

FOR SALE > BUILD-TO-SUIT | TAKE ALL OR PART

# Business Park Land with Freeway Frontage & Flexible Zoning



CROCKER DR AT VACA VALLEY PARKWAY, VACAVILLE, CA



## Site Features

- > Dimensions:  $\pm 453'$  deep x  $\pm 545'$  wide (Irregular)
- > APN: 0133-030-310
- > Access: Vaca Valley Parkway to Crocker Drive
- > Utilities:
  - 12" Sanitary Sewer - Crocker Drive
  - 12" Water Line - Crocker Drive
  - 30" Storm Drain to be installed at rear (I-505) of site
- > Within established business park (Interchange Business Park)
- > Zoning: IP-PP (Industrial Park / Policy Plan Area 1). Policy Plan allows for commercial, light industrial and office uses.
- > For Sale or Build To Suite-All or Part

## $\pm 5$ Gross Acres of land within The Interchange Business Park

Tremendous visibility from I-505. Several billion dollars of infrastructure and real property improvements have been constructed within  $\frac{1}{4}$  mile from this site; e.g. Genentech, Kaiser, State Comp Insurance, Seeno Homes' North Village Master planned community - North Village (upon completion) will consist of  $\pm 2,500$  single family homes located directly across I-505 from site.

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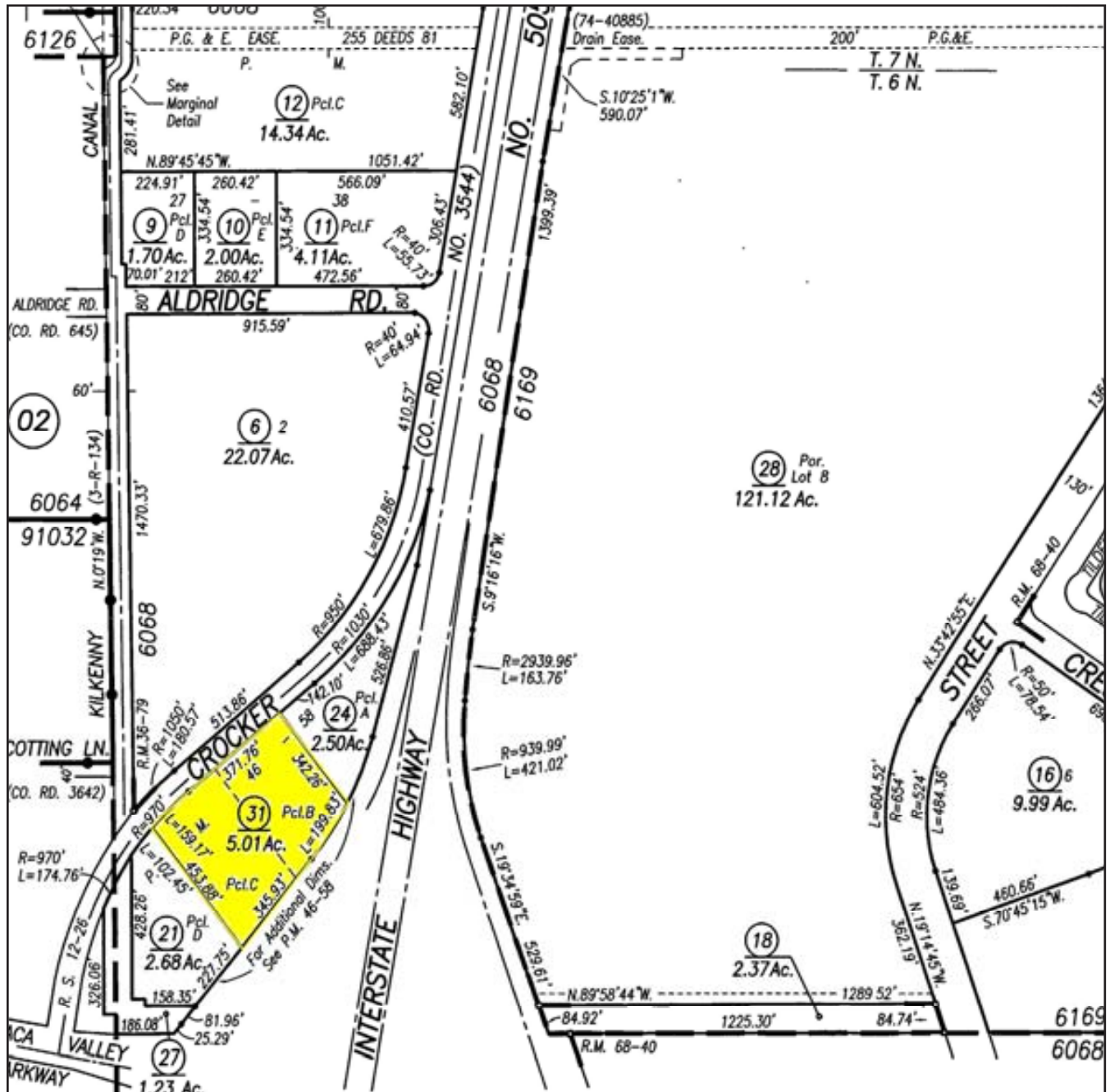
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