



Colliers



Vacaville Business Park
For Lease $\pm 14,398$ SF
Warehouse / R&D-Flex

2144 Icon Way, Suite 100 | Vacaville, CA



Contact Us

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Highlights

Property Description

Gross Acreage: ±2.01 acres (±87,556 SF)

Dimensions: ±308' x ±284' (irregular)

Access: I-505 via Vaca Valley Parkway

Utilities: To site

Zoning: Industrial Park (IP)

Year Built: 2007

APN: 0133-220-260

Comments

- Skylights throughout (insulated)
- Interior walls painted white
- T-5 lighting
- Insulated warehouse ceiling
- Immediate access to I-80 and I-505
- Strong local labor demographics

Improvements

Building: ±22,800 SF R&D/Flex/Warehouse

Dimensions: ±228' wide x ±100' deep

Available: ±14,398 SF

Office Area (see attached floor plan):

- Reception area
- Two (2) large private offices
- Conference room
- Break room
- IT closet
- Office restroom and shop restroom with shower

Column Spacing: ±50' x ±57'

Clear Height: ±16' minimum

Loading:

- Five (5) grade-level doors
- Two (2) convertible to dock-high doors

Truck Staging: ±100' plus additional common area

Parking: ±2.75/1,000

Sprinklers: ESFR

Power: ±1,200 amps, 277/480V, 3-phase

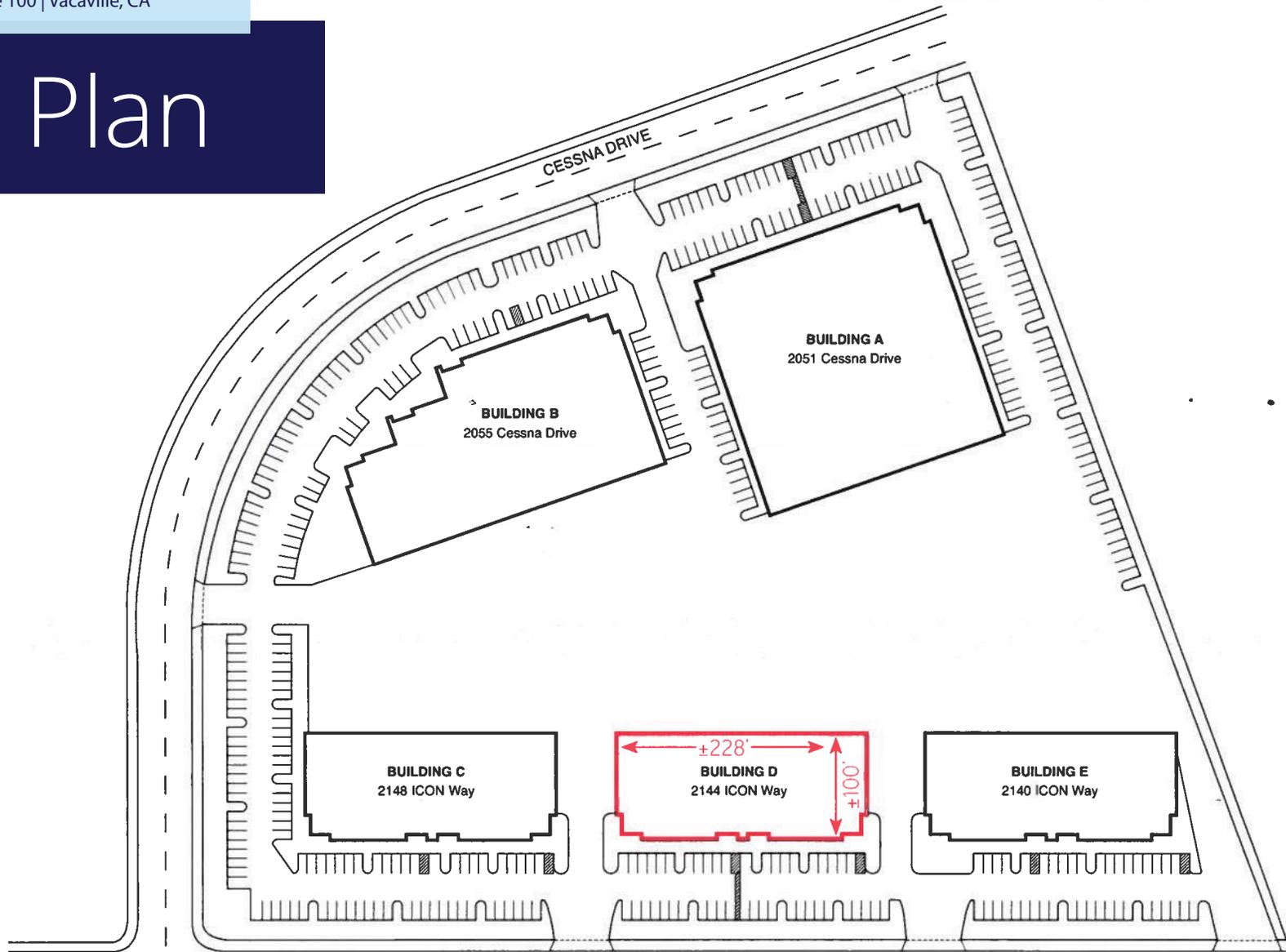
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Aerial Map



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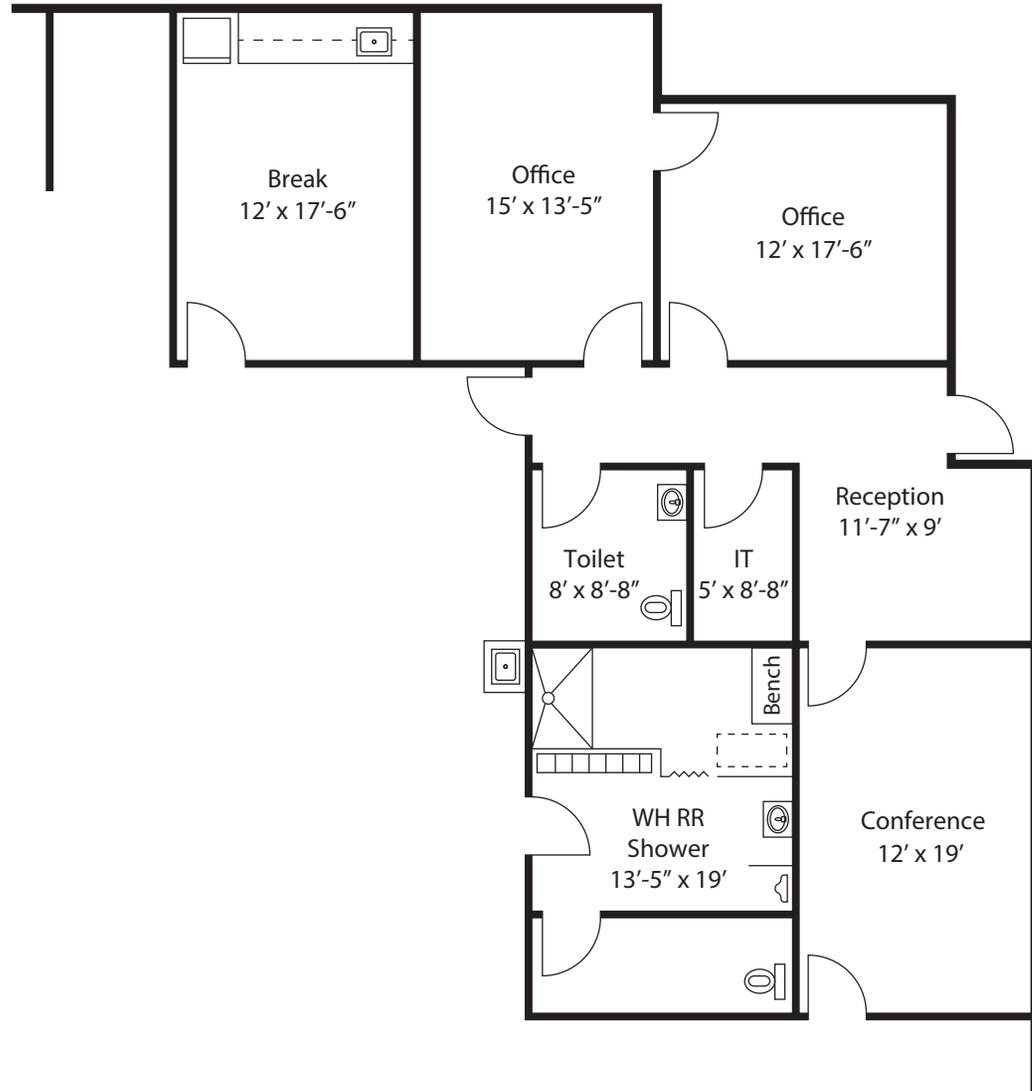
Site Plan



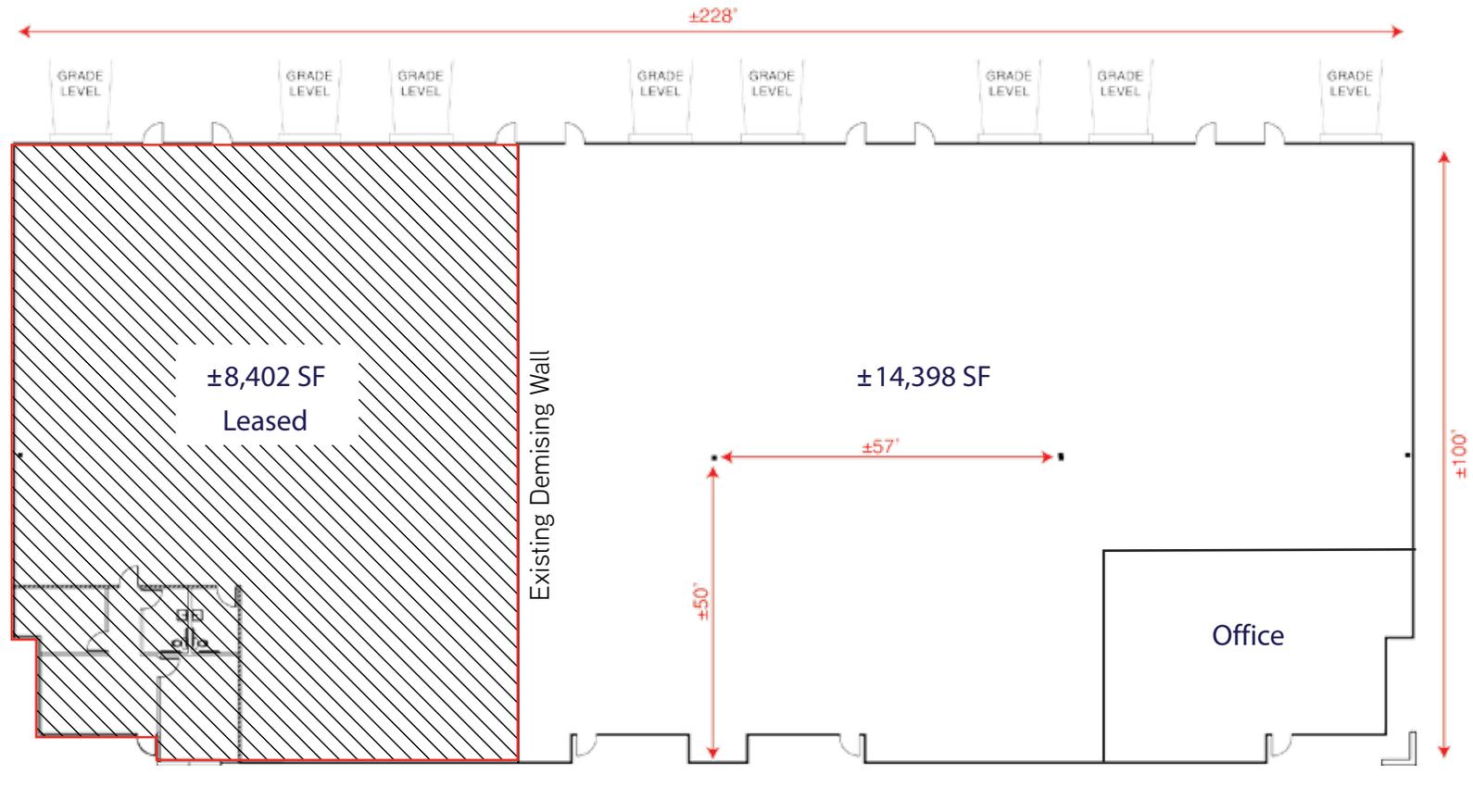
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Floor Plan

Office Area | Suite 100



Building Plan



Distance Map



Proximity to Airports & Ports

| | |
|---------------------------------------|----------|
| Sacramento International Airport | 35 miles |
| Oakland San Francisco Bay Airport | 62 miles |
| San Francisco International Airport | 70 miles |
| San Jose Mineta International Airport | 87 miles |
| Port of Oakland | 54 miles |
| Port of Stockton | 63 miles |



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Photo Gallery



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