

VACAVILLE, CA

# 2041 CESSNA DRIVE

±337,896 SF DISTRIBUTION BUILDING  
AVAILABLE FOR LEASE

±337,896 SF

## PROPERTY HIGHLIGHTS

**Divisible to ±129,960 SF & ±207,936 SF**

Cross-dock facility | 28'-30' clear height

Perimeter fencing & gates | 3,000 amps of power



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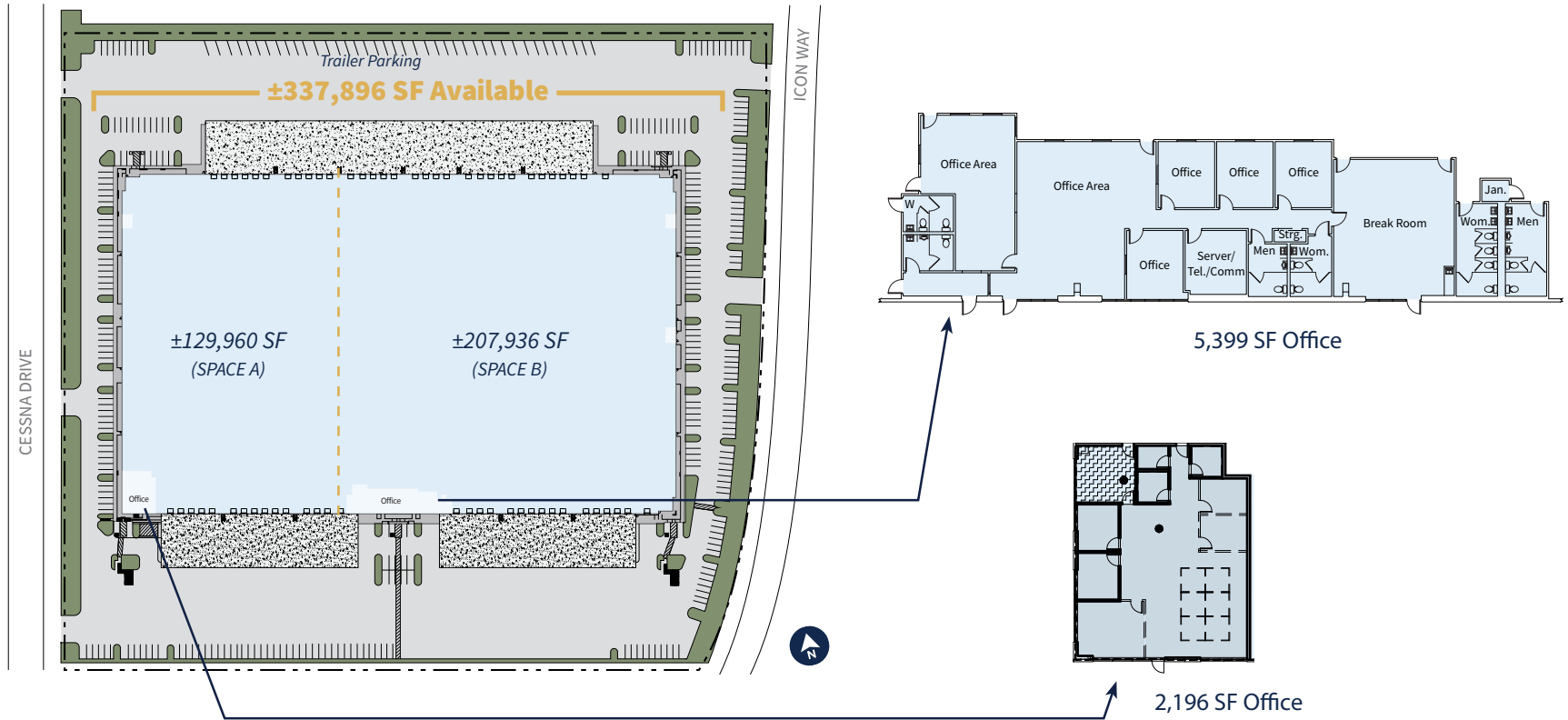
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## BUILDING FEATURES



**BUILDING SIZE:** ±337,896 SF

**BUILDING DIMENSIONS:** 456' D x 741' W

**COLUMN SPACING:** 57' x 57'

**POWER:** 3,000 amps, 277/480v

**FIRE SPRINKLERS:** ESFR

**WAREHOUSE ROOF INSULATION:** R-19

**FLOORS:** 6" slab, 4,000 PSI

**LED LIGHTING:** Inside & Out

**SECURED/FENCED SITE:**

Entirely with chain link/Razor Wire w/6 gates

**TRUCK STAGING:** 180' North, 195' South

**LOT SIZE:** ±17.91 gross acres

**APN:** 0133-210-640

**ZONING:** IP - Industrial Park

**YEAR BUILT:** 2003

**IMMEDIATE HIGHWAY ACCESS:** I-505 & I-80

#### SPACE A:

**SIZE:** ±129,960 SF

**OFFICE:** ±2,196 SF

**CLEAR HEIGHT:** 28'-32'

**NORTH DOCK DOORS:** 10 total  
(4 w/pit levelers, 6 w/EODs & weather seals)

**SOUTH DOCK DOORS:** 14 total  
(2 w/pit levelers, 12 w/EODs & weather seals)

**GRADE LEVEL DOORS:** 3

**AUTO PARKING STALLS:** 106

**TRAILER PARKING STALLS:** 14

**AVAILABLE 10/1/2025**

#### SPACE B:

**SIZE:** ±207,936 SF

**OFFICE:** ±5,399 SF

**CLEAR HEIGHT:** 28'-32'

**NORTH DOCK DOORS:** 15 total  
(8 w/pit levelers, 6 w/EODs & weather seals)

**SOUTH DOCK DOORS:** 14 total  
(4 w/pit levelers, 10 w/EODs & weather seals)

**GRADE LEVEL DOORS:** 4

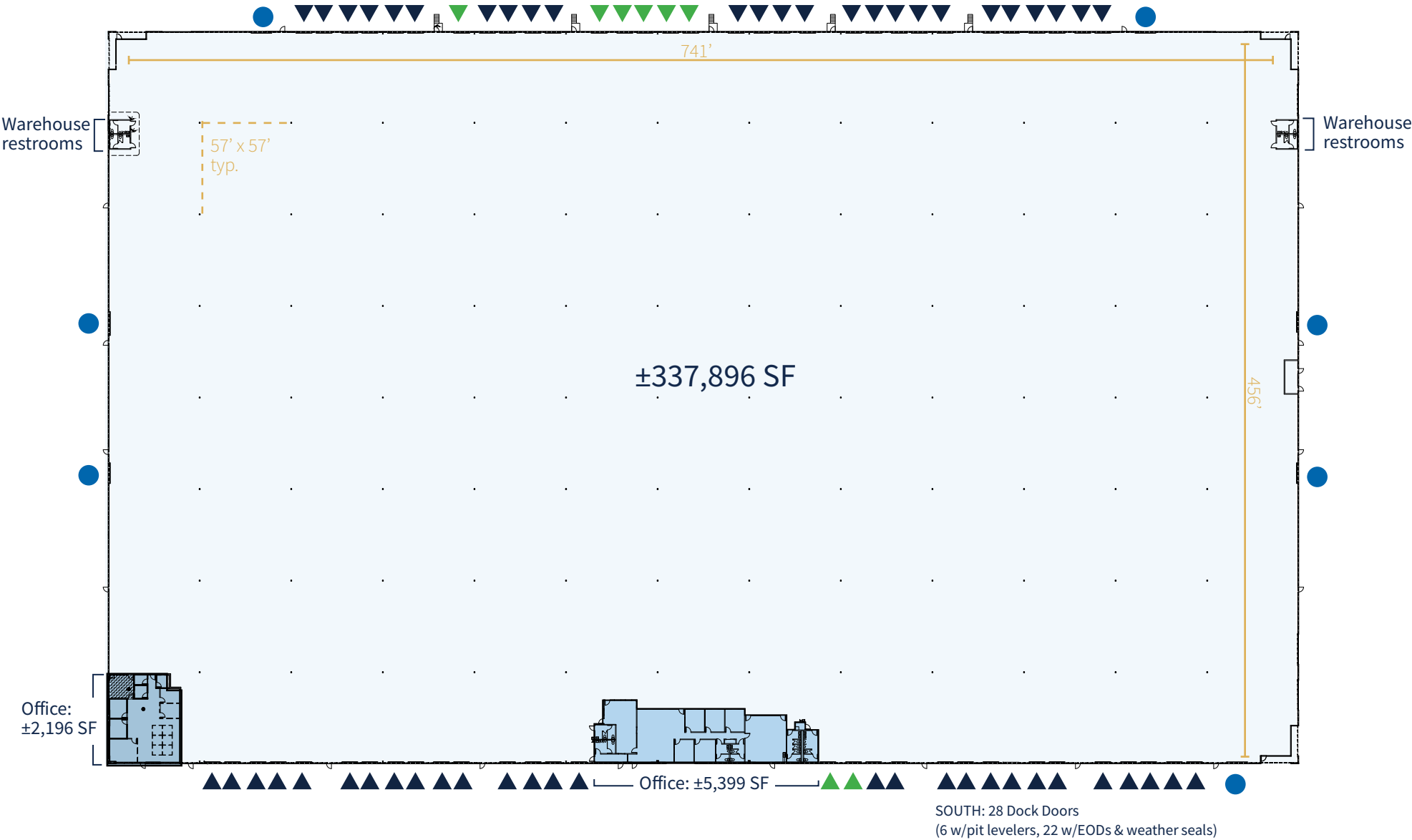
**AUTO PARKING STALLS:** 1711

**TRAILER PARKING STALLS:** 22

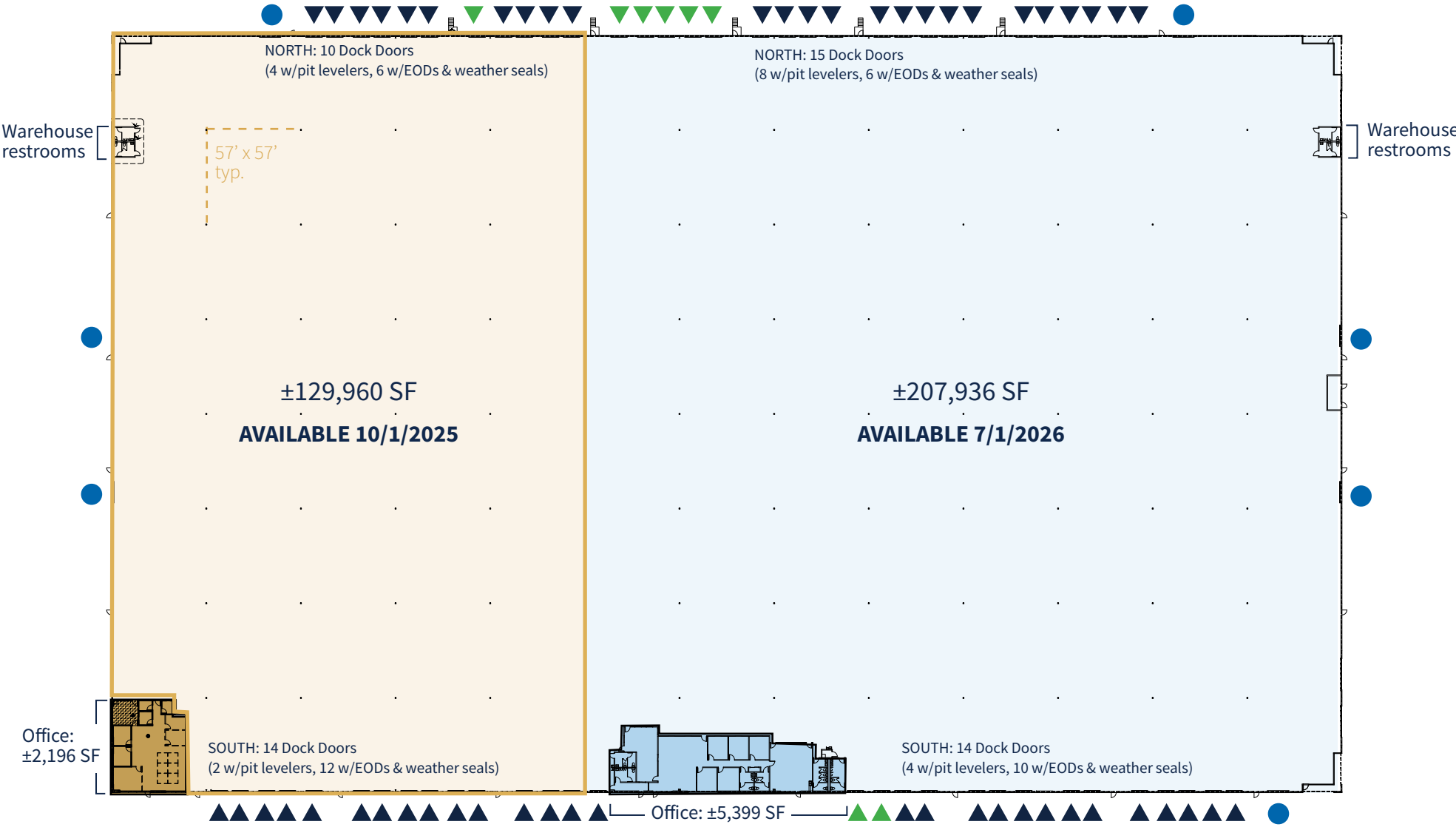
**AVAILABLE 7/1/2026**

FULL BUILDING FLOOR PLAN

NORTH: 25 Dock Doors  
(12 w/pit levelers, 12 w/EODs & weather seals)



DEMISED FLOOR PLAN OPTION



- ▲ Dock high door
- ▲ Dock can be added
- Grade level door

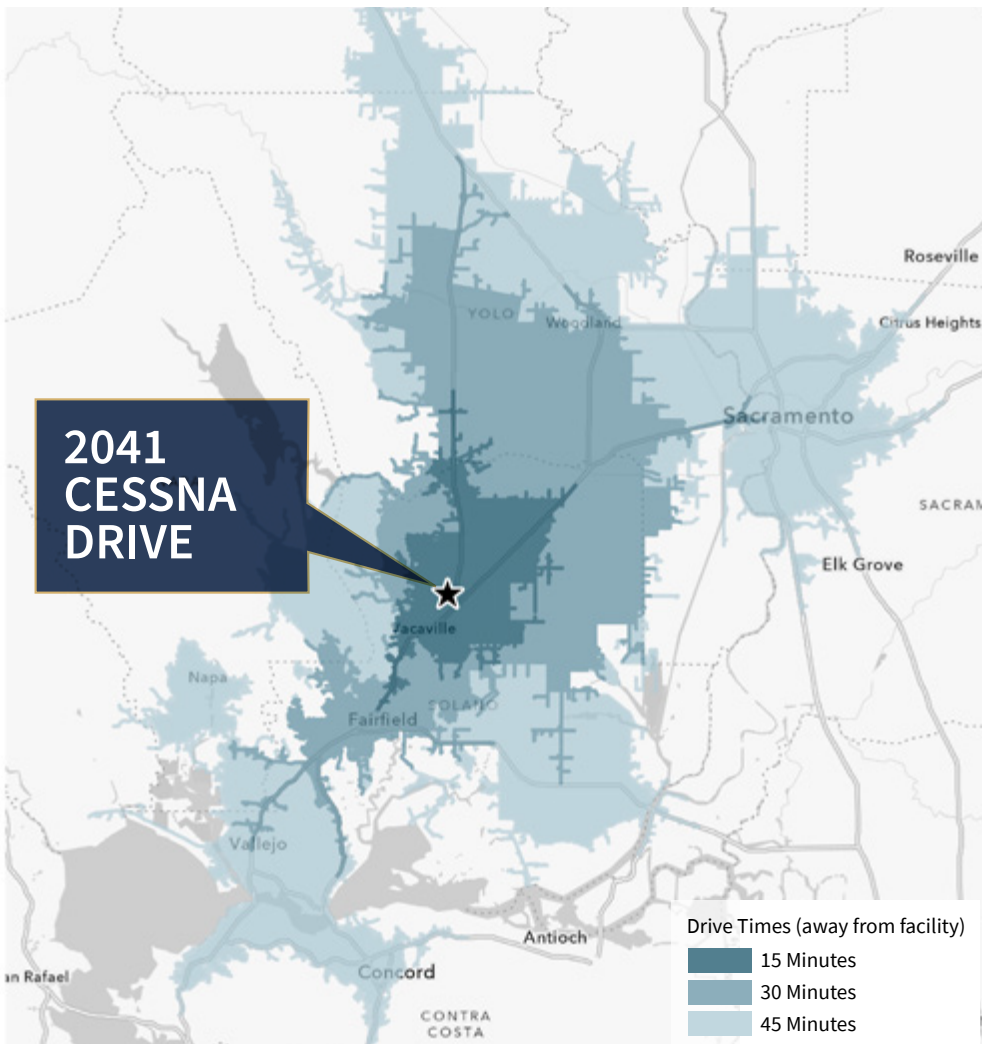




# Ideal, strategic location providing superior access to abundant and talented labor pool

## Demographics

KEY STATISTICS - 30-MINUTE DRIVE



Variable	2041 Cessna Drive, Vacaville, California, 95688		
	15 minutes	30 minutes	45 minutes
2024 Total Population	127,610	431,054	1,635,330
2024 Total Households	42,257	145,048	587,296
2024 Millennial Population (Born 1981 to 1998)	32,687	107,018	438,385
2024 Generation X Population (Born 1965 to 1980)	24,867	78,415	306,438
2024 Median Household Income	\$106,372	\$101,388	\$90,338
2024 Household Income 100K+	24,327	73,729	268,249
2024 Occupation: Manufacturing	4,764	15,496	51,586
2024 Occupation: Transportation/Material Moving	5,044	15,624	61,018

# 2041 CESSNA DRIVE

## STRATEGICALLY LOCATED

### DRIVING DISTANCE



Fairfield, CA **14 MILES**  
Benicia, CA **31 MILES**



Napa County Airport **25 MILES**  
Sacramento International Airport **40 MILES**  
Oakland International Airport **62 MILES**  
San Francisco International Airport **69 MILES**



Port of Stockton **62 MILES**  
Port of Oakland **53 MILES**





