

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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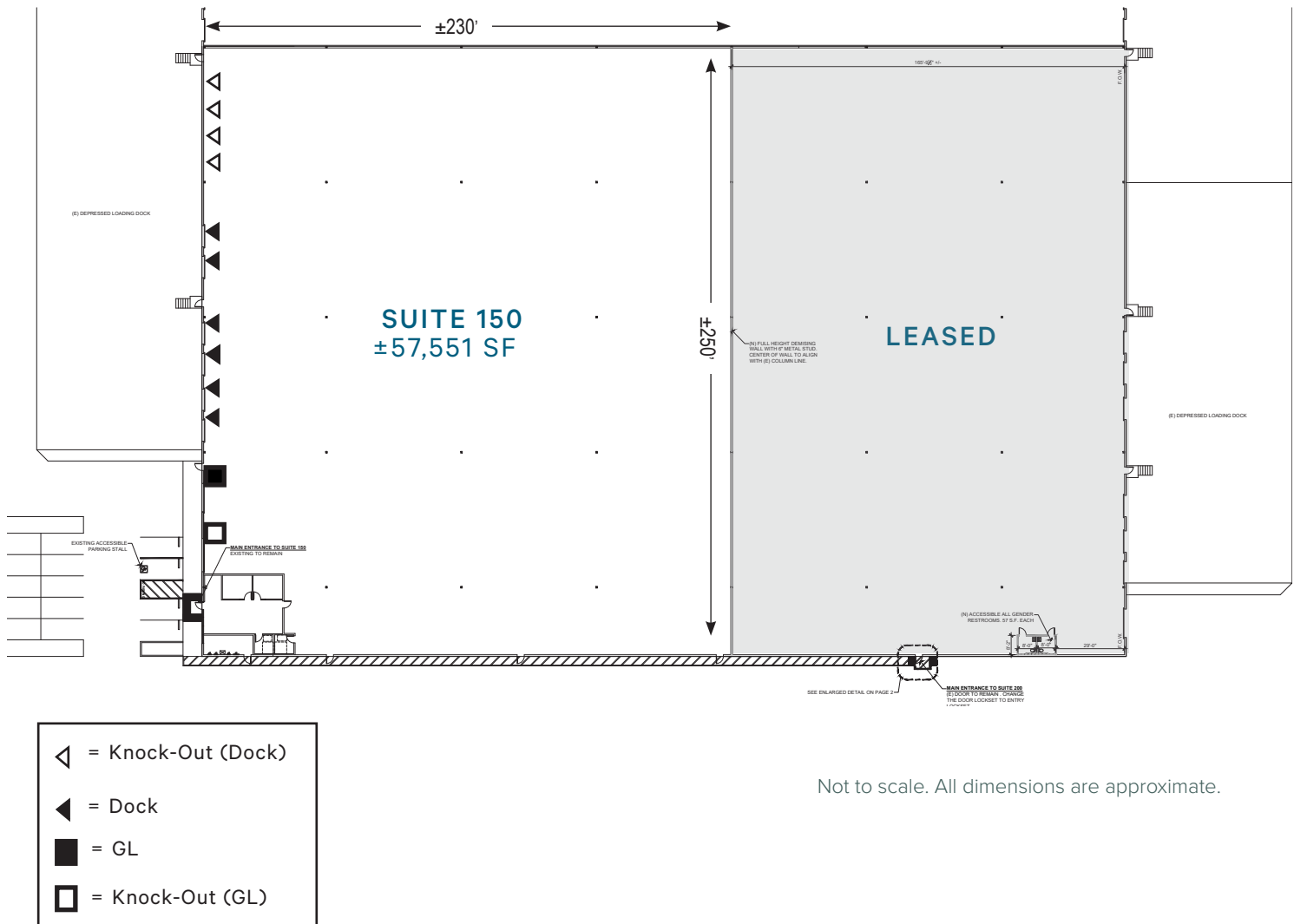
CBRE



SPACE FEATURES

- | | |
|--|--|
| • Total: $\pm 57,551$ SF | • Power: ± 400 Amps/480 Volt |
| • Office: $\pm 1,024$ SF w/2 private offices, 2 restrooms, open workarea and reception | • Insulated Roof Deck |
| • DH Doors: 6 ($\pm 9' \times 10'$); expandable to 10 | • Ample Employee Parking |
| • GL Door: One (1) and one (1) potential | • Part of a $\pm 515,637$ SF Building |
| • Clear Height: $\pm 28' \times 32'$ | • Zoned LLI (per city of Lincoln) |
| • ESFR Sprinkler System | • Part of Foreign Trade Zone 143 |
| • Column Spacing: $\pm 57' \times 57'$ | • Hwy 65 Lincoln Bypass is now complete and provides direct access to Aviation Blvd. |

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





RETAIL AMENITIES



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