

AVAILABLE > ±39,214 SF

Vacaville Business Park

250 CROCKER DRIVE | VACAVILLE, CA



Site Features:

- > Approximately ±2.85 gross acres
- > Access: Crocker Drive
- > Utilities to site
- > Zoning: Industrial Park (IP)
- > Topography: Flat
- > APN: 0133-030-060

Comments:

- > Excellent access to I-80 & Hwy 505
- > Construction to be complete mid 2019
- > Over 1/2 acre of paved and secured yard area

Lease Rate:

Contact Exclusive Brokers

Shell Improvements To-Be-Built:

- > ±39,214 SF concrete tilt-up rear-loaded building (±360' wide x ±120' deep - irregular)
- > Clear Height: ±24'
- > Column Spacing: ±60' deep and ±60' wide
- > 6 grade level (±12' x ±14')
- > 3 grade level (±12' x ±12') with footings for future dock doors if necessary
- > Parking: 44 auto spaces
- > Fire Sprinklers: ESFR
- > Roofing: 4-ply built up roof
- > Power: 1,000 amp electrical service @ 277/480 volts



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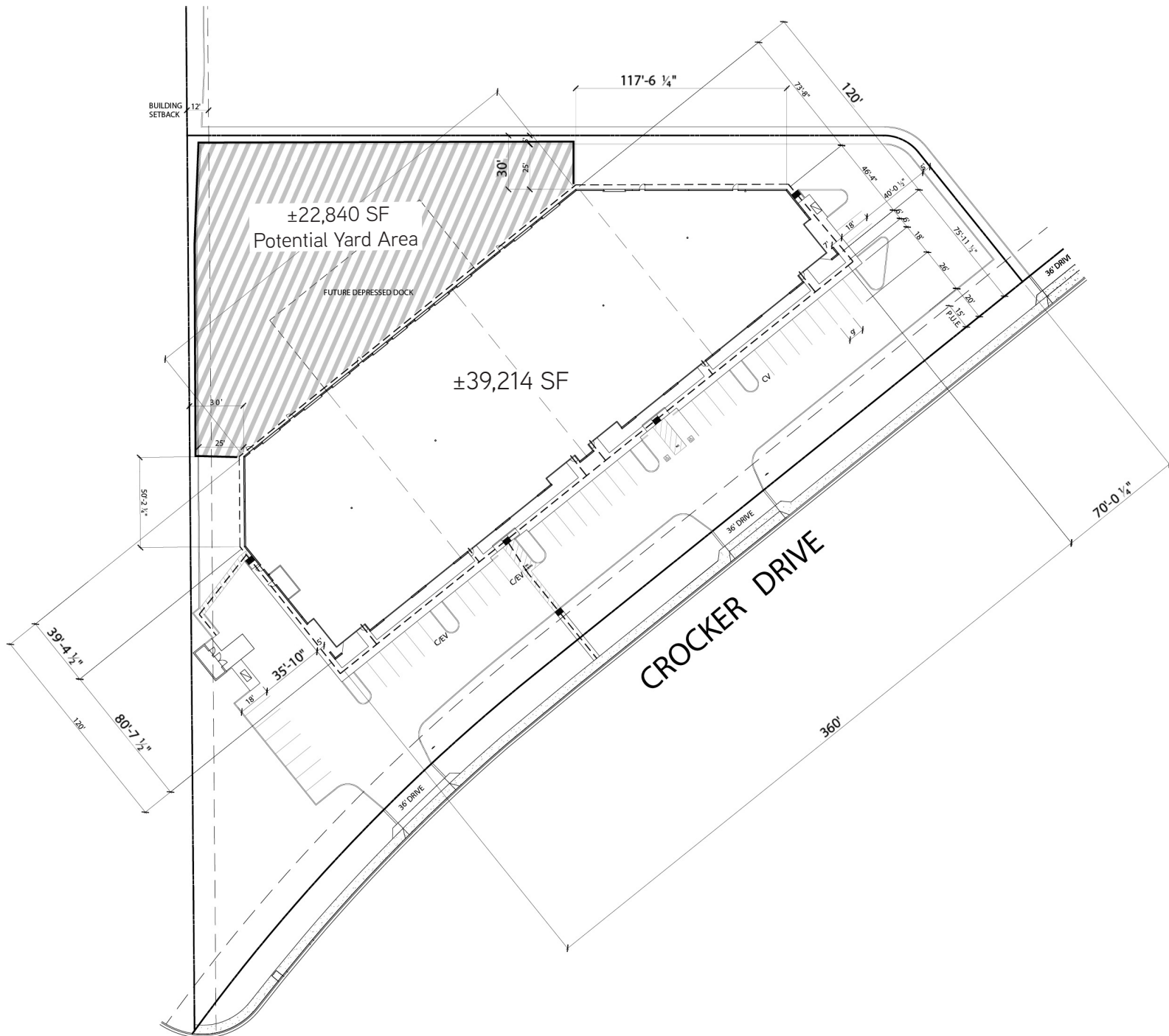
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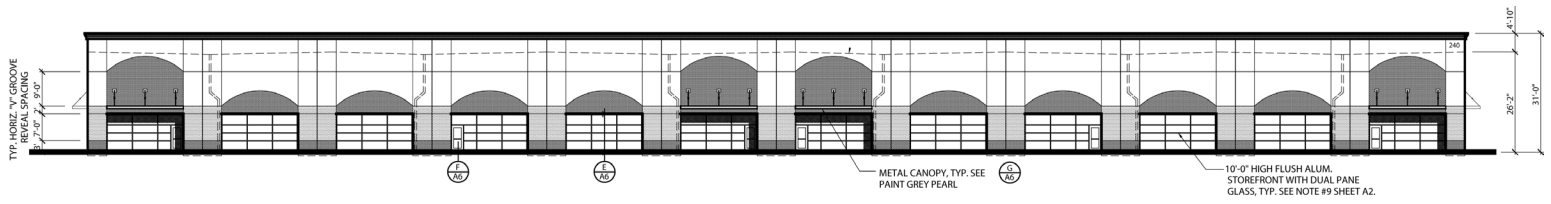
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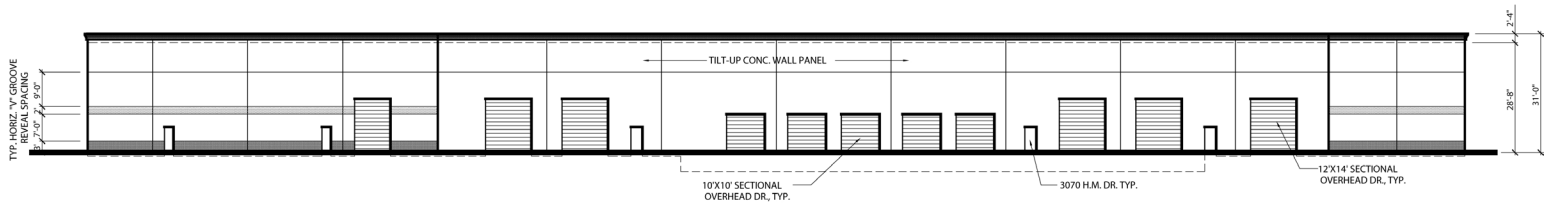


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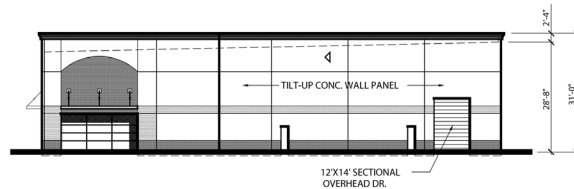
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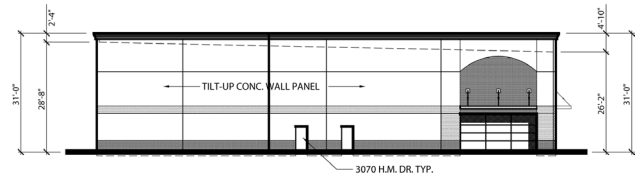
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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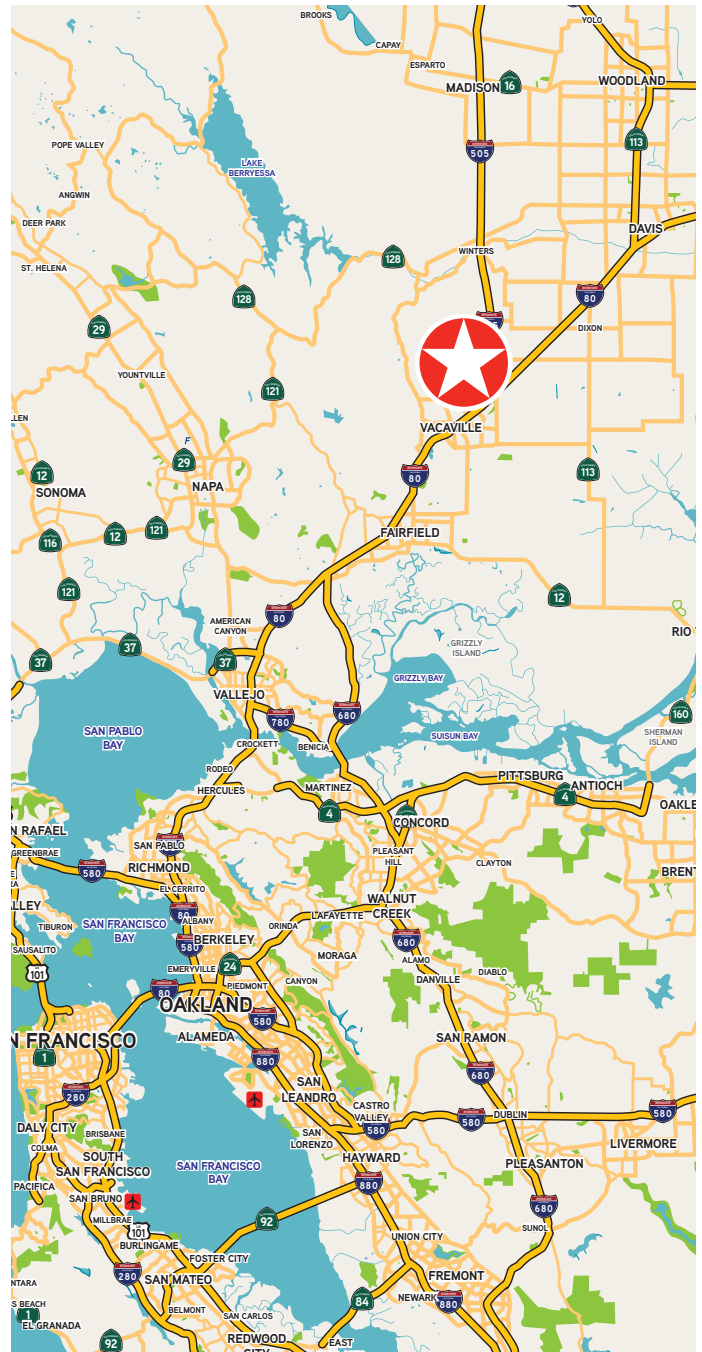
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