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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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

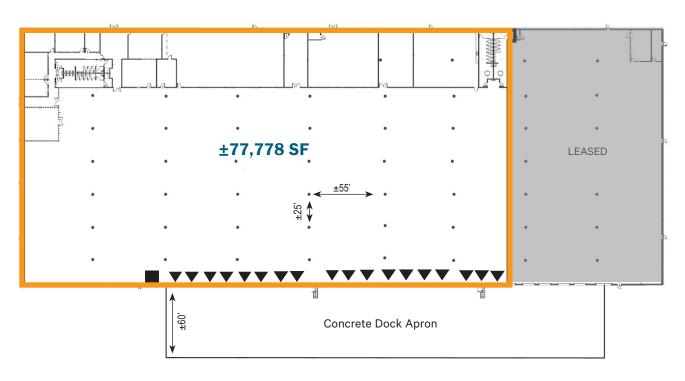
• Part of a ±100,000 SF Building

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.



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

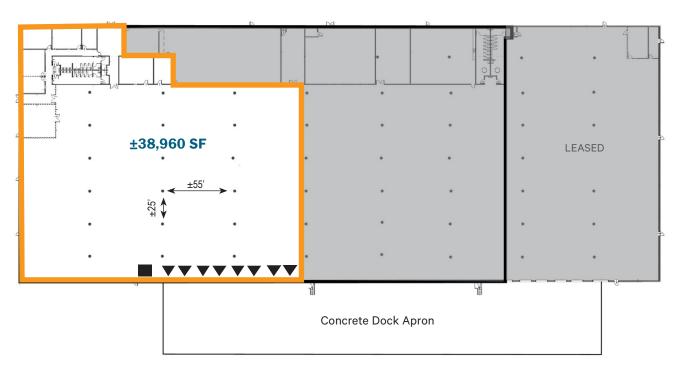
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SPACE FEATURES SUITE 125

• 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

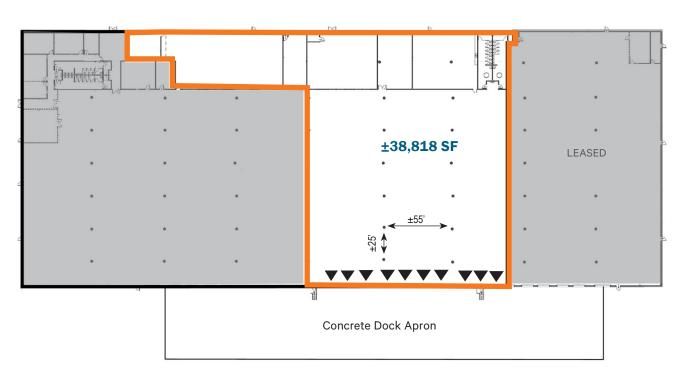
• Part of a ±100,000 SF Building

Zoned LLI (per city of Lincoln)

• Part of Foreign Trade Zone 143

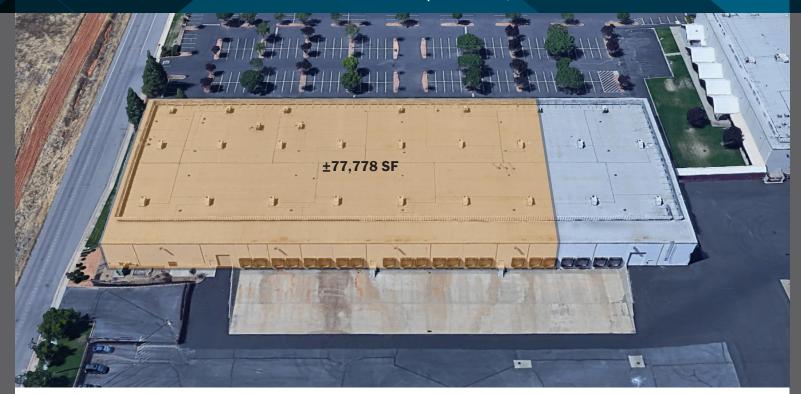
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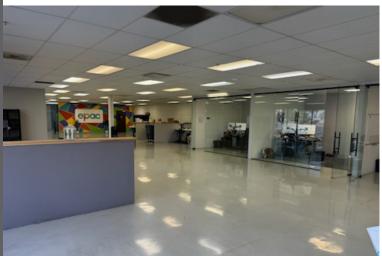
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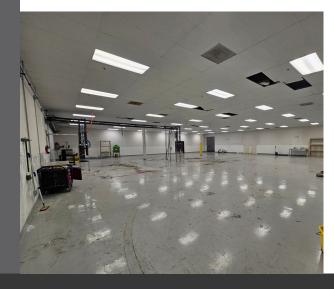
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RETAIL AMENITIES



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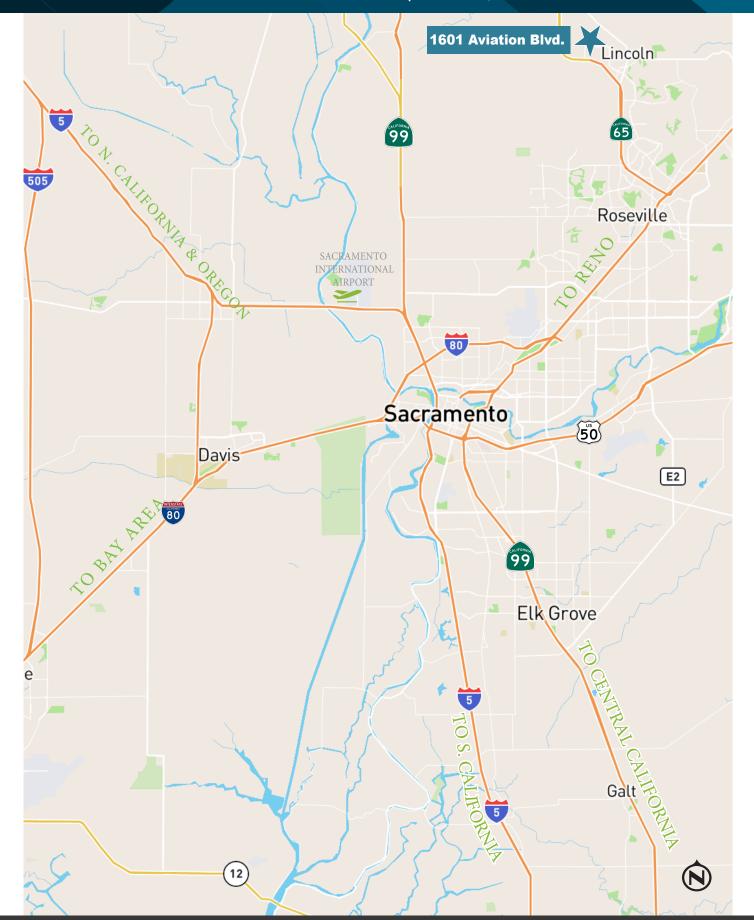
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