



Largest Available Space in Northern California For Lease

±843,248 SQUARE FEET (DIVISIBLE)
SITUATED ON ±124.14 GROSS ACRES



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Features:

Highlights:

- ±843,248 SF cross dock building
- ±124.14 gross acre site
- Dimensions:
±400' - ±750' deep x ±1300' wide (see in plan)
- Secure gated site with Guard Shack
- Concrete truck court and staging areas
- ± Eight (8) acres of paved yard
- New Roof installed 2015
- Parking:
Over 400 employee parking stalls expandable.
Separate entrance
- Three (3) bay truck maintenance facility
- ±30,000 SF Cross Dock facility with 32 Dock High Doors (not included in square footage)
- APN: 8106-240-340 & 350
- Adjacent ±600,000 SF facility proposed



Main Warehouse:

- Dock Doors:
128 (56 Front, 72 Rear)
Upgraded with lights and hydraulic levelers (25,000 & 45,000 lbs)
- Grade Doors: 5 (3 Front, 2 Rear)
- Clear Height: ±23' - ±36' (most areas are ±28' - see attached)
- Sprinklers:
±0.58 GPM/2,000 SF supported by water tanks, pumps, and back up generators
Insulated area: ±0.405 GPM/2,000 SF
- Cross Loaded Staging: ±200' - ±350' deep
- Lighting: T-5 motion
- Power: 15KVA/6000 AMPS @ 277/480 volts at main substation divided into five (5) 1,200 amp @ 277/480 volt subpanels
- Column Spacing: ±62' Deep x ±42' - ±56' Wide typical
- ±55,000 SF Insulated and temperature controlled area (55° capability).

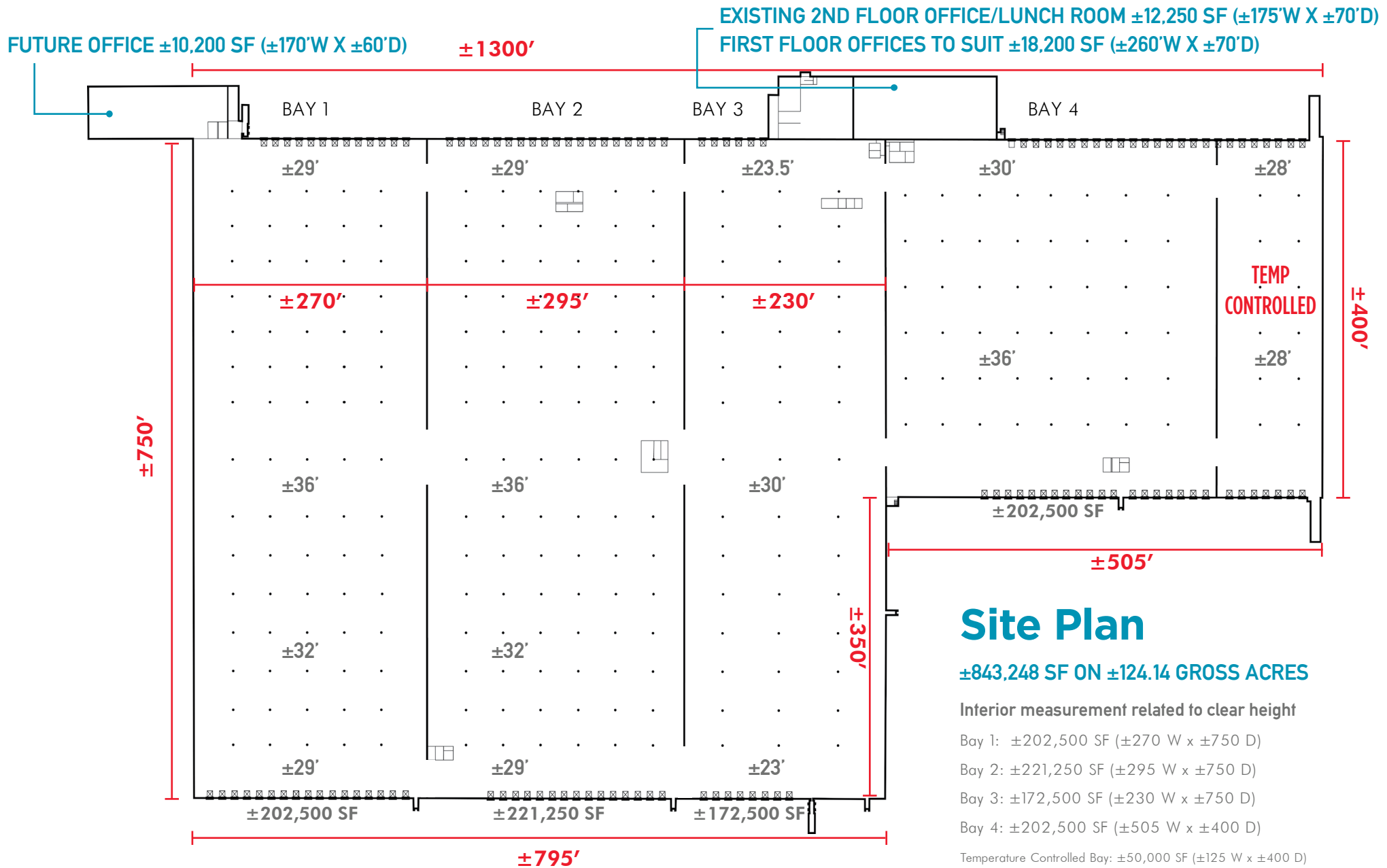
Utilities:

- Sewer: City of Vacaville
- Storm Drain: City of Vacaville
- Water: Onsite deep well; (City water available)
- ISP: 50 MB AT&T circuit and a 20 MB Telepacific circuit

Office/Auxillary:

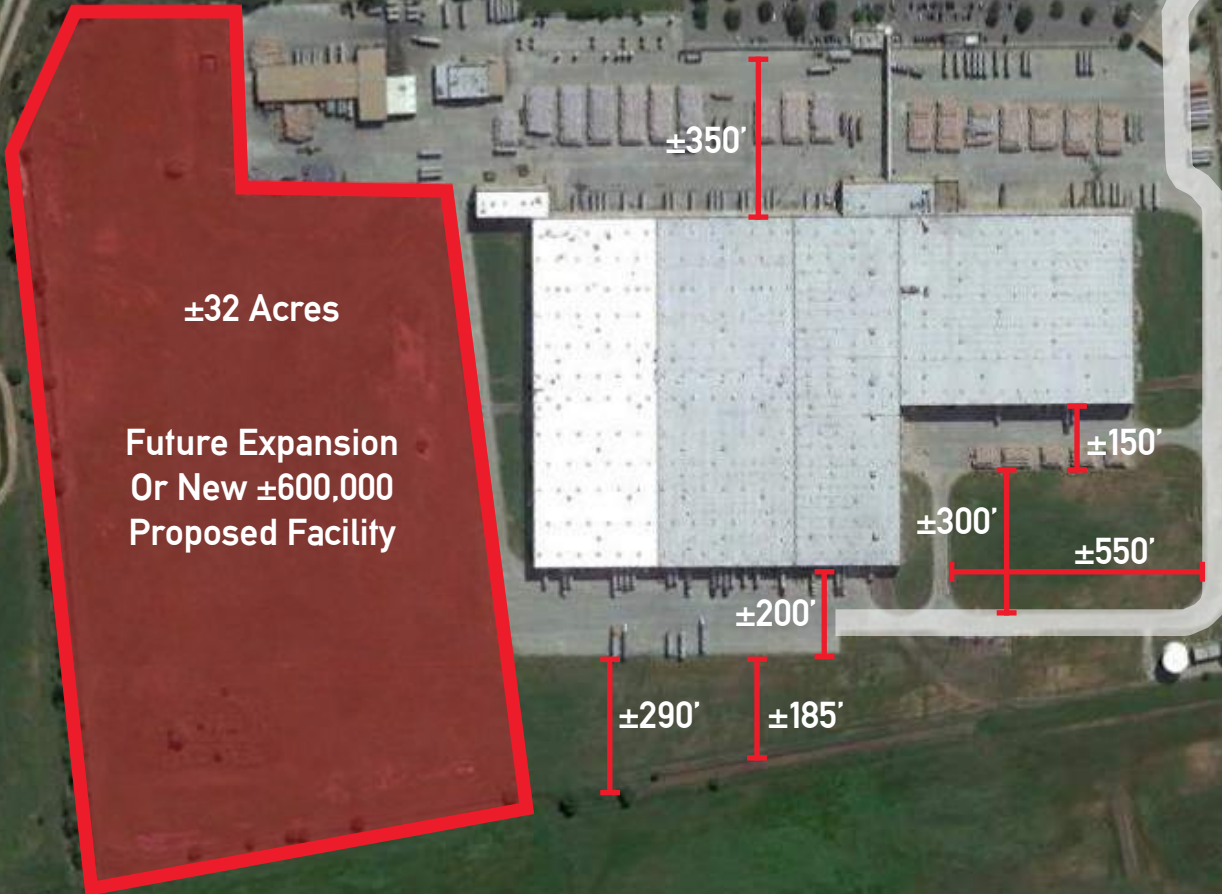
- ±44,600 SF in office, maintenance and break rooms







Crocker Dr.



Eubanks Dr.

Building Upgrades

- Upgraded elevation
- Fully painted exterior and interior walls
- Fully demised utilities
- New entry and project monument signage
- Upgraded store fronts
- New offices to suit
- Existing restrooms to be upgraded

NorthBay

CENTER
LOGISTICS

CUSHMAN & WAKEFIELD

LDK
VENTURES



Genentech



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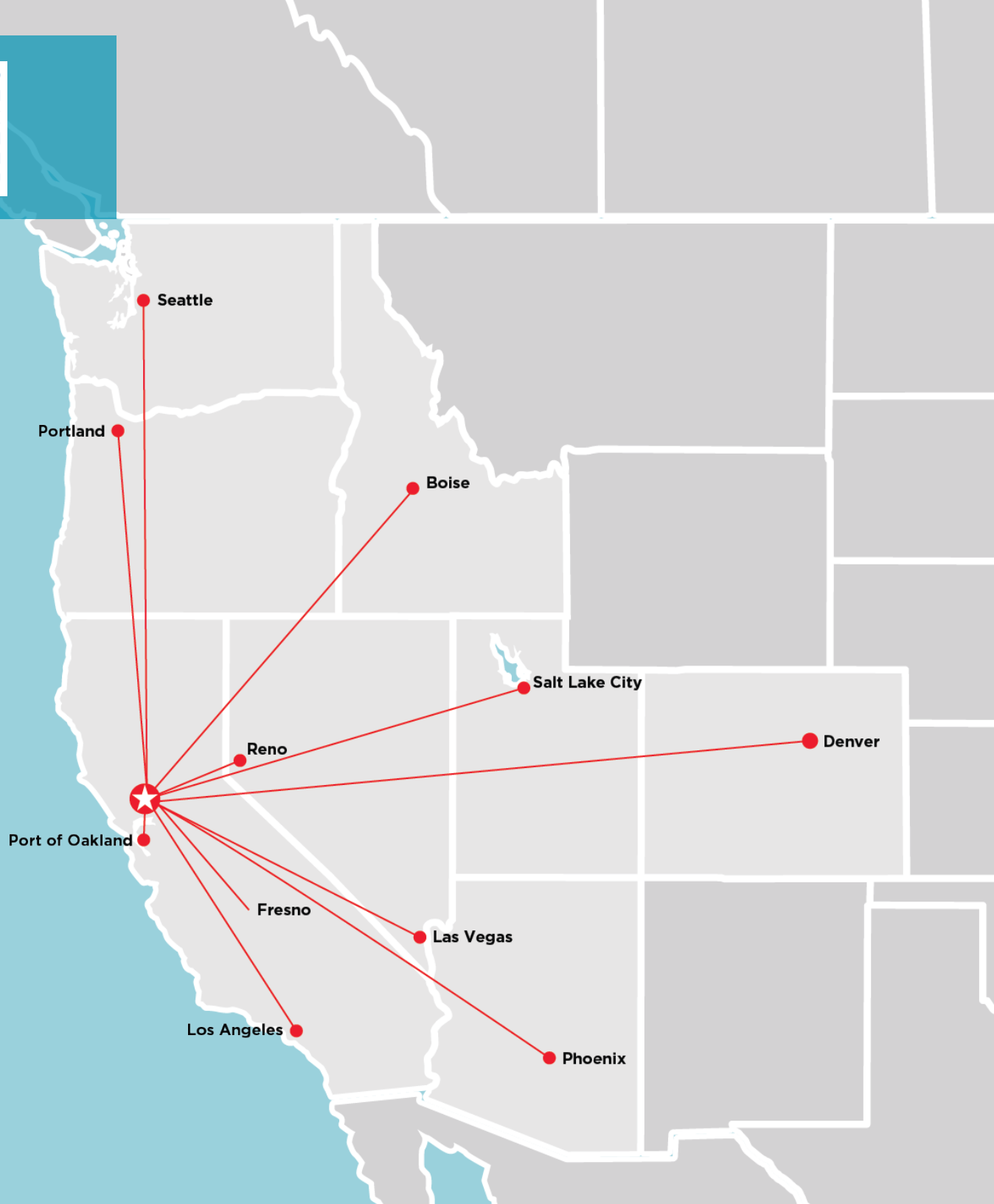


Drive Distance Key: (Miles)

Sacramento	32
Tracy	80
San Jose	91
San Francisco	60
Fresno	188
Reno	163
Las Vegas	593
Boise	584
Portland	579
Phoenix	777
Salt Lake	680
Denver	1196
Port of Oakland	54
Port of Stockton	62
Port of Sacramento	29
Port of LA	433
Port of Seattle	755

Click for Demographics

= Site





Entrance



Entrance to Employee Parking Lot



Staging



Employee Access



Employee Parking Lot



Concrete Staging



Truck Maintenance



Cross Dock



Rear Staging



Water Tanks and Sprinkler Pumps



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