

2140 ICON Way, Suite 100

Vacaville Business Park | Vacaville, CA



±5,700 Square Feet For Lease
R&D-Flex/Warehouse Building

Property Description:

- > **Gross Acreage:** ±2.14 (±93,218 square feet)
- > **Dimensions:** ±571' x ±384' (irregular)
- > **Access:** I-505 to Vaca Valley Parkway
- > **Utilities:** To site
- > **Zoning:** Industrial Park (IP)
- > **Year Built:** 2007
- > **APN:** 0133-220-270

Improvements:

- > **Building:** ±22,800 square foot R&D-flex/warehouse
- > **Available:** ±5,700 square feet
- > **Dimensions:** ±57' wide by ±100' deep
- > **Office:** ±605 square feet - see floor plan
- > **Column Spacing:** free span
- > **Clear Height:** ±16' minimum
- > **Loading:**
 - Two (2) grade-level doors,
 - One (1) can be converted to dock-high
- > **Truck Staging:** ±100' (plus additional common area)
- > **Parking:** ±2.75/1,000 (capable of ±4/1,000)
- > **Fire Sprinklers:** ESFR
- > **Power:** ±1,200 amps, 277/480 volts, 3-phase to building
- > **Available:** April 2019

Comments:

- > Skylights throughout
- > Immediate access to I-80 and I-505
- > Great local labor demographics

Lease Rate: Contact Exclusive Brokers



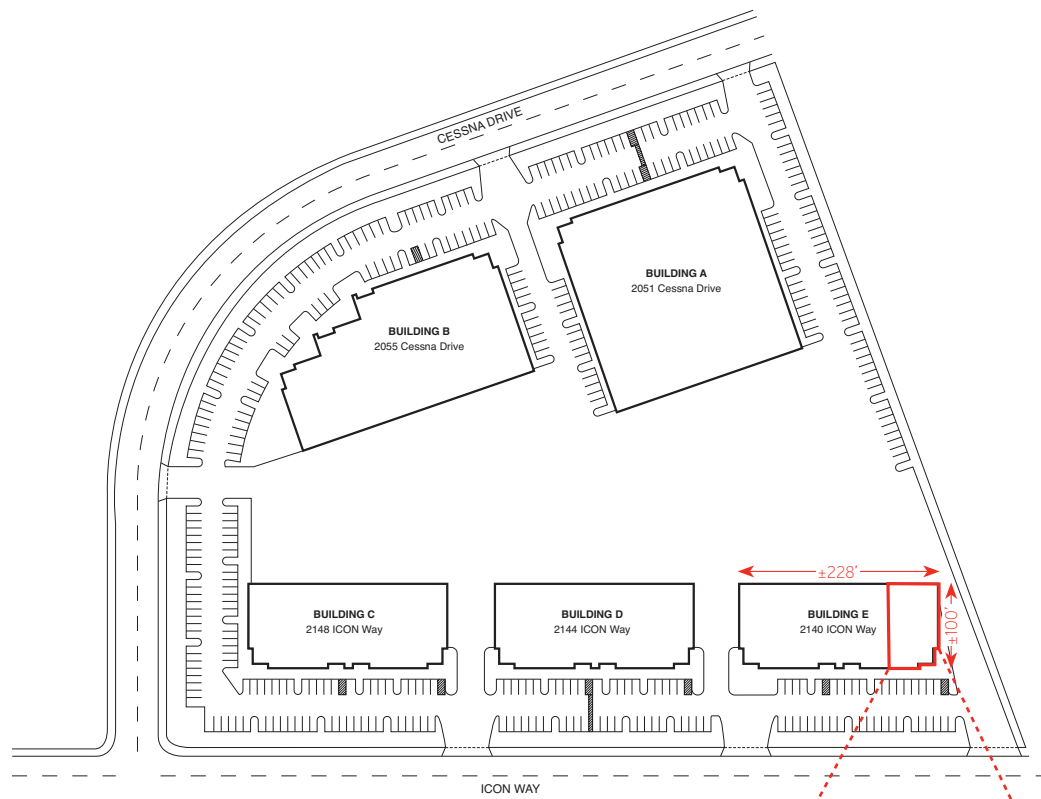
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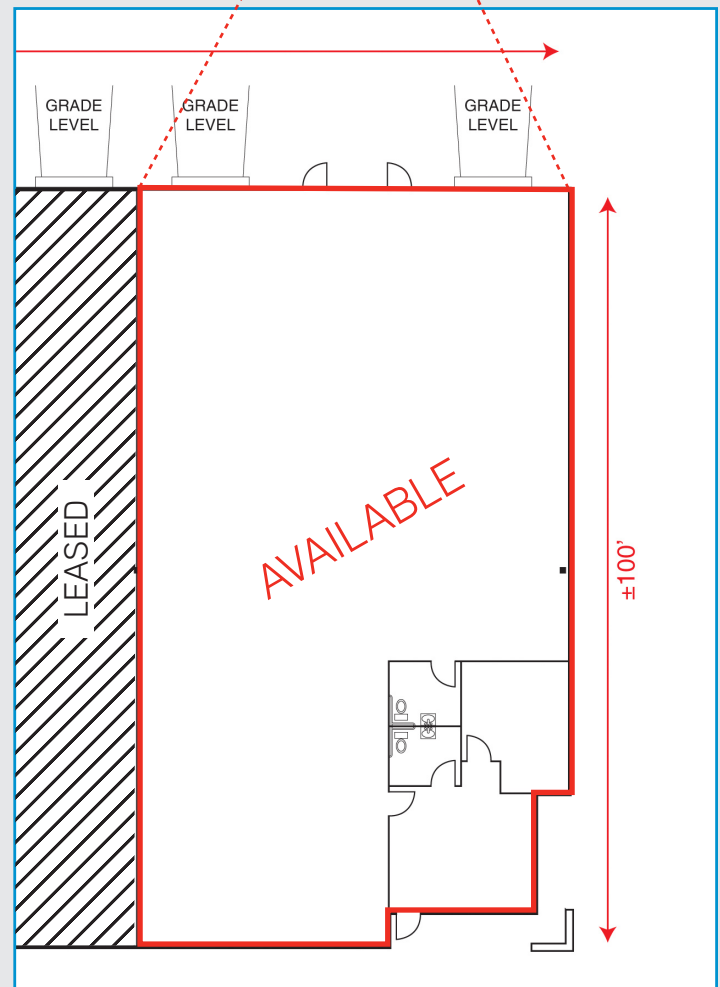
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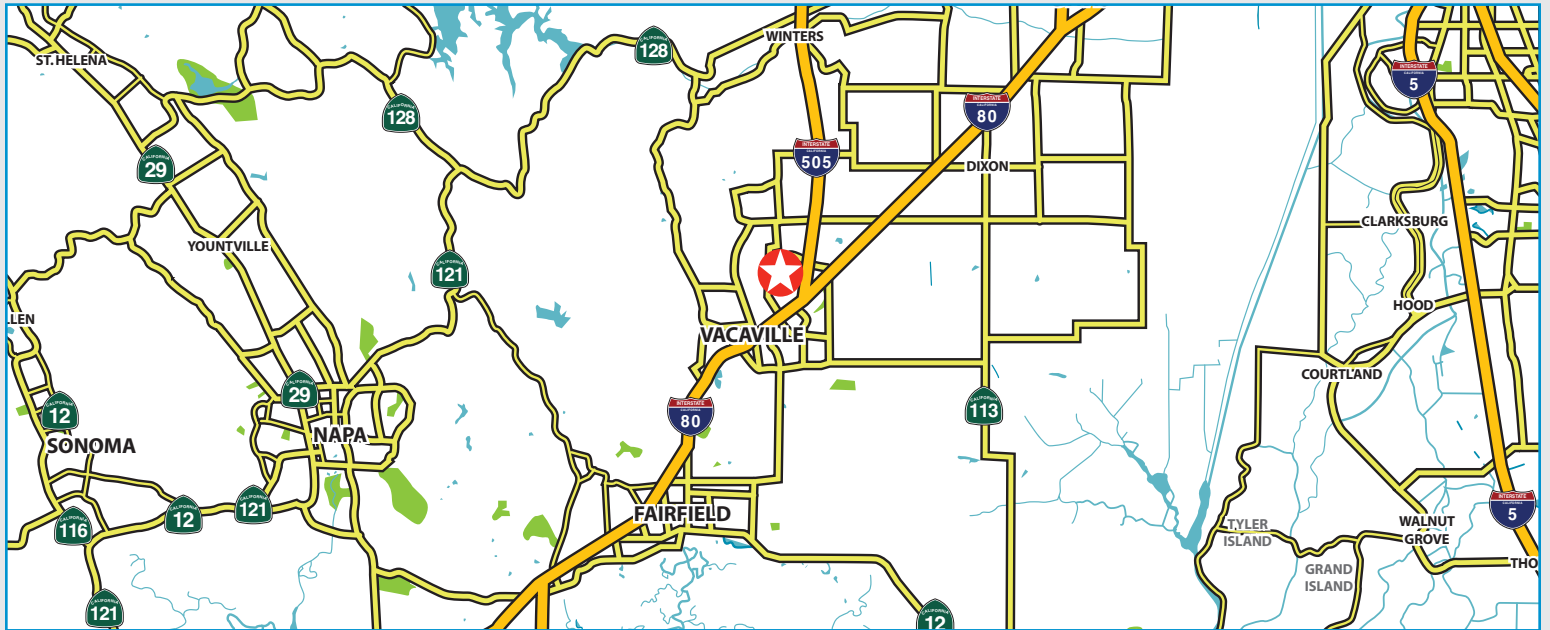
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