

FOR LEASE

TWO (2) CONTRACTOR YARDS AVAILABLE

*1185 Lincoln Boulevard
Lincoln, CA*

Unit A: \$10,980/ Month
NNN + Utilities & ±220 SF existing office trailer

Unit B: \$10,180/ Month
NNN + Utilities & ±220 SF modular office trailer
available 12/1/2024

Lease of both, 4-Year minimum term
\$19,800/Mo, NNN + Utilities

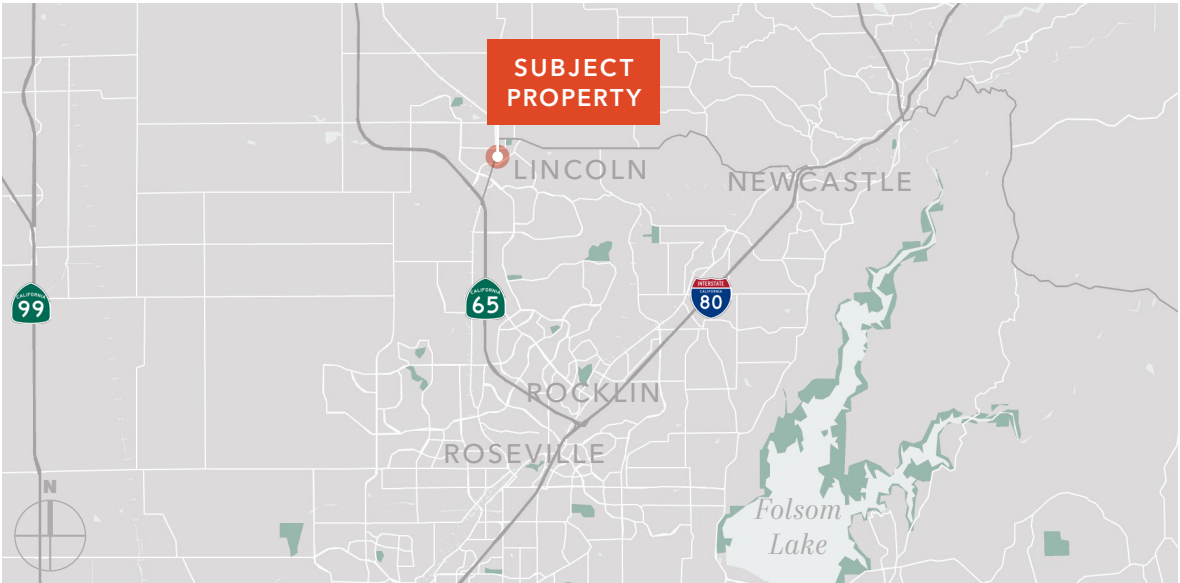
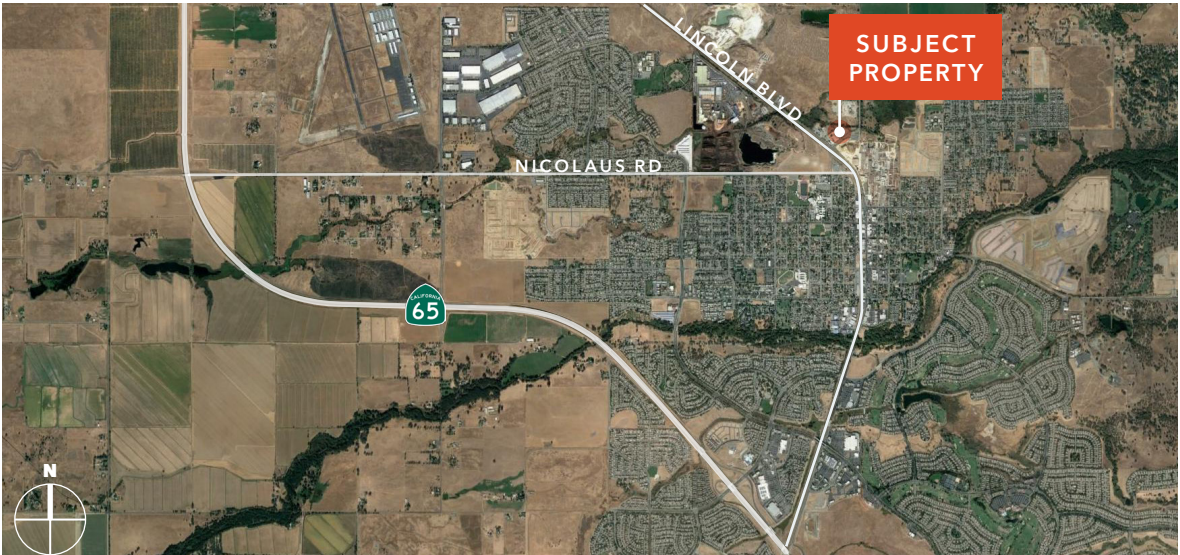
JEFF POST, SIOR
916.758.3208
jeff.post@kidder.com
LIC N° 01264304

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FOR LEASE TWO CONTRACTOR YARDS



PROPERTY OVERVIEW

Placer County Industrial Zoning, Located in City of Lincoln

Ideal for Contractor or Utility Lay-Down Yard

Existing: Modular Office Trailer (1) each on Unit A & Unit B

Graveled and Fenced with Two (2) Access Gates

adjacent 24-Hour CFN Fuel Site

Easy Access to Hwy 65 and I-80 - Marysville, Wheatland, Rocklin and Roseville

OFFERING SUMMARY

LEASE NNN	\$19,800/Month: NNN + Utilities
LEASE TERM	4-Year Minimum Base Term
AVAILABLE	±6.5 AC Total
ZONING	M-2 Industrial/SPA City Requires Business License
OPTION	Unit A: \$10,980/Month, ±3.5 AC Unit B: \$10,180/Month, ±3 AC

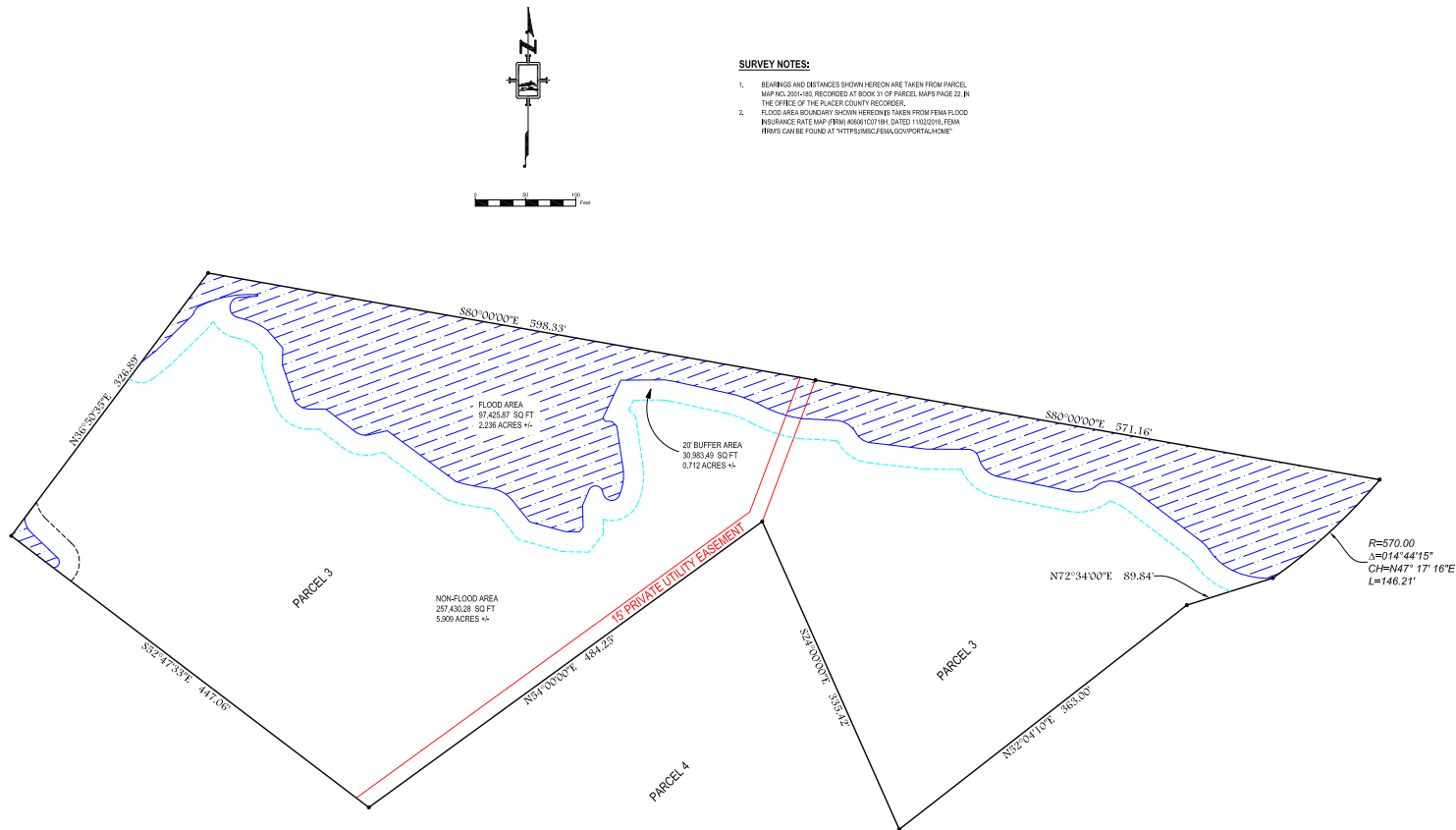
Note: Future opportunity to purchase a ±6 AC North portion of this ±8 AC industrial parcel, subject to County lot line adjustment.

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PARCEL MAP



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