

AVAILABLE FOR SALE - ±31 ACRES OF LAND

AIRPORT ROAD AND NICOLAUS ROAD | LINCOLN, CA 95648



CONTACT INFORMATION:

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INDUSTRIAL LAND | ±31 ACRES

AIRPORT ROAD AND NICOLAUS ROAD | LINCOLN, CALIFORNIA

HIGHLIGHTS

- ±31 acres of level, industrial zoned land.
- Access via a private, asphalt paved road known as Airport Road.
- ±2.5 miles (±4 minute drive) to Hwy 65 via the Nelson Road intersection.
- Adjacent to the Lincoln AirCenter and the Lincoln Regional Airport.
 - o Lincoln AirCenter showcases ±2.6 million feet of industrial warehouse space, within 20± buildings, ranging in size from 6,000± SF to 515,000± SF.
 - o Lincoln Regional Airport is comprised of 775 acres and contains a variety of airfield facilities such as a 6,001' x 100' paved runway; 207 aircraft hangars; 20 acres of ramp space; and a 24/7 pilots lounge.
- Proximity to significant retail, housing, and other support services.
- ±2.7 miles to Chevron diesel and gas fueling station on Nicholas Rd.

UTILITIES

- Water: Future, buyer-constructed water well.
- Sewer: Sewage disposal by a future, buyer-constructed septic system.
- Electrical: Pacific Gas and Electric.
- Natural Gas: Pacific Gas and Electric (service TBD).

Note: All potential uses, including those listed above, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to entitlement and approvals.

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ZONING

Partial list of permitted uses, subject to additional provisions, requirements, and restrictions of the Lincoln, CA Zoning Code:

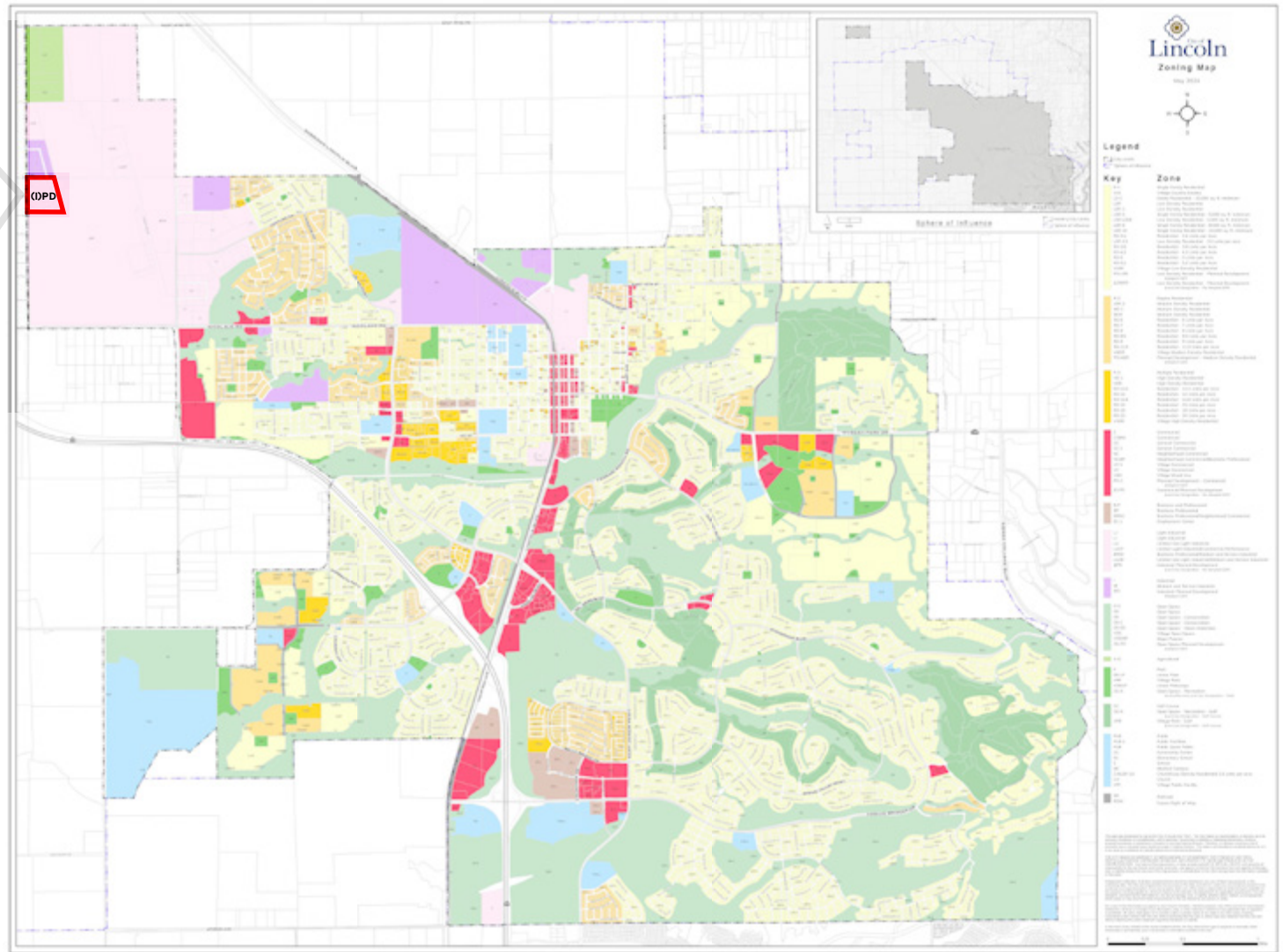
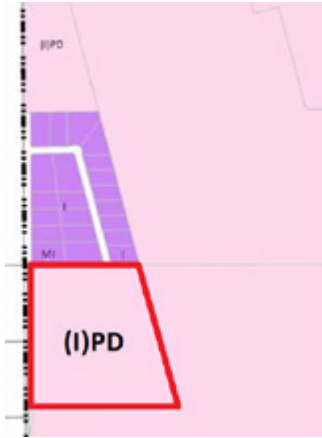
- Automobile body and paint shop;
 - Automobile repair shop;
 - Heavy equipment sales and service;
 - Tire shop;
 - Automobile body manufacturing;
 - Boat building;
 - Bottling plant;
 - Building materials;
 - Cabinet shop;
 - Contractor's yards;
 - Feed and fuel yards;
 - Food processing;
 - Frozen food lockers;
 - Ice and cold storage;
 - Lumberyard;
 - Machine shop;
 - Warehousing;
 - Automobile wrecking yard;
 - Concrete batch plant;
 - Mobile home sales and services;
 - Light manufacturing, fabrication, assembling, component manufacturing, small parts processing;
 - Outdoor storage and sales;
 - Public utility service yard;
 - Recycling and redemption collection facilities,
 - Wholesale stores and storage;
 - Animal and fiber processing;
 - Mining and excavating;
 - Solar energy system
-
- Website links to additional provisions, requirements, and restrictions of the Lincoln, CA Zoning Code:**
- [Zoning Code](#)
- [\(I\) Industrial District Zoning and Permitted Uses](#)
- [\(PD\) Planned Development District](#)
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ZONING MAP

The site is **(I)PD, Industrial Planned Development**, subject to an Airport Land Use Compatibility Plan (ALUCP). ALUCP overlay zones C1, B2, and Wildlife Critical Zones apply.



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NEARBY RETAIL AMENITIES



SITE

SPROUTS FARMERS MARKET **ROSS DRESS FOR LESS**

ULTA BEAUTY **STARBUCKS** **PANDA EXPRESS**

AT&T **IN-N-OUT BURGER** **Carls Jr.**

GameStop **SUPERCUTS** **TOGO'S**

MATTRESS FIRM

AutoZone

UNITED STATES POST OFFICE **Walmart** **Little Caesars**

BURGER KING **Shell**

weightwatchers **CALIBER COLLISION**

Target **THE HOME DEPOT** **Holiday Inn Express**

TJ-maxx **PETSMART**

O'Reilly AUTO PARTS **CFN** **Banfield PET HOSPITAL**

SAFEWAY **CVS pharmacy**

Papa Murphy's **Great Clips**

STARBUCKS **ups** **Jack in the box**

Raley's **ANYTIME FITNESS**

Jamba Juice **TACO BELL** **BR**

T-Mobile **BANK OF AMERICA** **WELLS FARGO**

KFC **MOUNTAIN MIKE'S**

Firestone **SUBWAY**

PACIFIC **DDVA Compass**

FANTASTIC SAMS CUT & COLOR

LOWE'S **BIG G**

DOLLAR TREE

McDonald's **RED ROBIN** **ampm**

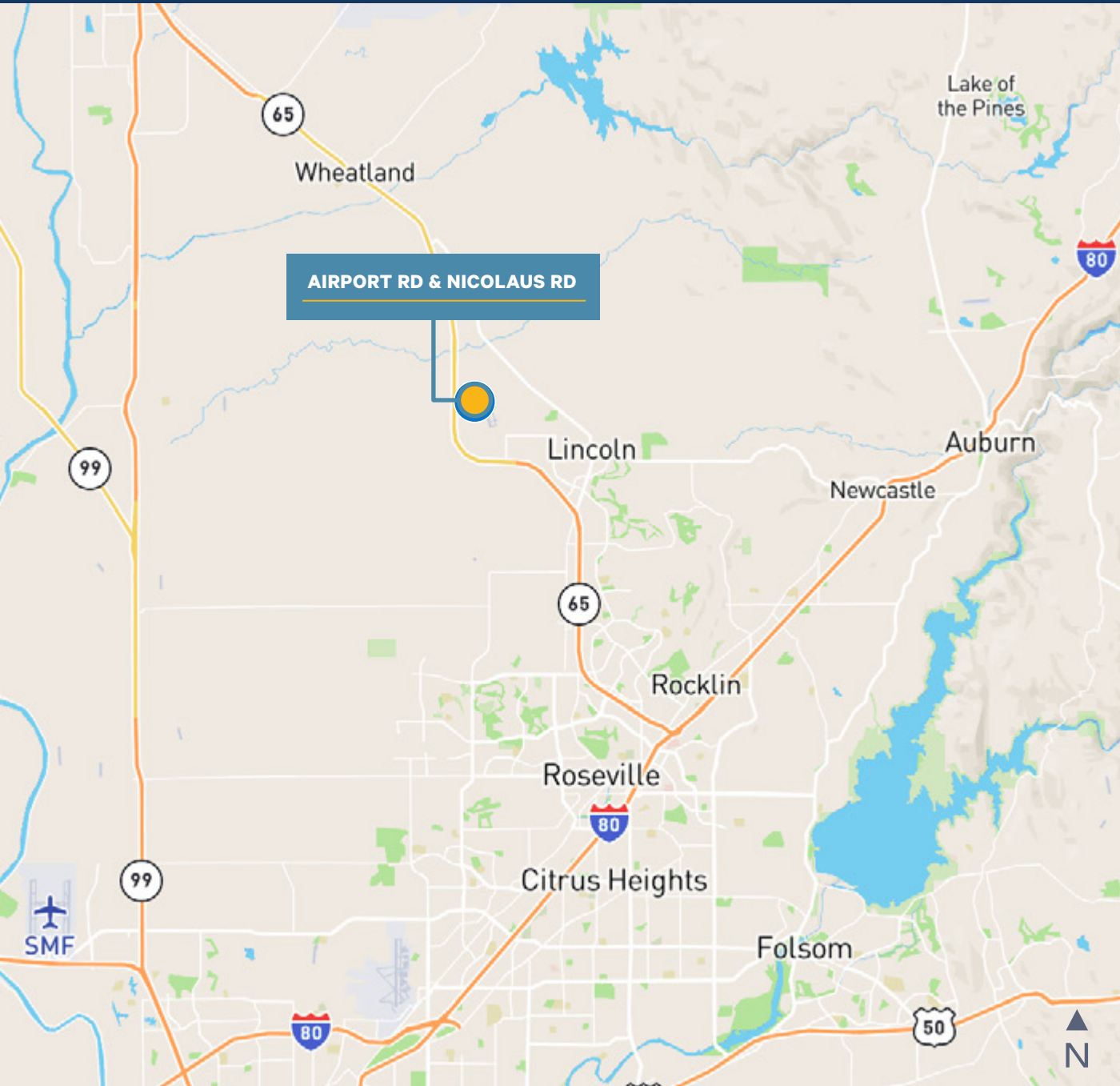
UNITED STATES POST OFFICE

Edward Jones

WELLS FARGO

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