



**DIXON  
COMMERCE  
CENTER**

**FOR LEASE** | 447,042 SF  
2299 Commerce Way, Dixon, CA  
Climate Controlled Distribution Facility

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## Property Features

Available Building SF Total	±447,042 SF	Construction Type	Concrete Tilt
Phase 1	±269,765 SF	Truck Court	155'
Phase 2	±145,230 SF	Column Spacing	48' x 54'
Divisible SF	±145,230 SF	Speed Bays	48'
Office SF	Phase 1: ±16,916 SF Phase 2: ±21,022 SF (17,134 SF Mezz Level)	Roof Insulation	R-19 Batt Insulation
Space Dimensions	Phase 1: 384' x 702' Phase 2: 384' x 378'	Prismatic Sky Lights	1.2/1,000 SF
Parcel Size	±29.79 Acres	Climate Control	Phase 1 @ ±70°F
Year Built	Phase 1: 1997 Phase 2: 2007	Interior Walls	Reflective white
Clear Height	Phase 1: ±27.5' @ First Column Phase 2: ±36' @ First Column	Fire Sprinklers	ESFR
Dock Doors	30	Auto Parking	443 Stalls
Grade Level Doors	2	Trailer Parking	144 Stalls (Expandable to 226)
Concrete Truck Apron	60'	Indicated Power	4,000amps, 277/480v, 3Phase
Warehouse Lighting	Long-life florescent with motion sensors	Back-up Power	Generac 750kw (1,200 Gal) Generac 350kw (693 Gal)
		Fencing	Perimeter Fenced Facility
		Zoning	MH- ML- PD, City of Dixon



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Reception/Open Walkway



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## Main Office



## Patio



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## Control Room



## Call Center



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## Phase I Warehouse



## Phase II Warehouse



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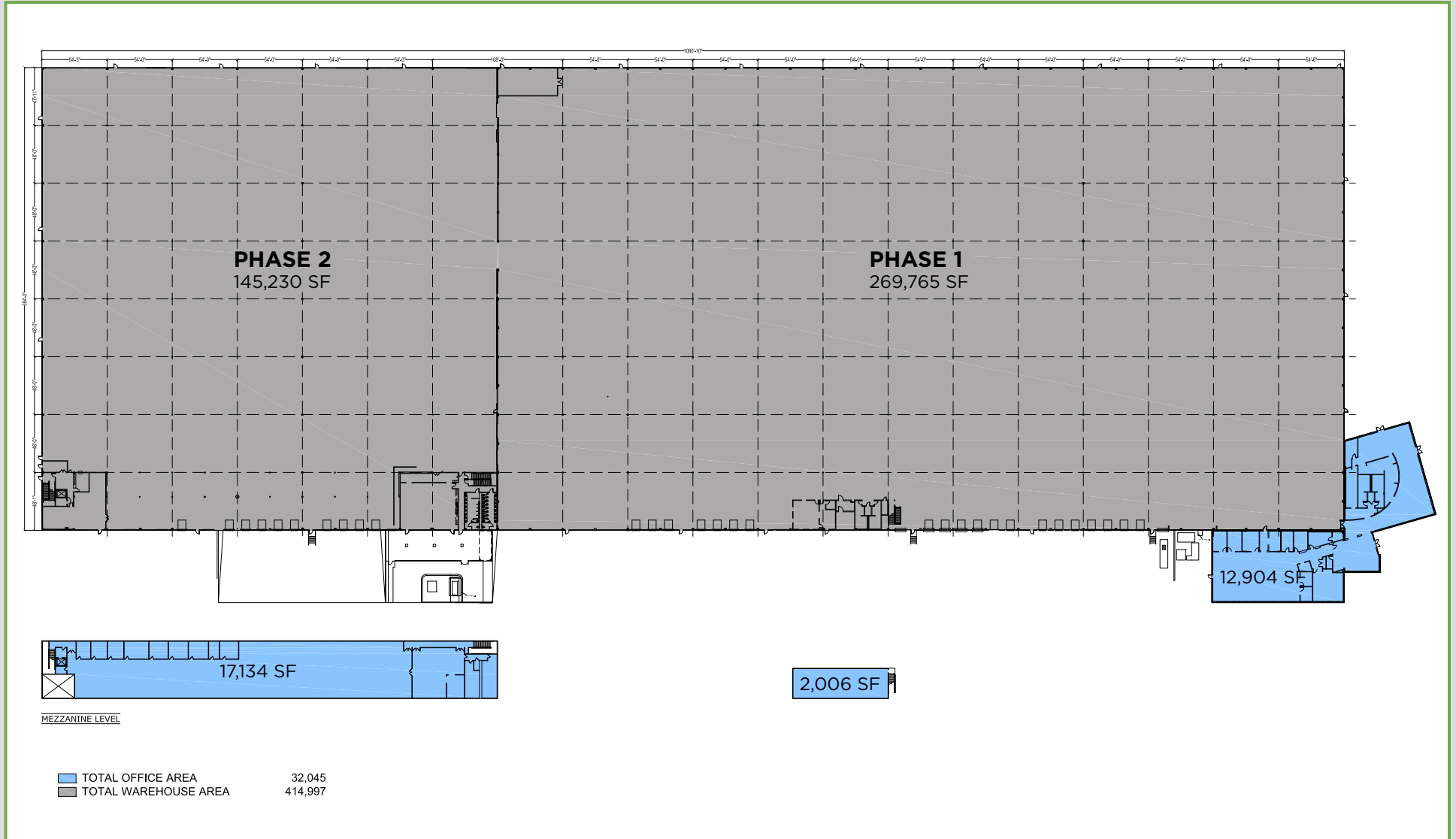
## Truck Court



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## Site Plan





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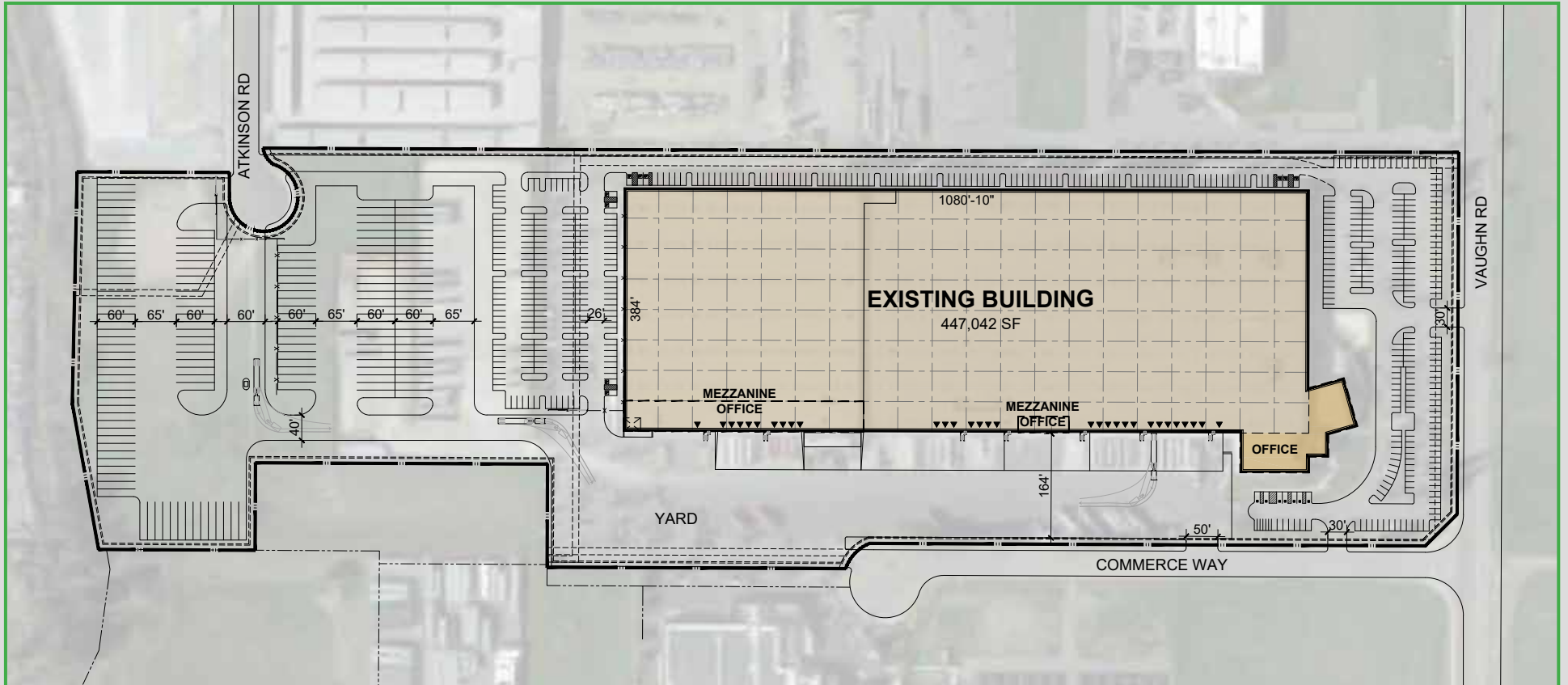
Project Aerial



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## Conceptual Site Plan - Additional Employee and Trailer Parking



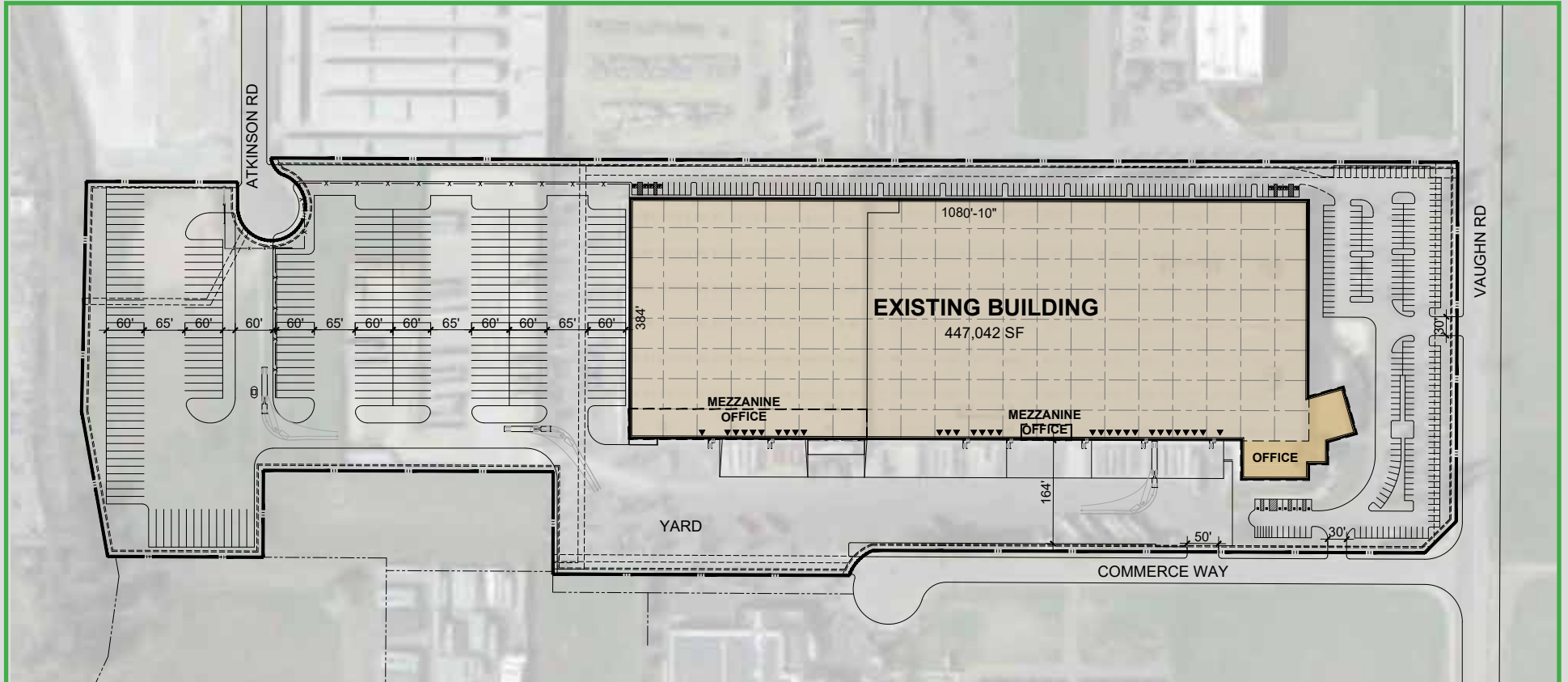
### PROJECT DATA

Site Area	29.71 AC					
Gross	1,294,115 SF					
Building RSF		Building Use		Parking		Truck Docks
Existing Building	447,042 SF	Warehouse	414,997 SF	Warehouse	1/1400 SF	296 Stalls
		Office	@5% 32,045 SF	Office	1/560 SF	57 Stalls
				Total		354 Stalls
						Δ Dock High Doors
						30

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## Conceptual Site Plan - Additional Trailer Parking



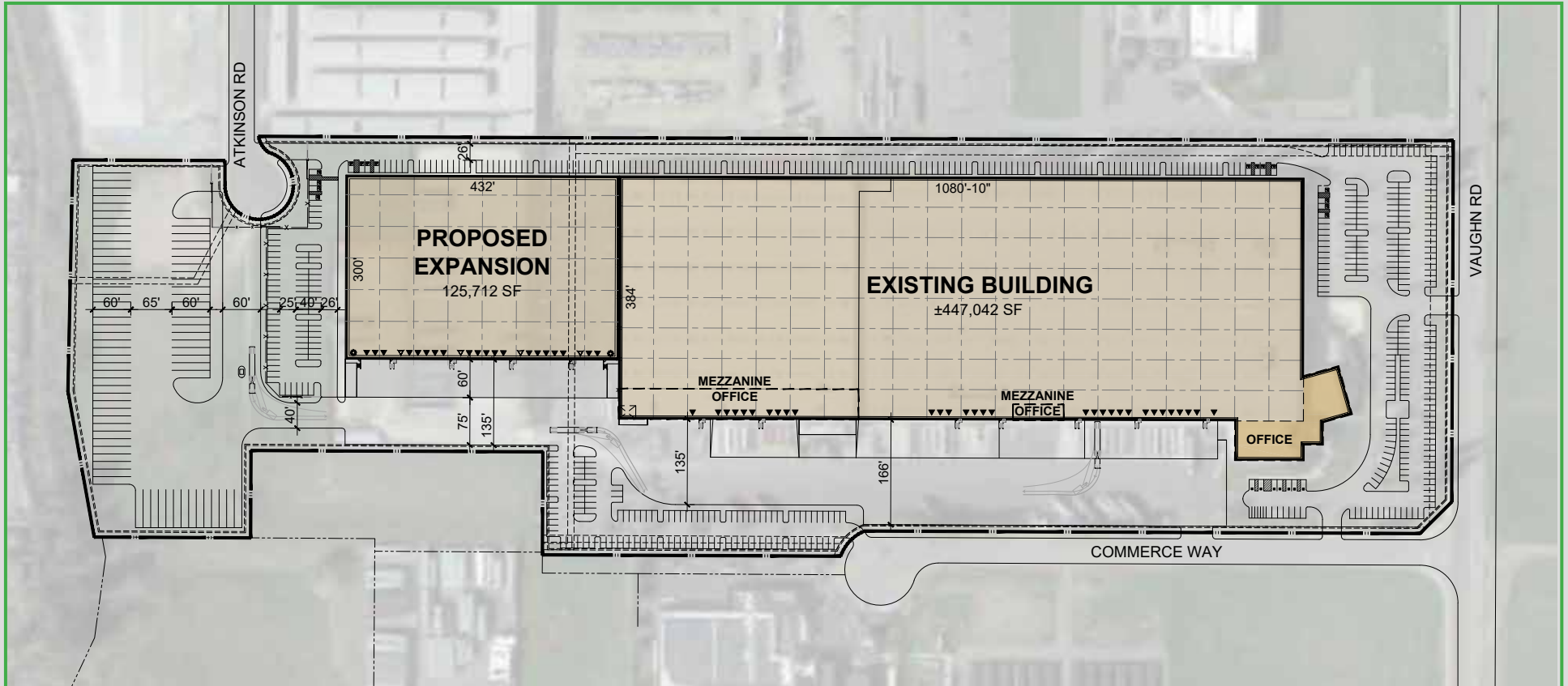
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Site Area	29.71 AC					
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## Conceptual Site Plan - Building Expansion with Additional Trailer Parks



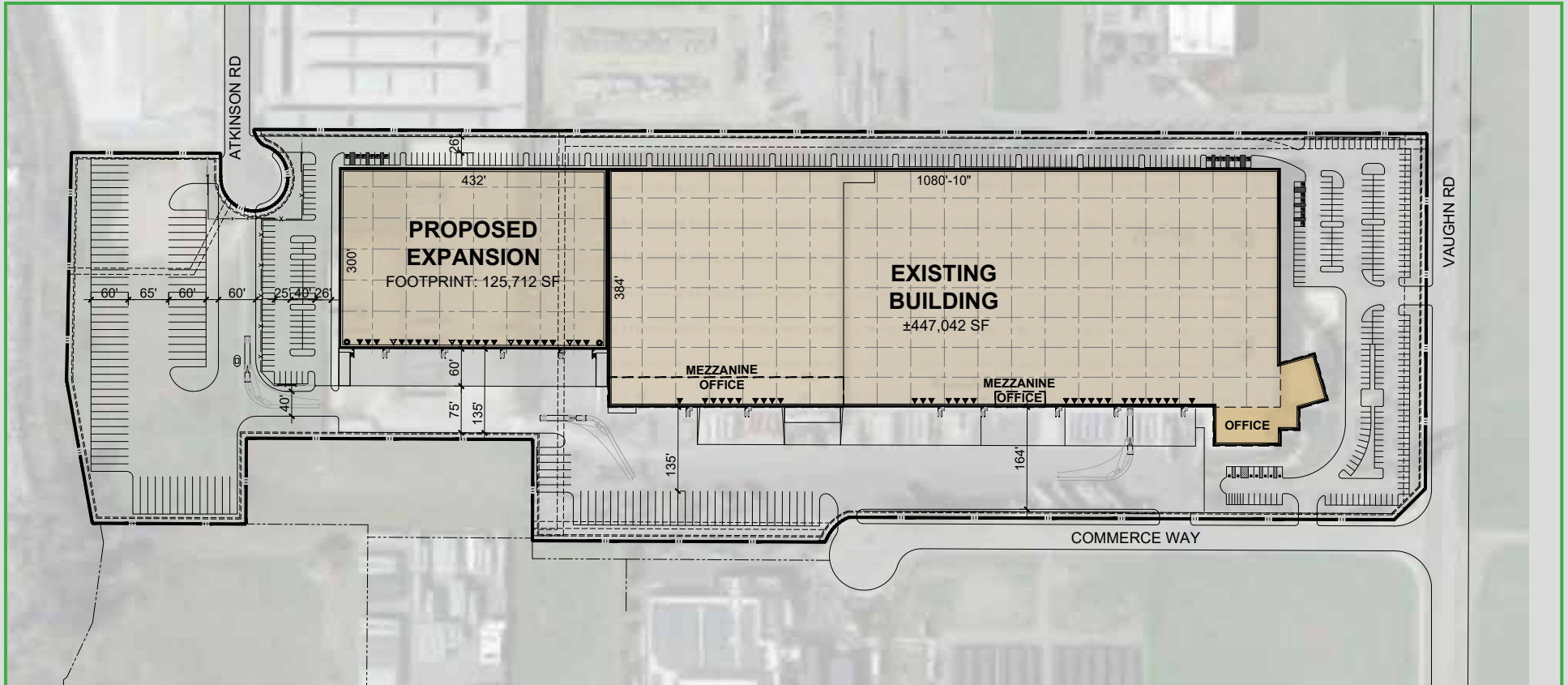
### PROJECT DATA

Site Area	29.71 AC						
Gross	1,294,115 SF						
Building RSF		Building Use		Parking		Truck Docks	
Proposed Expansion	125,712 SF	Warehouse	540,709 SF	Warehouse	1/1400 SF	Proposed Expansion	
Existing Building	447,042 SF	Office	32,045 SF	Office	1/560 SF	▲ Dock High Doors	50
Total	572,754 SF	@4%		Total		△ Potentially Rated	4
						● Grade Level Doors	2

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## Conceptual Site Plan - Building Expansion with Additional Employee Parks



### PROJECT DATA

Site Area	29.71 AC
Gross	1,294,115 SF
Detention @3%	36,971 SF
Building RSF	
Proposed Expansion	125,712 SF
Existing Building	447,042 SF
Total	572,754 SF

Building Use		
Warehouse	540,709 SF	
Office @5%	32,045 SF	

Parking		
Warehouse	1/1400 SF	386 Stalls
Office	1/560 SF	57 Stalls
Total		443 Stalls

Truck Docks	
Proposed Expansion	
▲ Dock High Doors	50
△ Potentially Rated	4
● Grade Level Doors	2

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## Nearby Tenants



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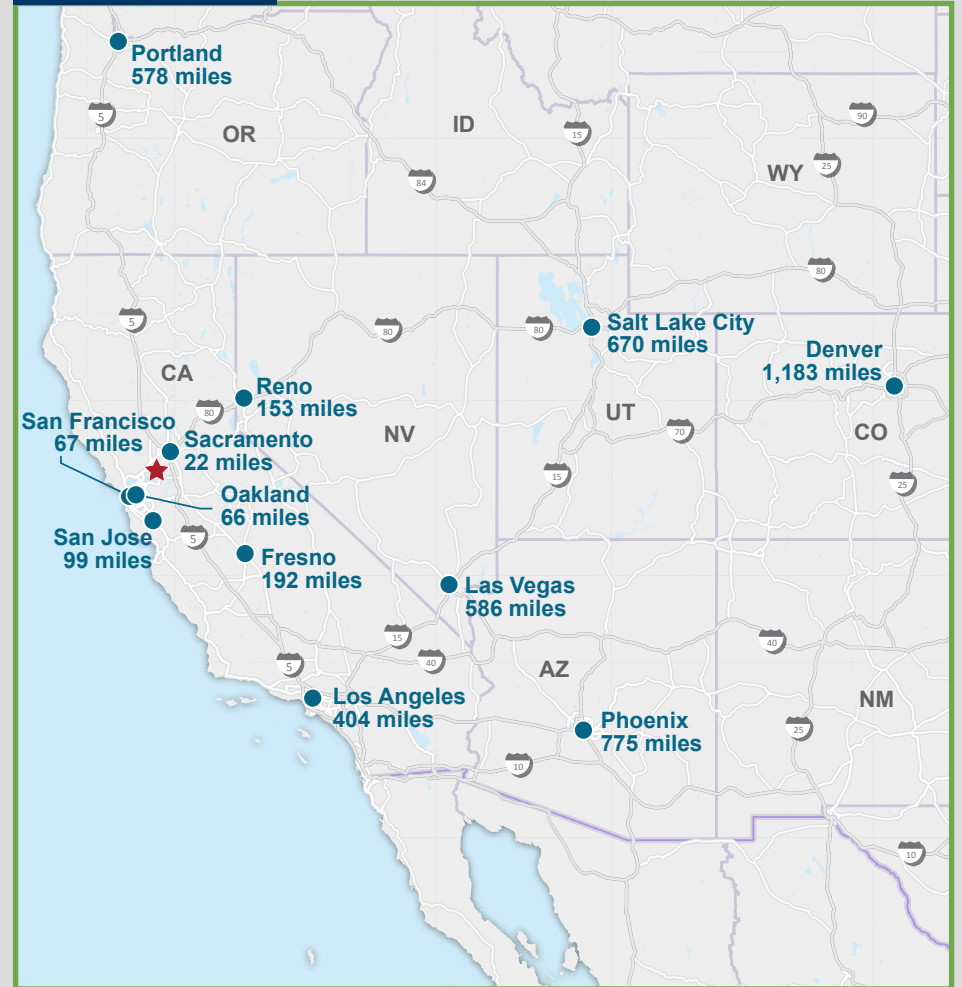
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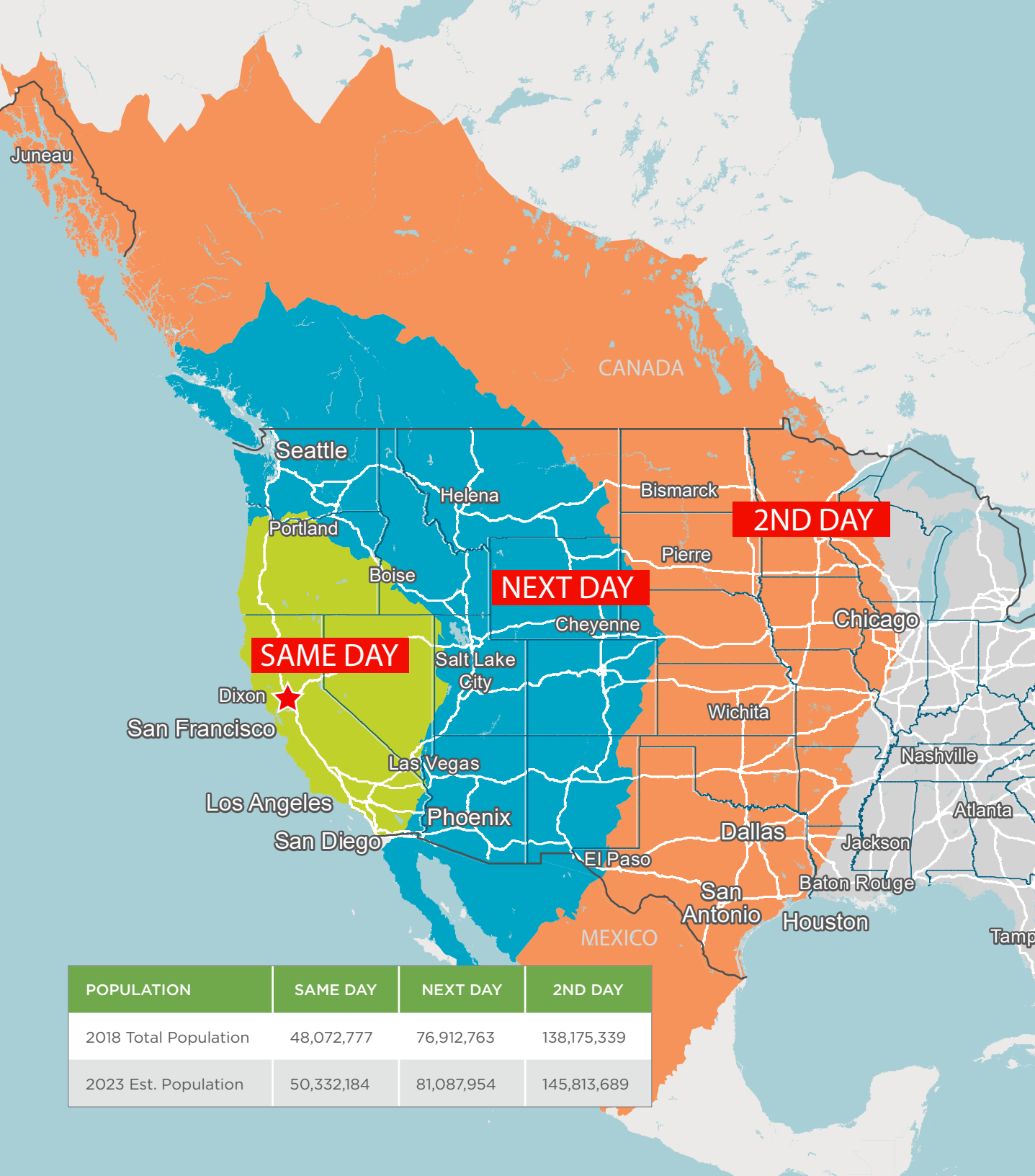
## Location

### Regional Map



### Distance Map





POPULATION	SAME DAY	NEXT DAY	2ND DAY
2018 Total Population	48,072,777	76,912,763	138,175,339
2023 Est. Population	50,332,184	81,087,954	145,813,689

## CONTACT

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