



# ±47,283 SF Remaining of Prime Industrial Space w/ Large Yard Area for Lease

3808 FARADAY AVENUE | DAVIS, CA



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## PROPERTY SPECS & SITE PLAN

**Building Size:** 107,612 SF

**Available Space:** ±47,283 SF with Large Yard Area

**Rooftop Solar System:** 608kW - Recently Completed

**Office:** To Suit

**Site Area:** 8.05 Acres

**Dock Doors:** 2 - 9' x 10' (Expandable to 4)

**Grade Level Doors:** 3 - 12' x 14' (Expandable to 5)

**Clear Height:** 32'

**Column Spacing:** 52' x 55' Typ. w/ 52' x 60' Speed Bay

**Slab:** 6" Concrete w/ #3 Rebar 24" OCEW

**Roof:** 60mil TPO

**Power:** ±3,000 Amps Available

**Fire Suppression:** ESFR

**Skylights:** Dual Dome at 1%

**Lighting:** LED

**Auto Parking:** 161 Stalls

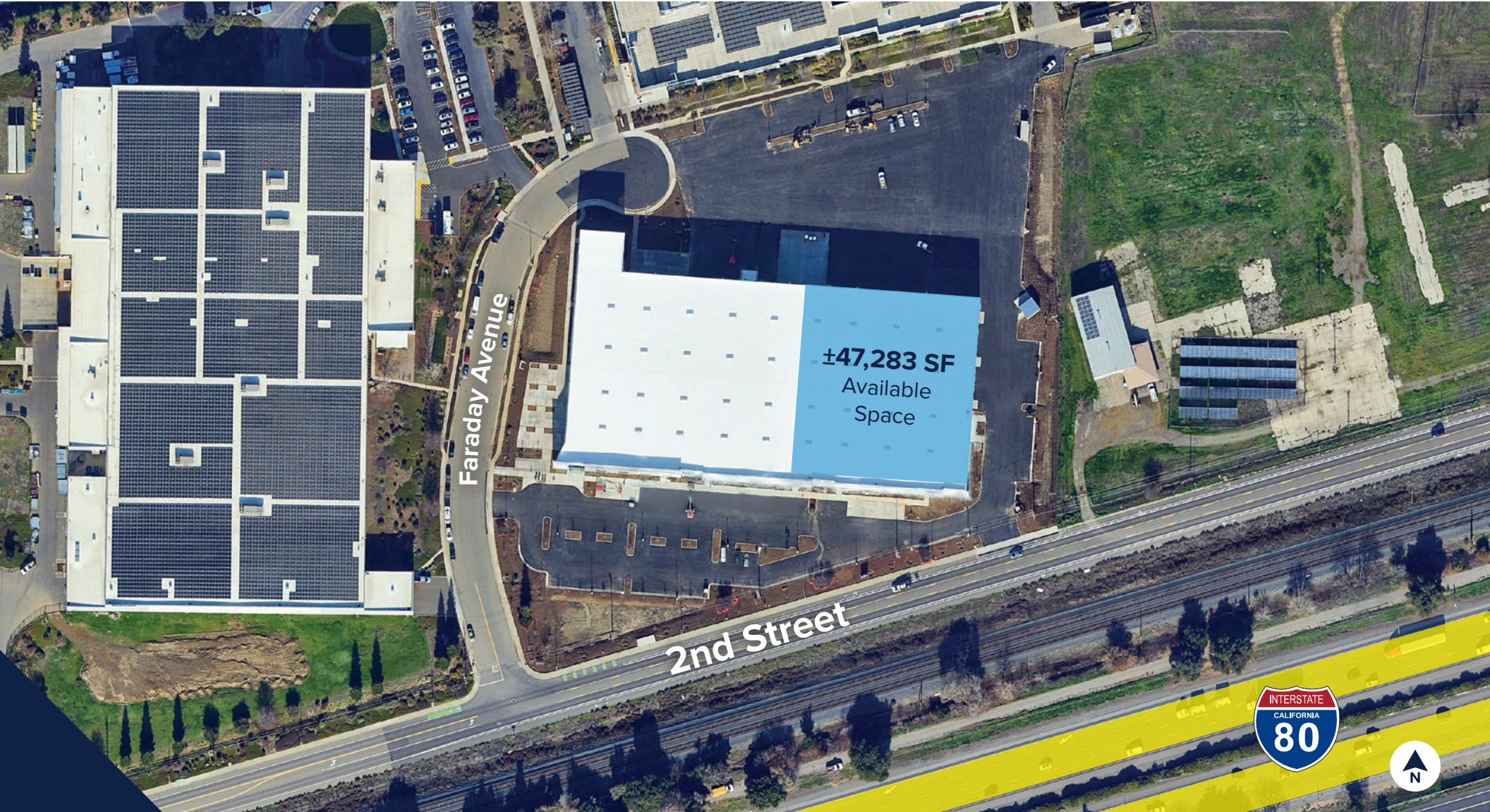
**Building FAR:** 31%



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AERIAL



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## OVERVIEW



Strategically situated just north of Interstate 80 in Davis, 3808 Faraday is positioned approximately 15 minutes west of Downtown Sacramento, 20 minutes southwest of the Sacramento International Airport, and 90 minutes east of the San Francisco Bay Area, ensuring excellent accessibility and freeway signage opportunities.

Within Davis, this property is conveniently located less than three miles east of University of California, Davis, which serves as a driving force for producing top employee talent in the region. As the largest employer in the city and renowned as a world-class research and development university, it set a record in the fiscal year 2021-22 by raising over \$1 billion in external research funding, surpassing the previous year's total by \$103 million.

Zoned as Planned Light Industrial/Business Park, the property is suited to accommodate advanced manufacturing, research and development, light industrial and distribution uses.

### UTILITY SUMMARY



**MUNICIPALITY**  
City of Davis



**ELECTRICAL SERVICE**  
PG&E  
4,000 Amp Main Switchgear  
12kV Electrical Line



**GAS SERVICE**  
PG&E  
1.25" Natural Gas Line



**PHONE/FIBER**  
Comcast & AT&T  
Available



**WATER**  
2" Domestic Water Meter  
3" Service Line



**SEWER**  
10" Main  
6" Distribution



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## TRANSIT DISTANCE & TIMES



### MAJOR CITIES

Sacramento, CA	13.5 mi	19 min
Napa, CA	50.4 mi	57 min
Stockton, CA	58.4 mi	58 min
Oakland, CA	70.8 mi	1 hr 17 min
San Francisco, CA	76.8 mi	1 hr 29 min
San Jose, CA	109 mi	1 hr 49 min
Reno, NV	144 mi	2 hr 30 min
Fresno, CA	181 mi	3 hr
Los Angeles, CA	395 mi	6 hr 5 min
Las Vegas, NV	574 mi	8 hr 55 min
Boise, ID	565 mi	8 hr 46 min
Portland, OR	577 mi	8 hr 46 min
Salt Lake City, UT	662 mi	9 hr 36 min
Phoenix, AZ	766 mi	11 hr 44 min
Denver, CO	1,178 mi	17 hr 42 min

### AIRPORTS



**SMF**

SMF  
Sacramento, CA  
20 mi | 22 min

**I X OAK**

Oakland San Francisco Bay Airport

OAK | Oakland, CA  
79.2 mi | 1 hr 26 min



**SAN FRANCISCO**  
INTERNATIONAL AIRPORT

SFO | San Francisco, CA  
86.6 mi | 1 hr 35 min

### SEAPORTS



Port of West Sacramento, CA  
10.3 mi | 15 min



Port of  
Benicia, CA  
49 mi | 53 min



Port of  
Stockton, CA  
61.1 mi | 1 hr 4 min



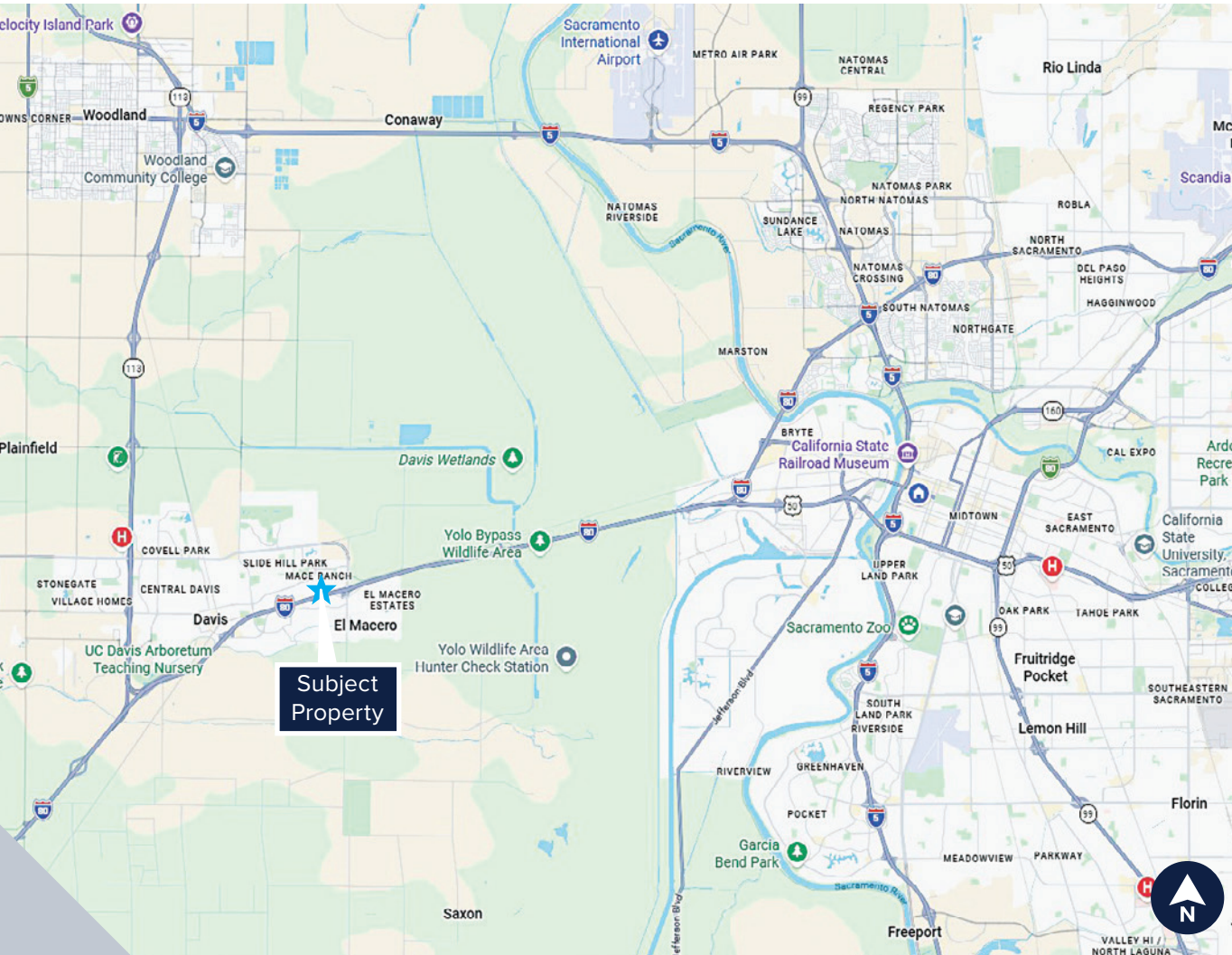
Port of  
Oakland, CA  
71.4 mi | 1 hr 19 min



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## LOCAL MAP & AMENITIES



### AMENITIES (within 5 miles)



0.8 mi



0.9 mi



0.9 mi



1.1 mi



1.5 mi



2.2 mi



2.3 mi



2.3 mi



2.6 mi



2.7 mi



3.5 mi



4.6 mi



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