

FOR LEASE

# LINCOLN AIR PARK INDUSTRIAL BUILDING

1601 Aviation Blvd., Suite 100 | Lincoln, CA

±38,960 SF of Warehouse Space



## PLEASE CONTACT:

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**CBRE**

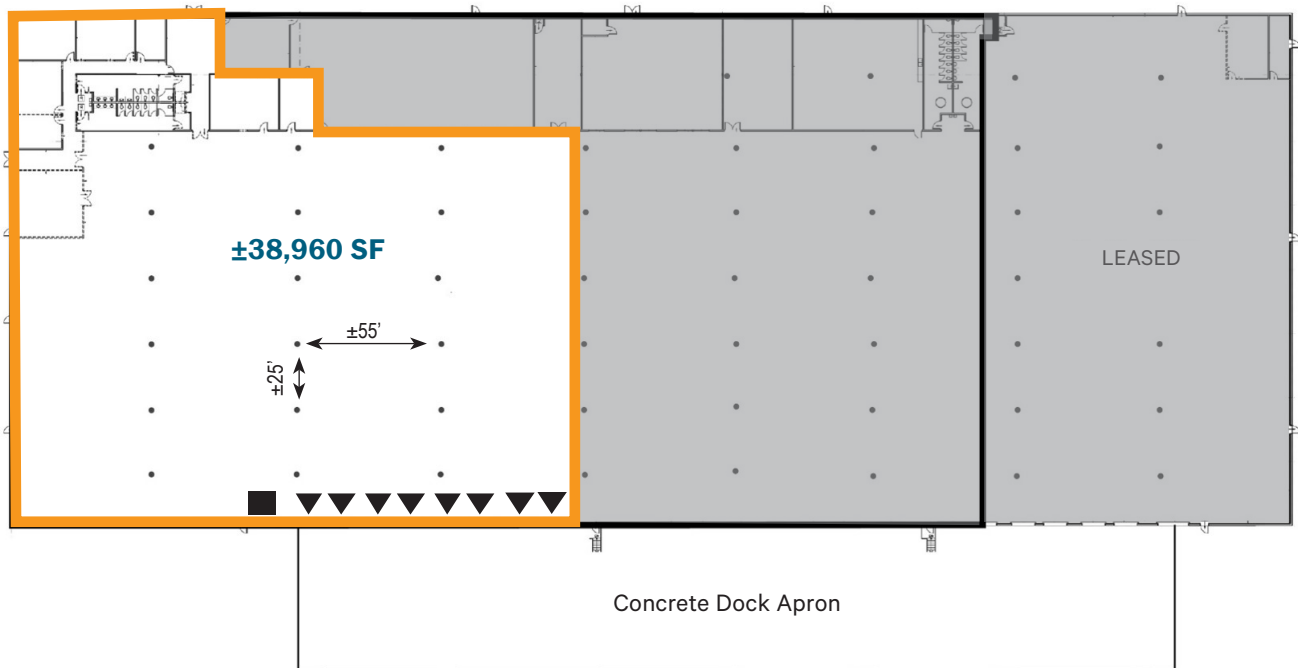


## SPACE FEATURES

### 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
- Potential for 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)
- 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

## RETAIL AMENITIES



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