

IDEAL ADVANCED MANUFACTURING OPPORTUNITY

±100,000 (FLEXIBLE) SF FOR SUBLEASE
WAREHOUSE/DISTRIBUTION/MANUFACTURING
YARD AVAILABLE! AIRPORT ACCESS!



2141 ICON WAY
Vacaville Business Park | Vacaville, CA



PROPERTY DESCRIPTION

- **Master Lease Expiration Date:** 8/31/30
- **Gross Acreage:** ±9.58 (±417,305 square feet)
- **Zoning:** Industrial Park (IP)
- **Year Built:** 2005
- **APN:** 0133-220-280

COMMENTS

- Additional ±1.0 acre of paved, fenced yard area included (rear)
- Immediate access to I-80 and I-505
- Great local labor demographics. *Labor report available upon request*
- Direct access to Nut Tree Airport Runway

FEATURES

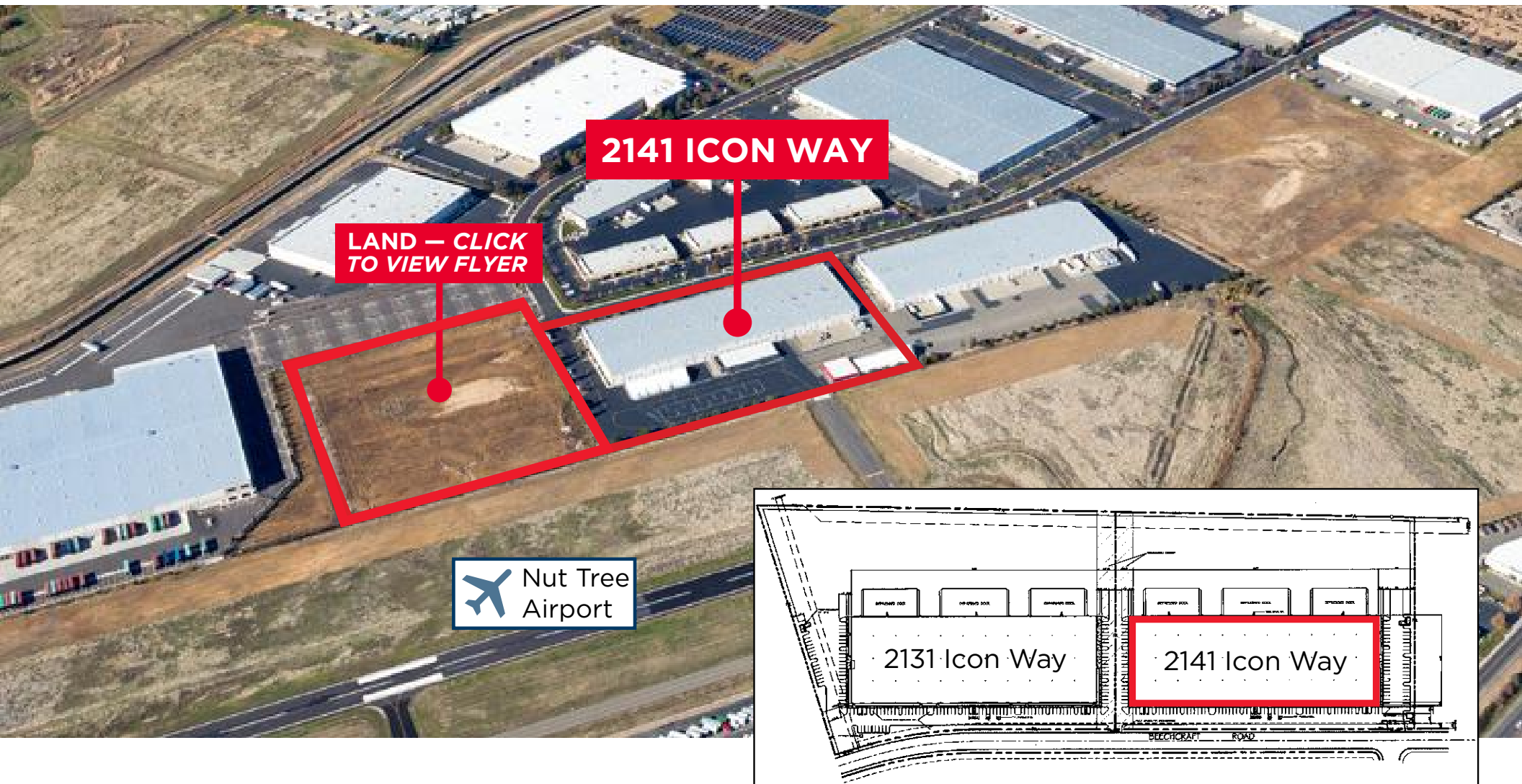
- **Total Building:** ±137,940 SF
- **Available:** ±100,000 SF with ±9.9 acres land available for sale next door; *ADDITIONAL SPACE NEGOTIABLE*
- **Office:** ±2,000 SF
- **Building Dimensions:** ±627' wide by ±220' deep
- **Column Spacing:** ±57' W x ±55' D
- **Clear Height:** ±28' minimum
- **Loading:**
 - Four (4) grade-level doors
 - Ten (10) dock-high doors
- **Parking:** 179 spaces on site
- **Fire Sprinklers:** ESFR
- **Power:** ±5,000 amps, 277/480 volts, 3-phase to building
- **Warehouse Insulation:** R-30 at roof deck
- **Epoxy Floor**
- **Upgraded Lighting for Advanced Manufacturing**

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PROPERTY OVERVIEW



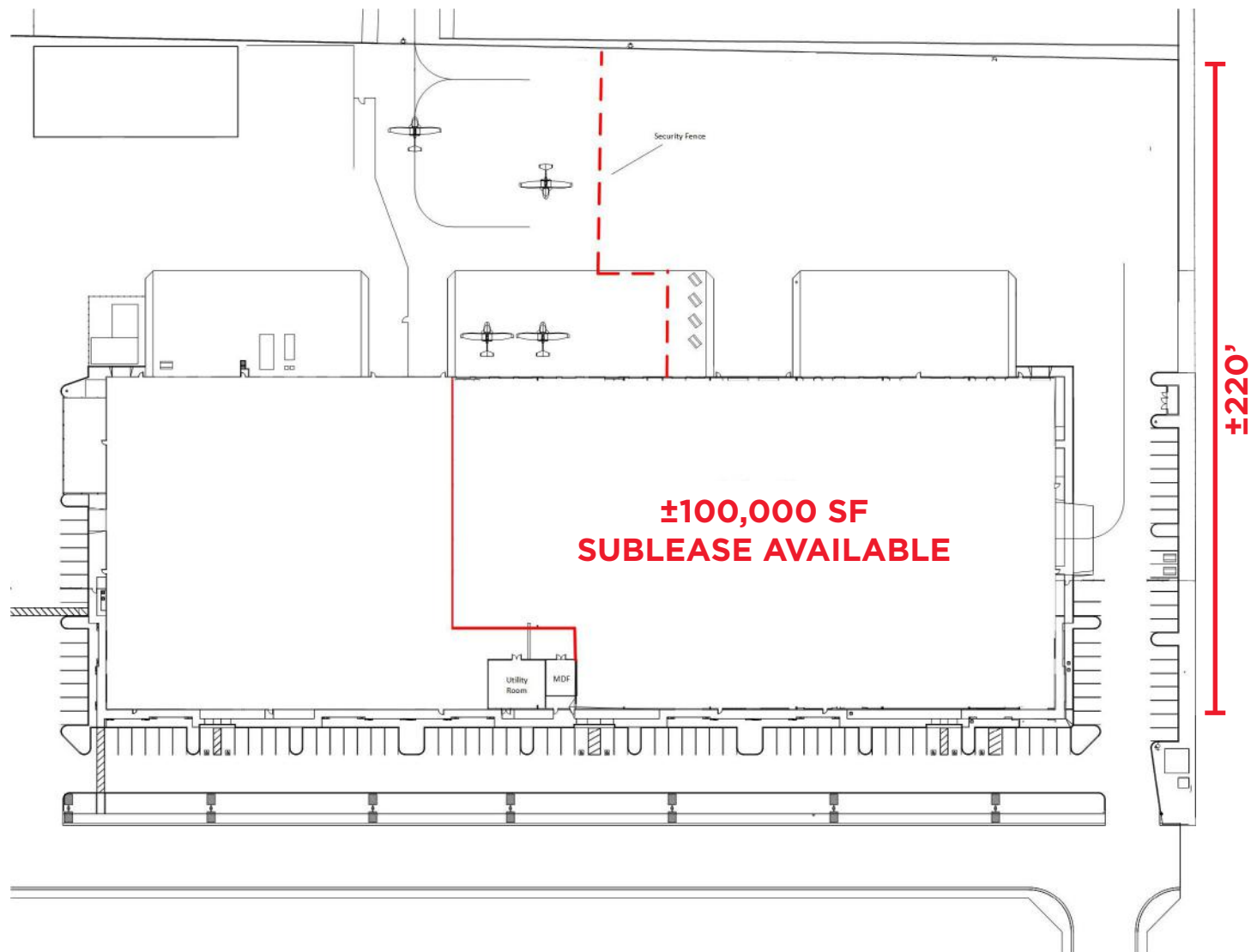
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**SITE
PLAN**

Current Operation ▼

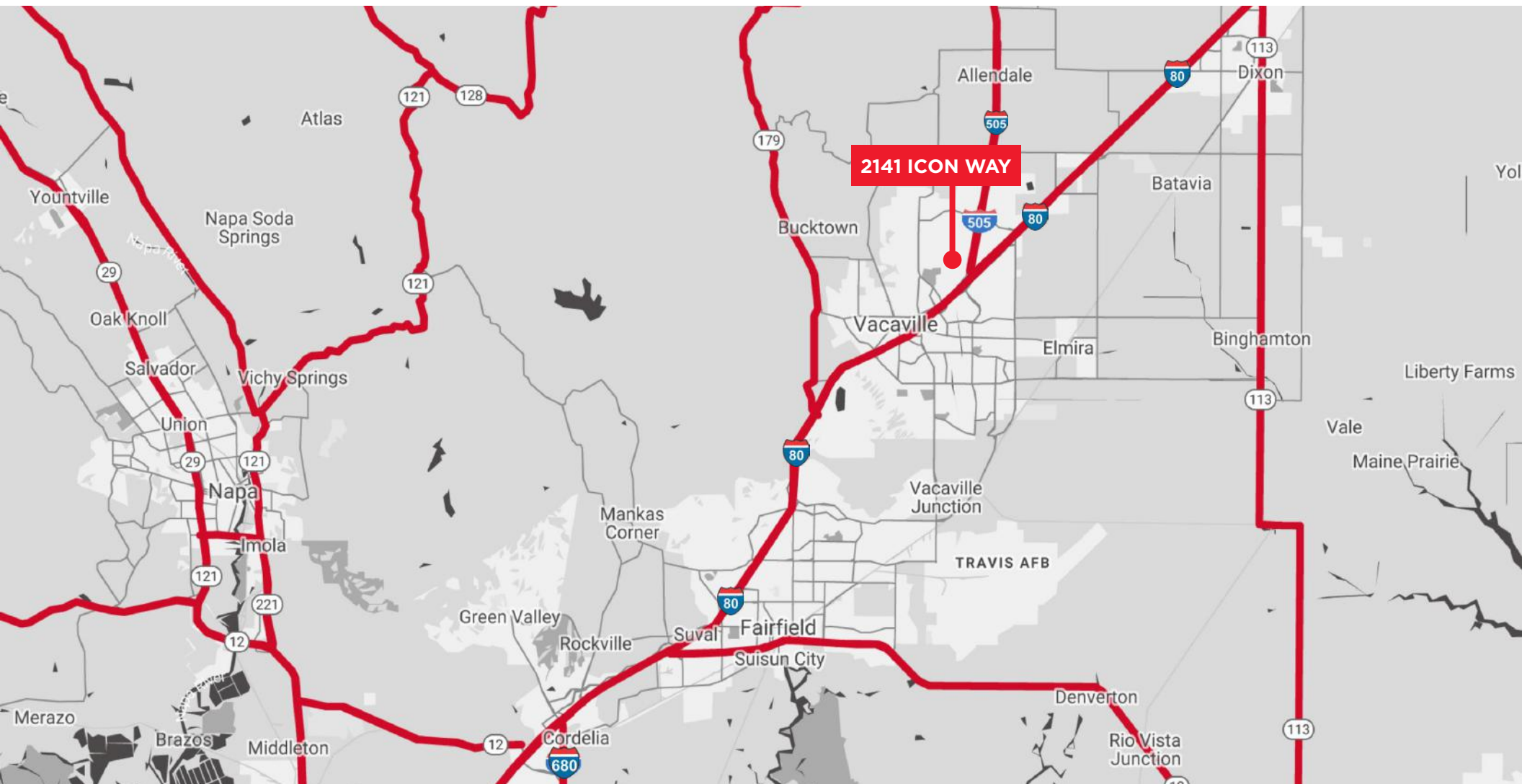


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FLOOR PLAN



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**VICINITY
MAP**

CITY	MILES
Tracy	83
Sacramento	35
San Jose	87
San Francisco	55
Fresno	203
Reno	142
Las Vegas	583
Boise	585
Portland	583
Phoenix	773
Salt Lake City	683
Denver	1,216
Port of Stockton	80
Port of Oakland	42
Port of L.A./ Long Beach	382
Port of Seattle/Tacoma	755



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DRIVING DISTANCES

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