

±15K-30K SF DISTRIBUTION WAREHOUSE SPACE

1501 AVIATION BLVD | LINCOLN, CA 95648

INDUSTRIAL | FOR LEASE



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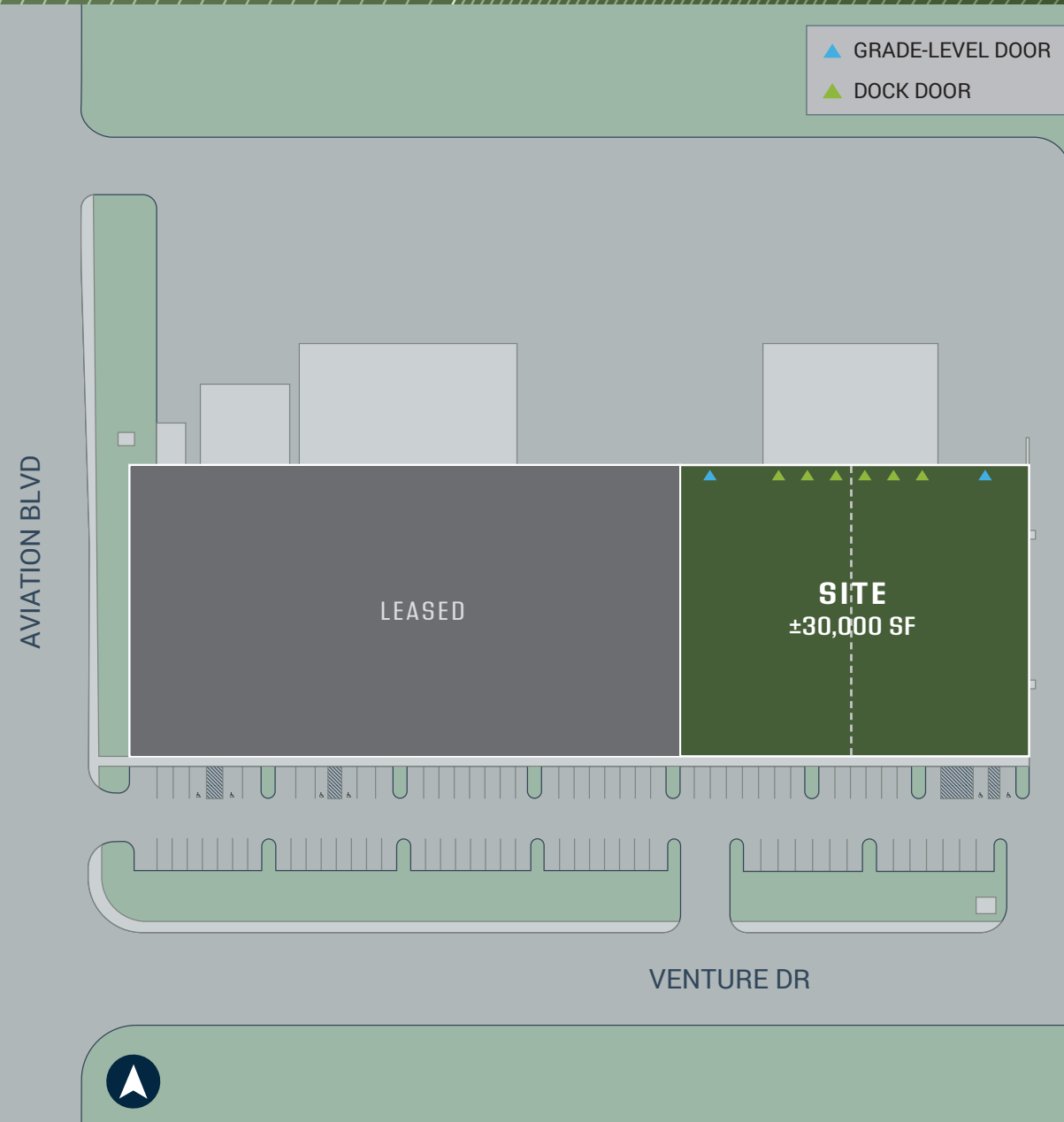
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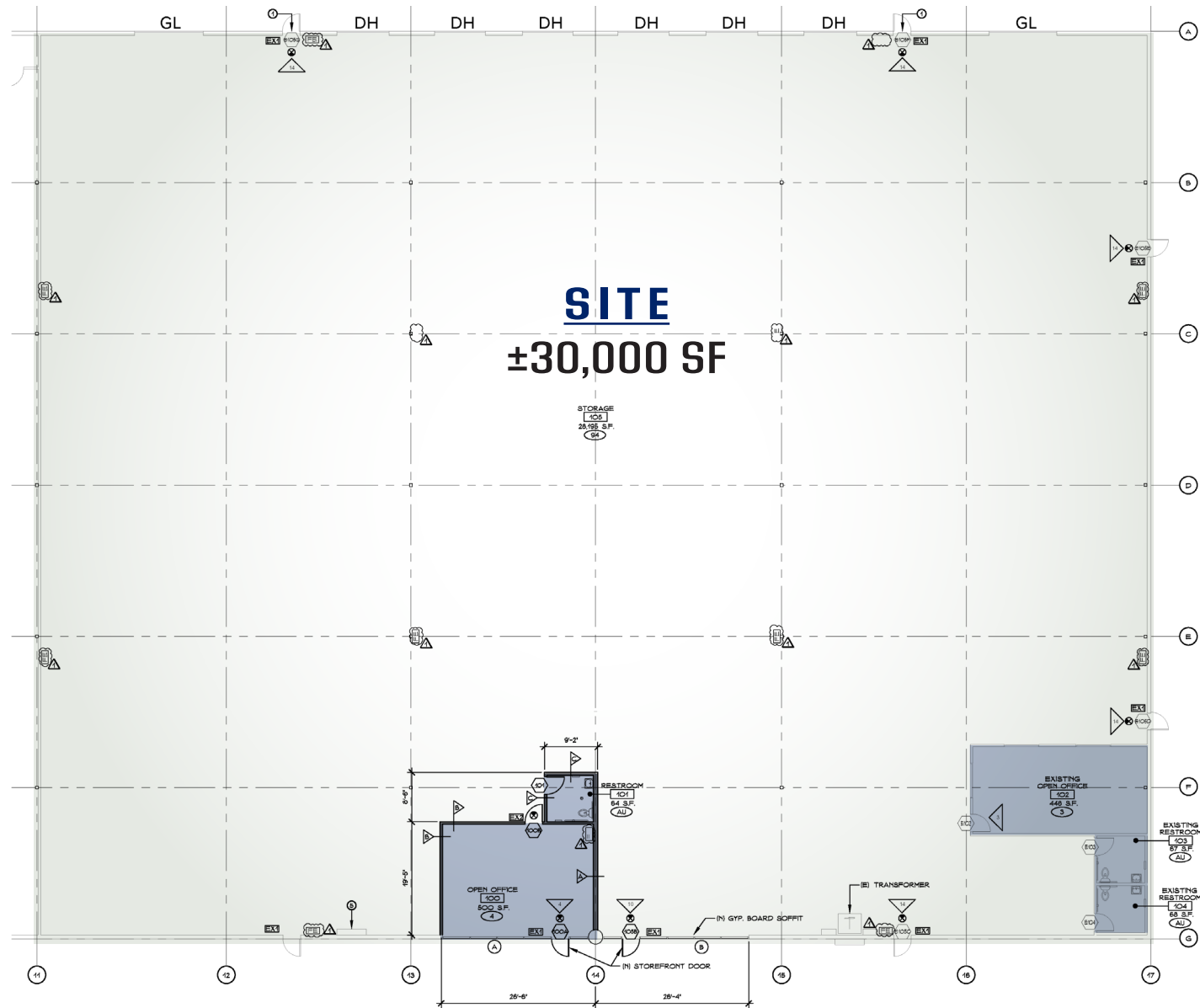


PROPERTY FEATURES

AVAILABLE:	±30,000 SF with 6 Docks and 2 Grade-Level Doors
DIVISIBLE:	To ±15,000 SF with 3 Docks and 1 Grade-Level Door
OFFICE:	Two - ±500 SF
WAREHOUSE:	±29,000 SF
GRADE-LEVEL DOORS:	Two - ±12'x14'
DOCK-HIGH DOORS:	Six
CLEAR HEIGHT:	±25'-4" (min) ±27'-6" (max)
PARKING:	1.2/1000
POWER:	480 Volt
ZONED:	Limited Light Industrial (LLI) per City of Lincoln
ADJACENT:	To Lincoln Airport



FLOOR PLAN | ±30,000 SF (DIVISIBLE)



INTERIOR PHOTOS



PROPERTY AERIAL VIEW



VENTURE DRIVE

AVIATION BLVD

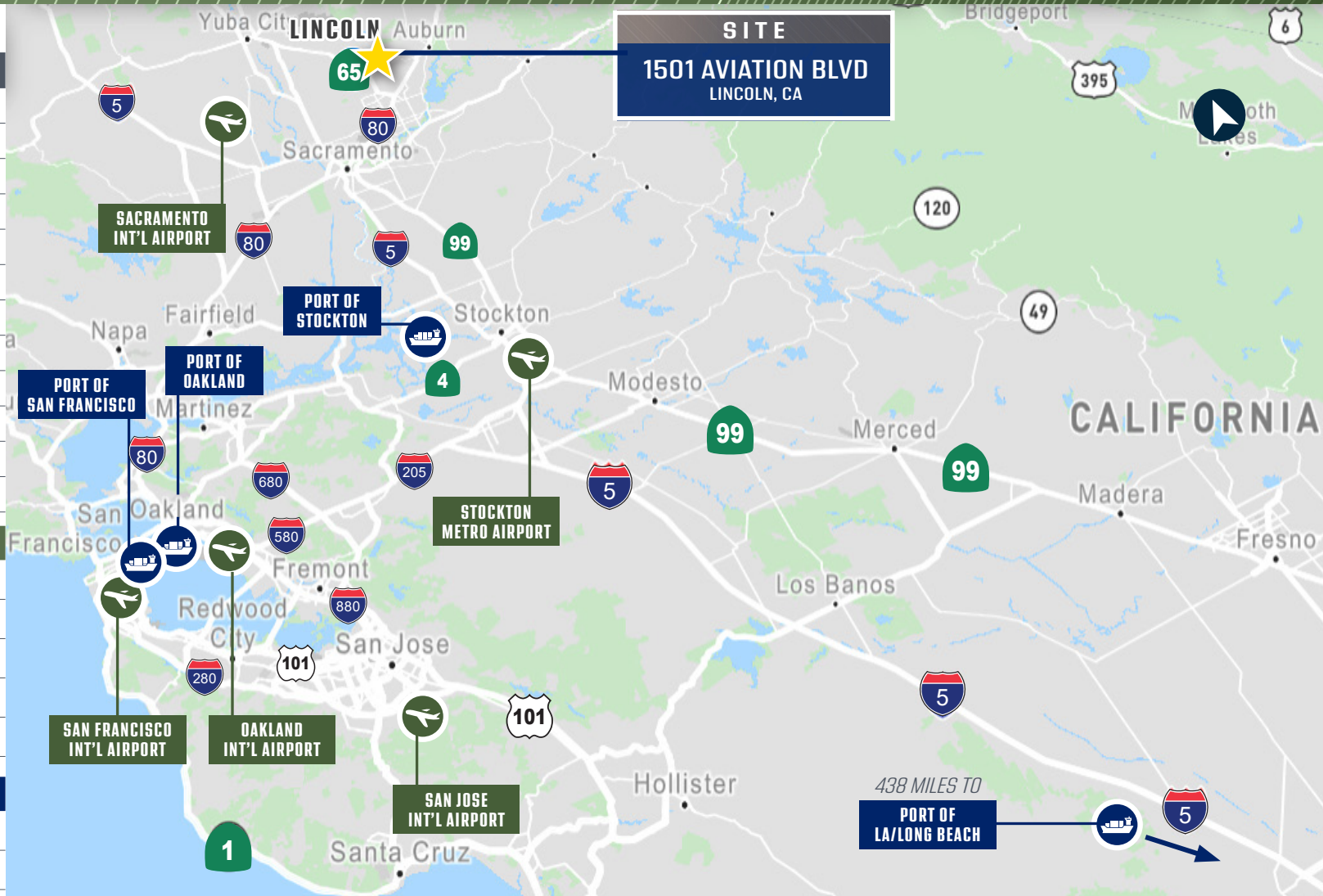
SITE
1501 AVIATION BLVD
LINCOLN, CA

ACCESS OVERVIEW

CITY	MILES
SACRAMENTO	27
DAVIS	37
OAKLAND	109
SAN FRANCISCO	110
RENO	116
SAN JOSE	142
FRESNO	199
LOS ANGELES	411
PORTLAND	569
SALT LAKE	634
SEATTLE	742
PHOENIX	780

AIRPORT	MILES
SACRAMENTO	24
STOCKTON	79
OAKLAND	114
SAN FRANCISCO	121
SAN JOSE	140

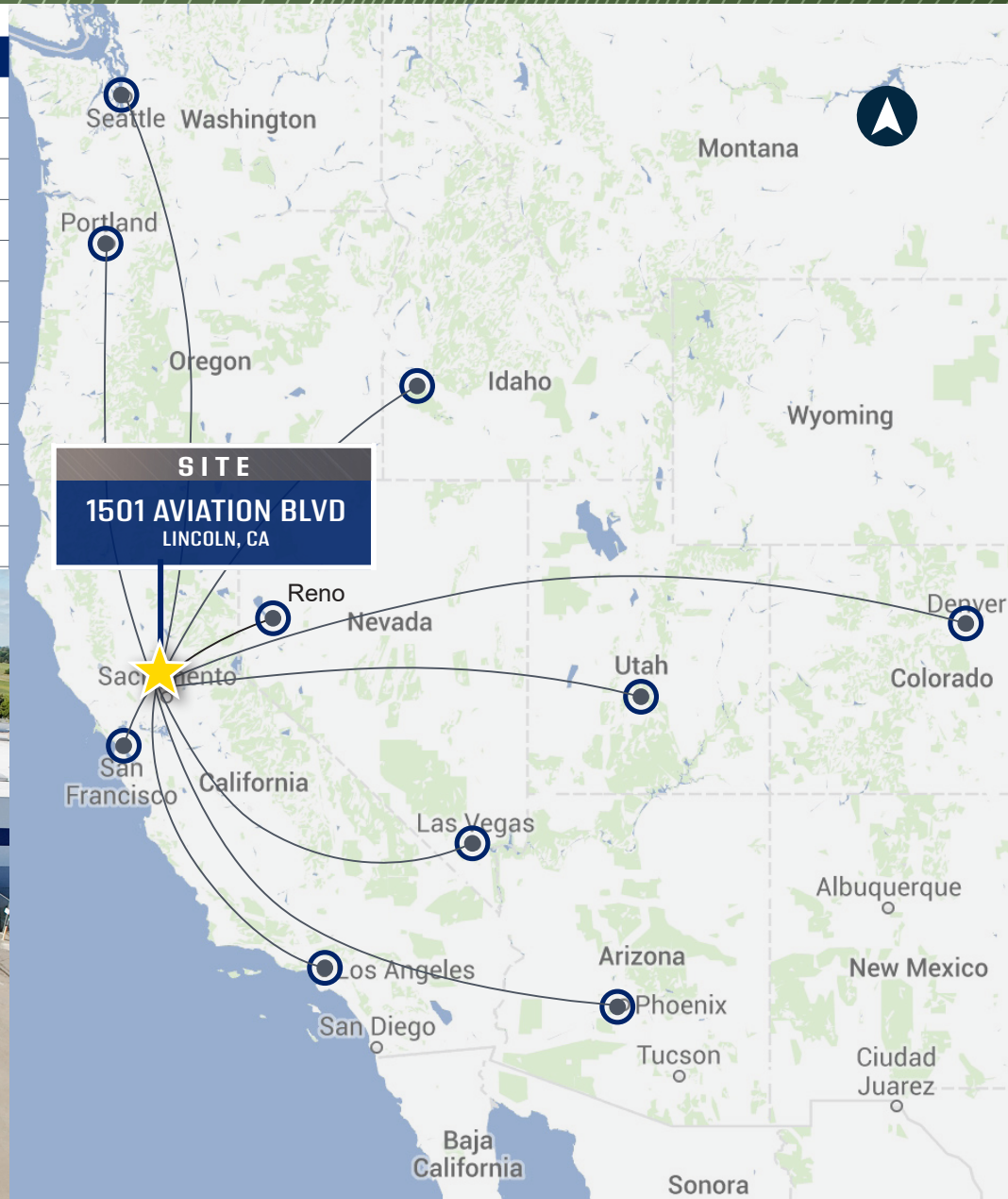
PORT	MILES
PORT OF STOCKTON	77
PORT OF OAKLAND	105
PORT OF LA/LONG BEACH	438
PORT OF PORTLAND	581
PORT OF SEATTLE	744



1501 AVIATION BLVD IS DESIGNED FOR MODERN DISTRIBUTION. THIS INDUSTRIAL SITE DELIVERS THE INFRASTRUCTURE TODAY'S USERS NEED!

MAJOR DISTRIBUTION DRIVE-TIMES

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RETAIL AMENITIES



*THIS SITE IS
LOCATED IN
LINCOLN'S
ACTIVE
INDUSTRIAL
MARKET*

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