

DIXON INNOVATION CENTER

±37.57 Gross Acres | Pedrick Road @ Interstate 80

RESEARCH & DEVELOPMENT | R&D | LIGHT INDUSTRIAL | ADVANCED MANUFACTURING



Industrial/Business Park Land Use Designation ±37.57 Gross Acres



Excellent Access to Interstate 80

UC DAVIS

Short Distance to
UC Davis (5.3 Miles)

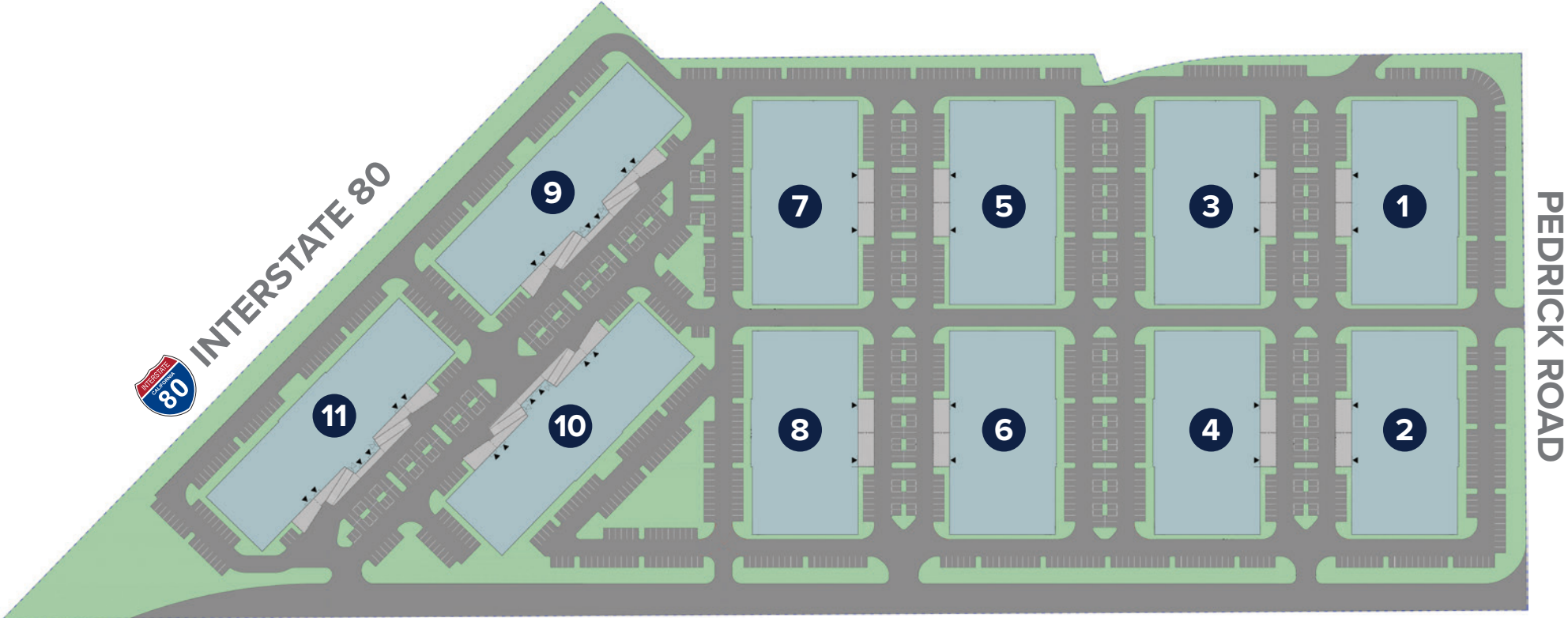
- APN: 0111-010-080
- Build-to-Suit Projects
- Land Sales
- Speculative Projects Forthcoming
- Proximity to Housing & Labor Pool
- Neighboring Businesses: TEC Equipment, Valley Farm Transport, Inc., Mike Lowrie Trucking, Button Transportation Inc., Haier/GE Appliances, Walmart, Cardinal Health, Genentech, Gold Star Foods, Altec Inc., and Basalite



DIXON INNOVATION CENTER

PRELIMINARY SITE PLAN - OPTION A

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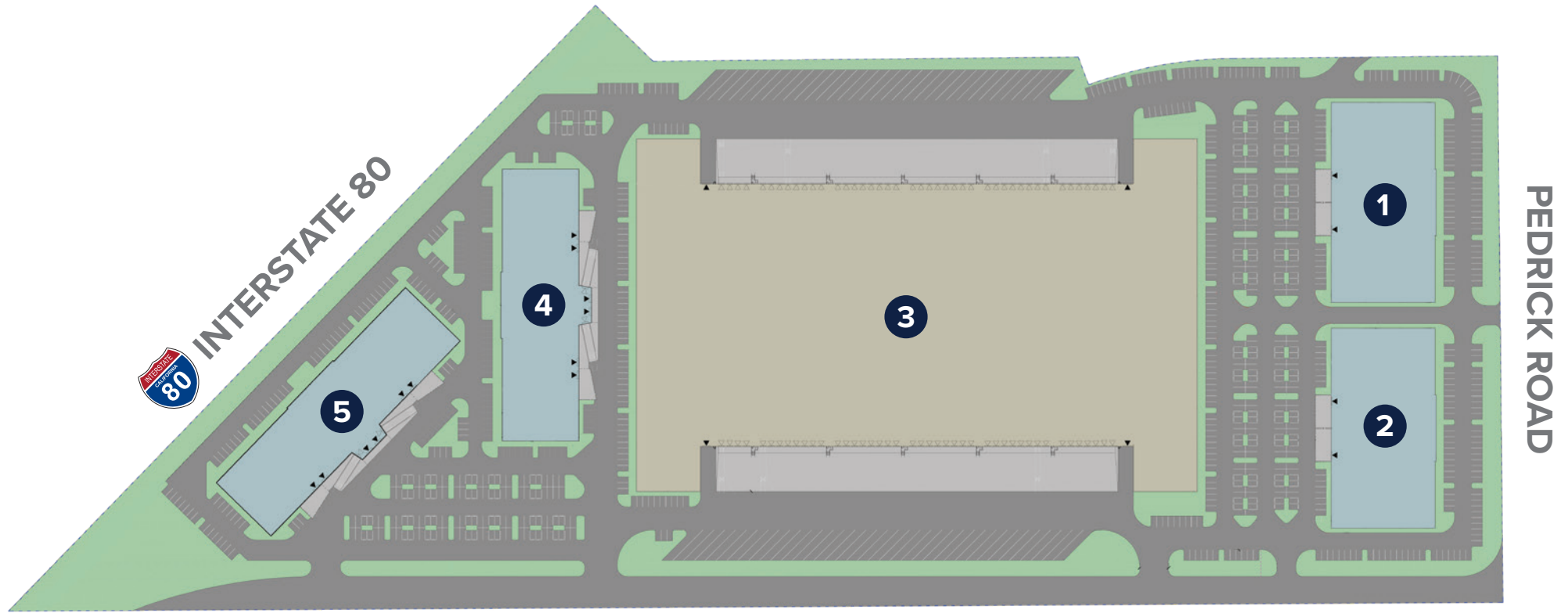


Proposed One Story Buildings - Sizes (SF)

1 50,700 SF	4 50,700 SF	7 50,700 SF	10 52,236 SF
2 50,700 SF	5 50,700 SF	8 50,700 SF	11 52,236 SF
3 50,700 SF	6 50,700 SF	9 52,236 SF	

DIXON INNOVATION CENTER PRELIMINARY SITE PLAN - OPTION B

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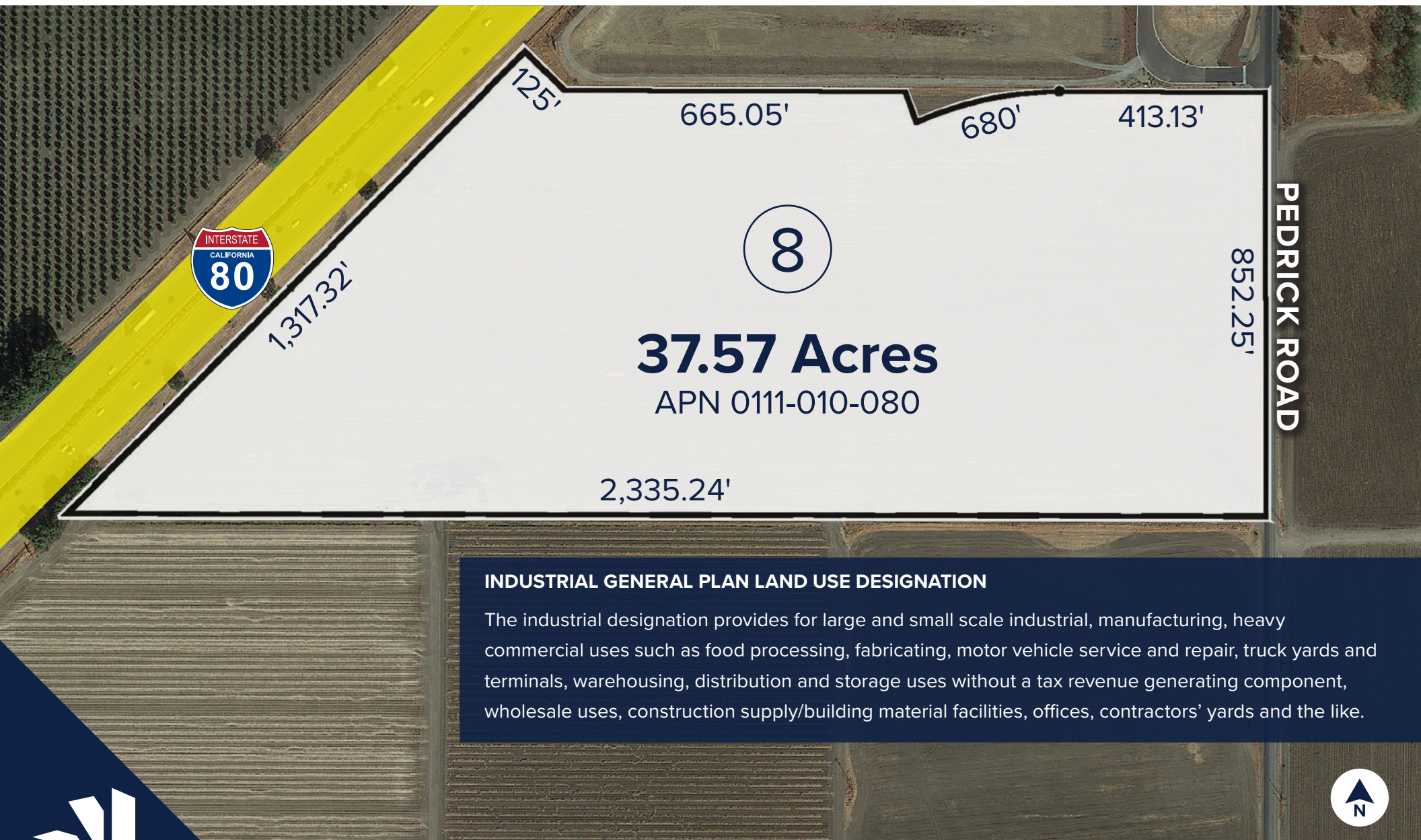


Proposed One Story Buildings - Sizes (SF)

- | | | |
|-------------|--------------|-------------|
| ① 50,700 SF | ③ 387,160 SF | ⑤ 52,236 SF |
| ② 50,700 SF | ④ 52,236 SF | |

DIXON INNOVATION CENTER PARCEL MAP

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INDUSTRIAL GENERAL PLAN LAND USE DESIGNATION

The industrial designation provides for large and small scale industrial, manufacturing, heavy commercial uses such as food processing, fabricating, motor vehicle service and repair, truck yards and terminals, warehousing, distribution and storage uses without a tax revenue generating component, wholesale uses, construction supply/building material facilities, offices, contractors' yards and the like.



RESEARCH & DEVELOPMENT,
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ELECTRICAL SERVICE



GAS SERVICE

PG&E



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The information contained herein is gathered from sources believed to be reliable. We cannot, however, guarantee its accuracy. All information should be verified prior to sale or lease.