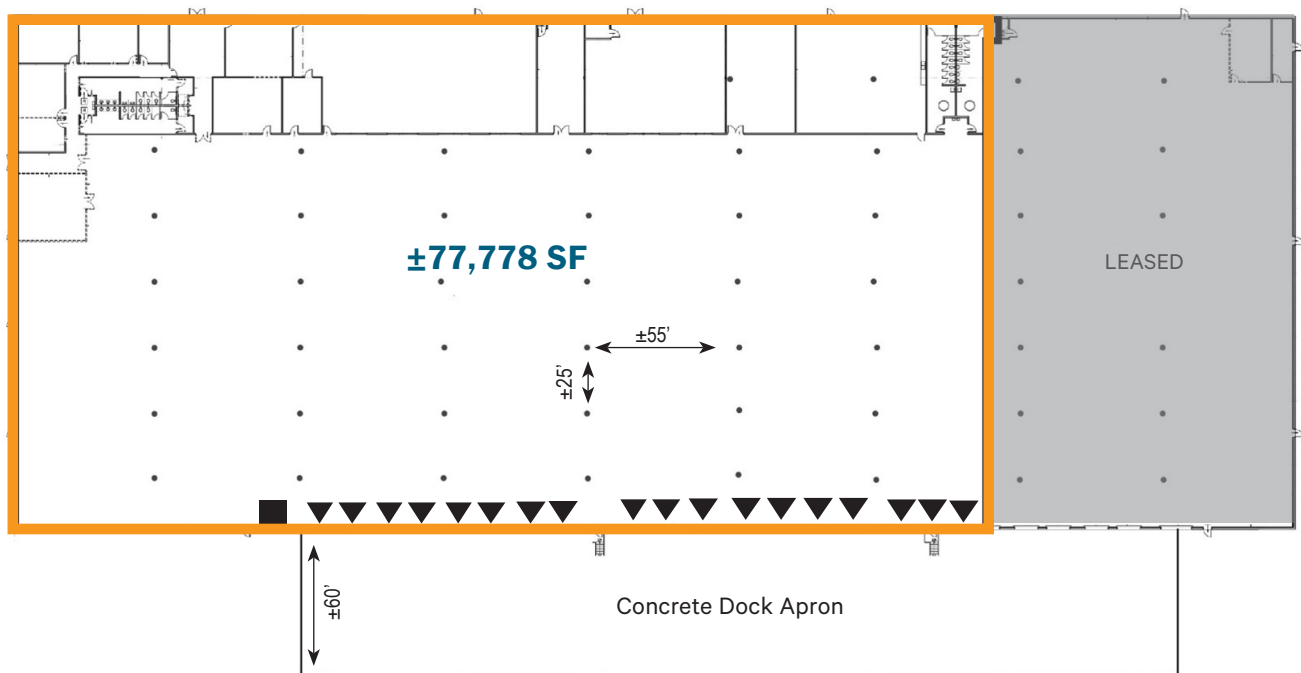
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SPACE FEATURES SUITES 100 & 125

- Total: $\pm 77,778$ SF
- Office: $\pm 8,446$ SF
- DH Doors: 18 ($\pm 9' \times 10'$)
- GL Door: 1 ($\pm 12' \times 14'$)
- Roof Deck Clear Height: $\pm 28'$
- Production Room Drop Ceiling Height: $\pm 11' \times 10''$
- Warehouse Drop Ceiling Clear Height: $\pm 15' - 10''$
- ESFR Sprinkler System
- 100% HVAC Warehouse
- Column Spacing: $\pm 55' \times 25'$
- Power: 480 Volt*
- Ample Employee Parking
- Part of a $\pm 100,000$ 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.

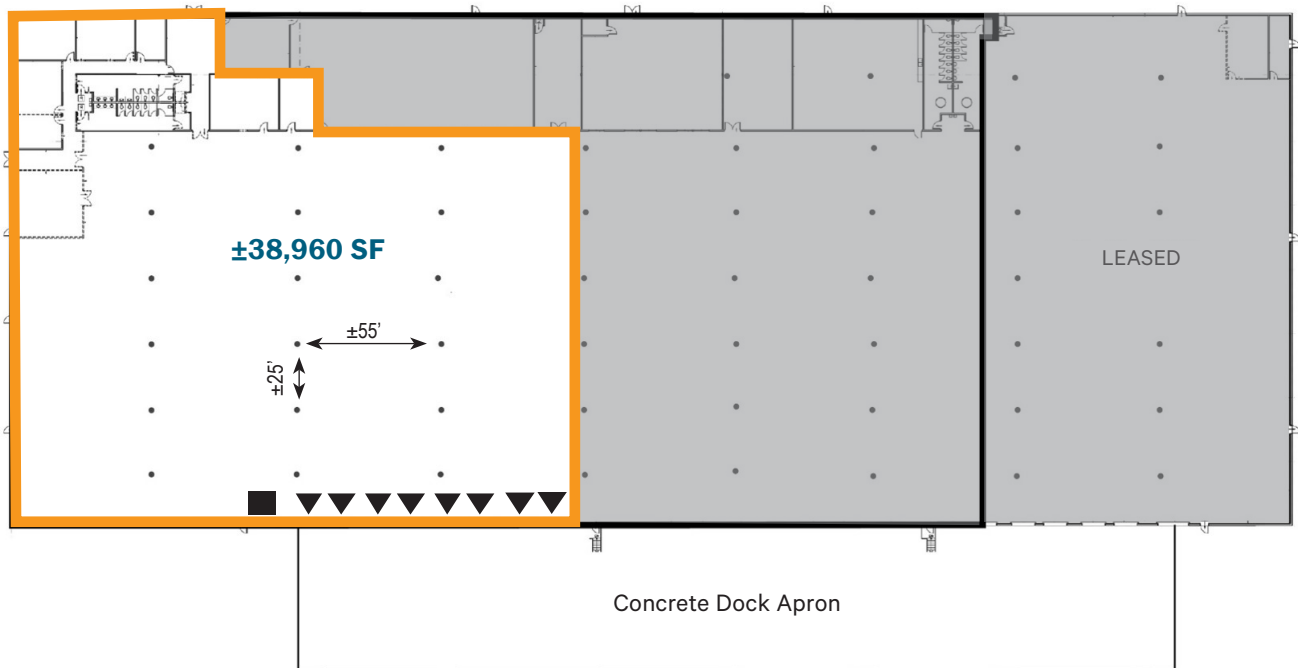
- = GL Door
- ▼ = Dock Doors

SPACE FEATURES

SUITE 100

- Total: $\pm 38,960$ SF
- Office: $\pm 5,946$ SF
- DH Doors: 8 ($\pm 9' \times 10'$)
- GL Door: 1 ($\pm 12' \times 14'$)
- Roof Deck Clear Height: $\pm 28'$
- Drop Ceiling Height: $\pm 16'$
- Fiber possible
- ESFR Sprinkler System
- 100% HVAC Warehouse
- Column Spacing: $\pm 55' \times 25'$
- Power: 480 Volt*
- Ample Employee Parking
- Part of a $\pm 100,000$ SF Building
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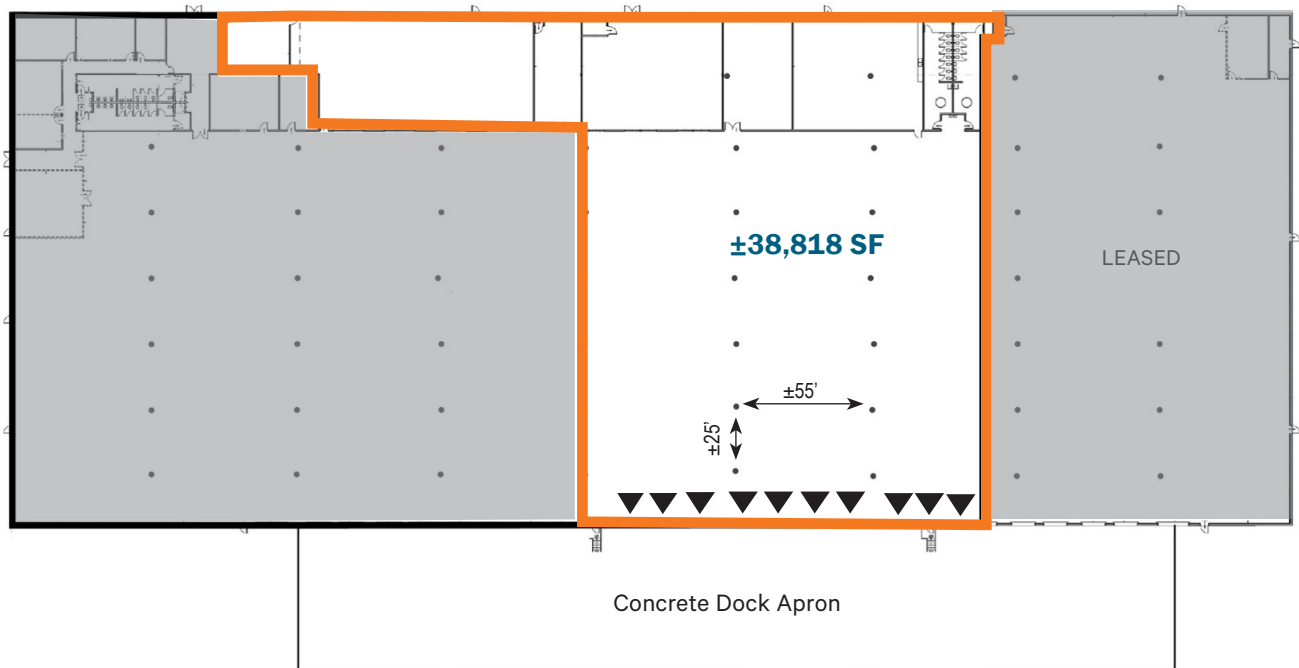
- = GL Door
- ▼ = Dock Doors

SPACE FEATURES

SUITE 125

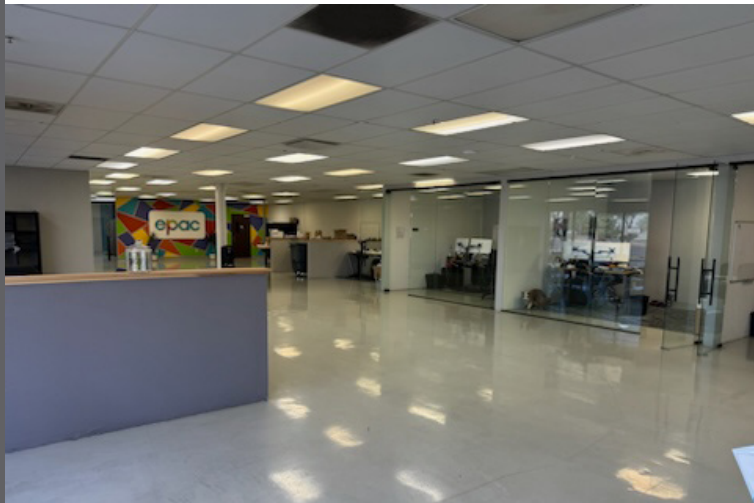
- Total: $\pm 38,818$ SF
- Office: $\pm 2,500$ SF
- DH Doors: 10 ($\pm 9' \times 10'$)
- Roof Deck Clear Height: $\pm 28'$
- Production Room Drop Ceiling Height: $\pm 11' \times 10''$
- Warehouse Drop Ceiling Clear Height: $\pm 15' - 10''$
- ESFR Sprinkler System
- 100% HVAC Warehouse
- Column Spacing: $\pm 55' \times 25'$
- Power: 480 Volt*
- Ample Employee Parking
- Part of a $\pm 100,000$ SF Building
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▼ = Dock Doors



RETAIL AMENITIES



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