



Vacaville Business Park
 For Lease ±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

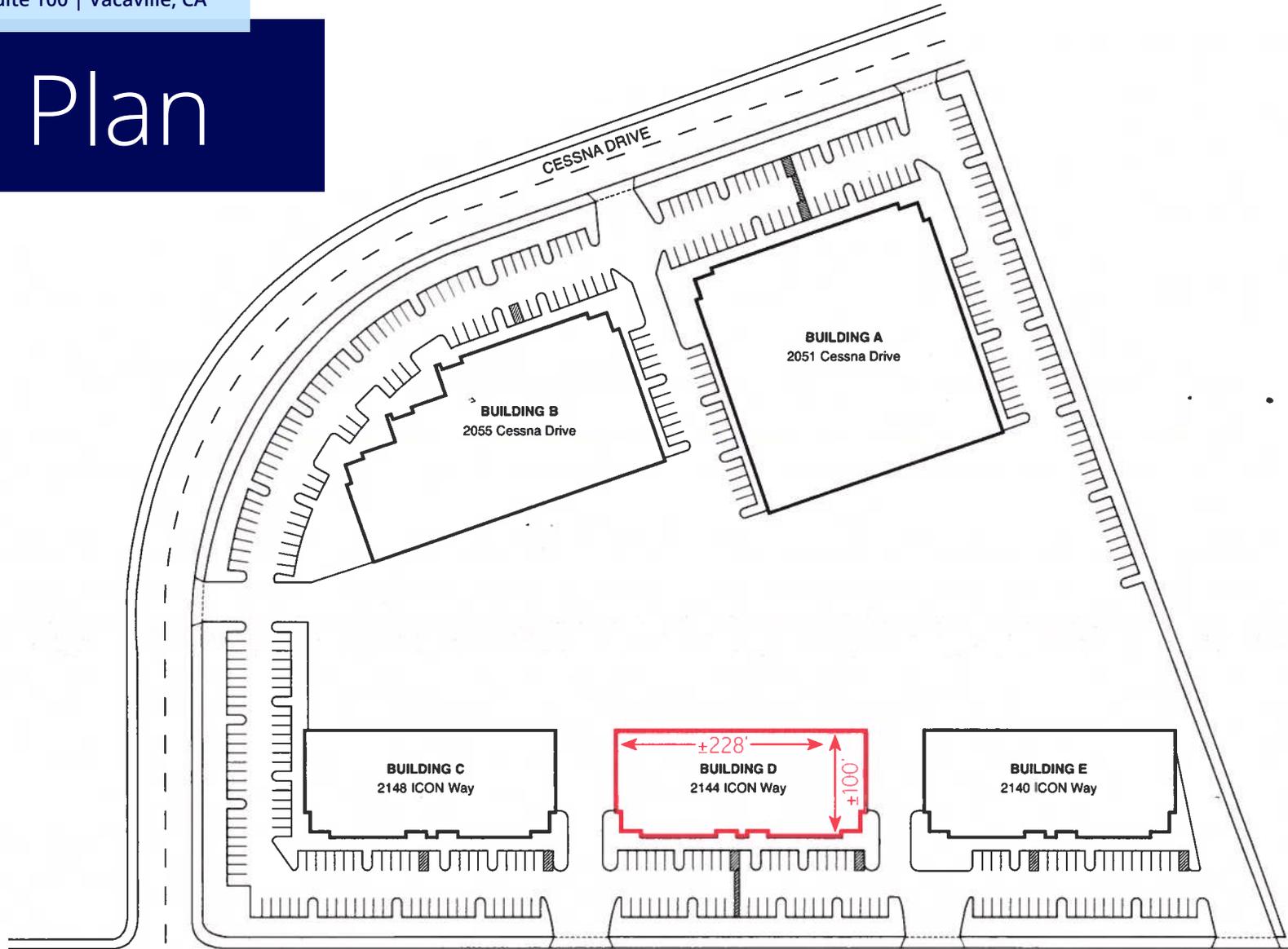
Sprinklers: ESFR

Power: ±1,200 amps, 277/480V, 3-phase

Aerial Map



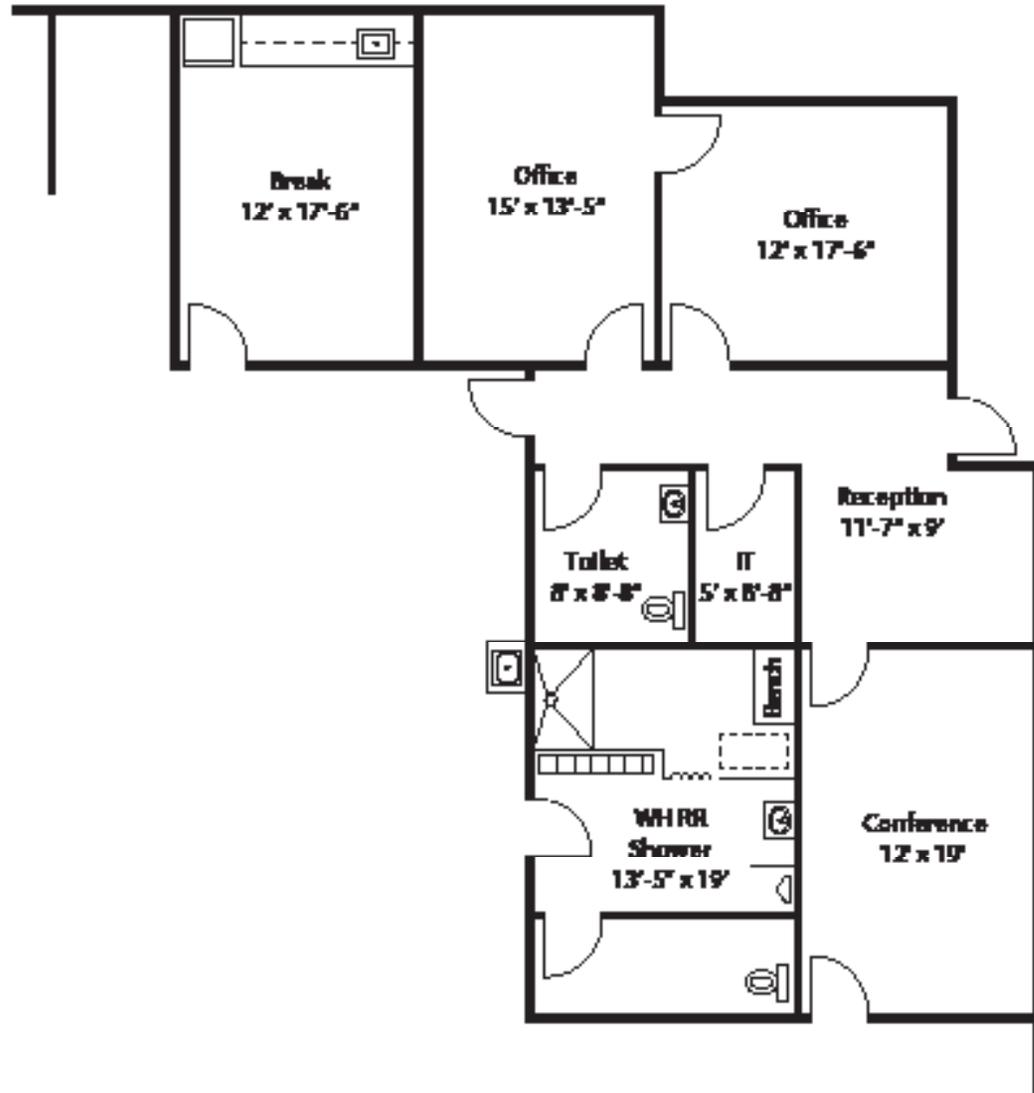
Site Plan



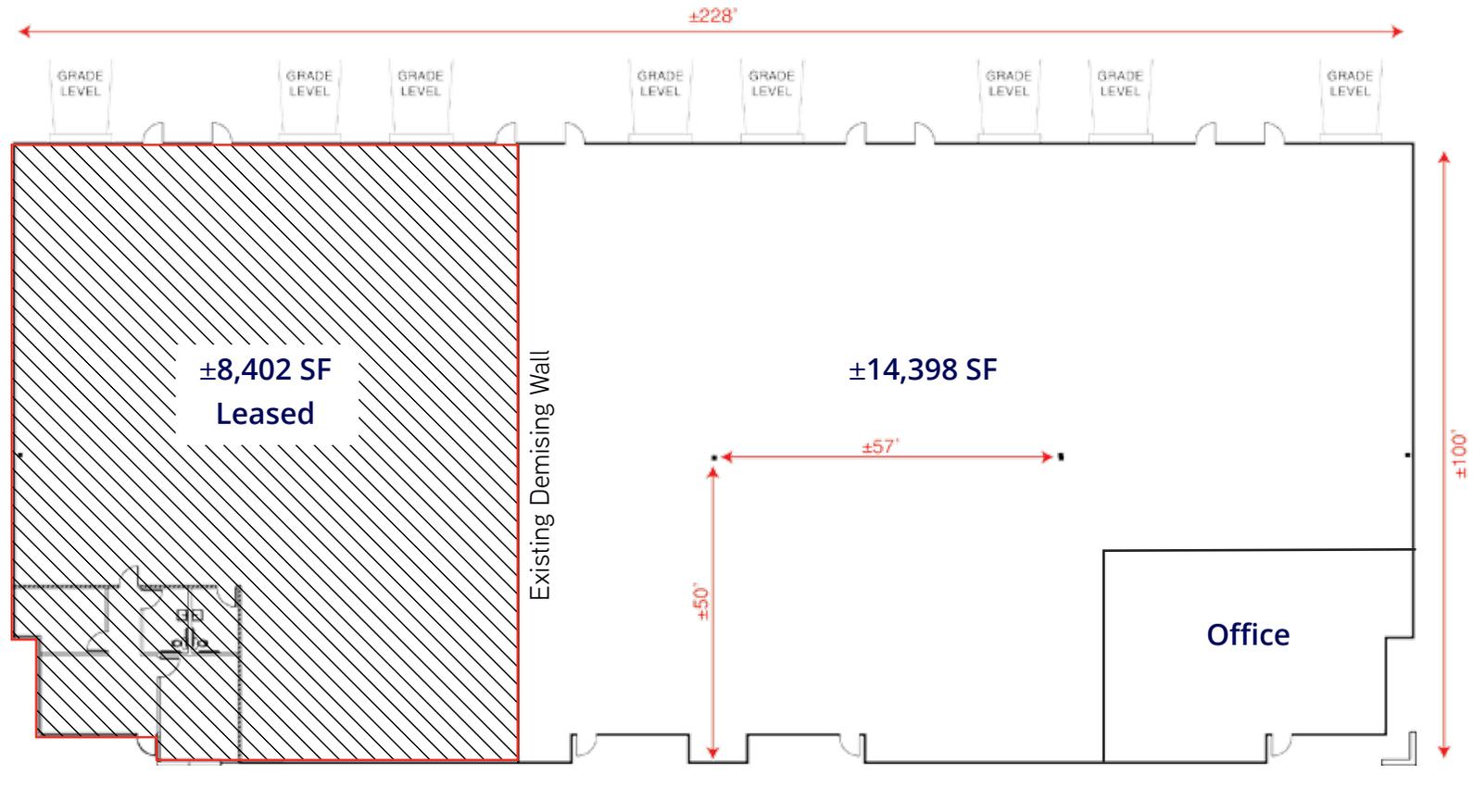
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Floor Plan

Office Area | Suite 100



Building Plan

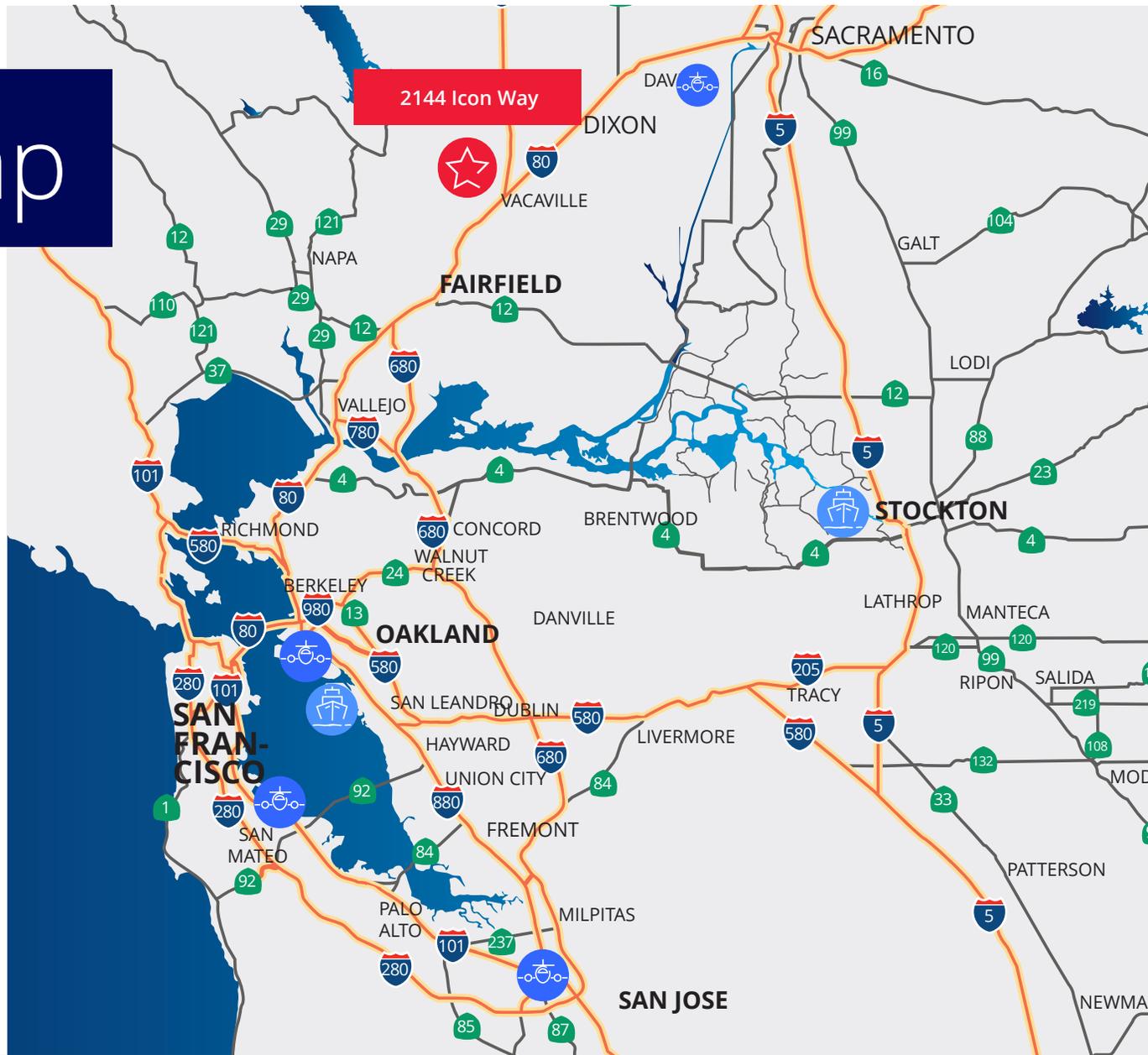


Distance Map



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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