

VACAVILLE, CA

2041 CESSNA DRIVE

±337,896 SF DISTRIBUTION BUILDING
AVAILABLE FOR LEASE

±337,896 SF

PROPERTY HIGHLIGHTS

Divisible to ±129,960 SF & ±207,936 SF

Cross-dock facility | 28'-32' clear height

Perimeter fencing & gates | 3,000 amps of power



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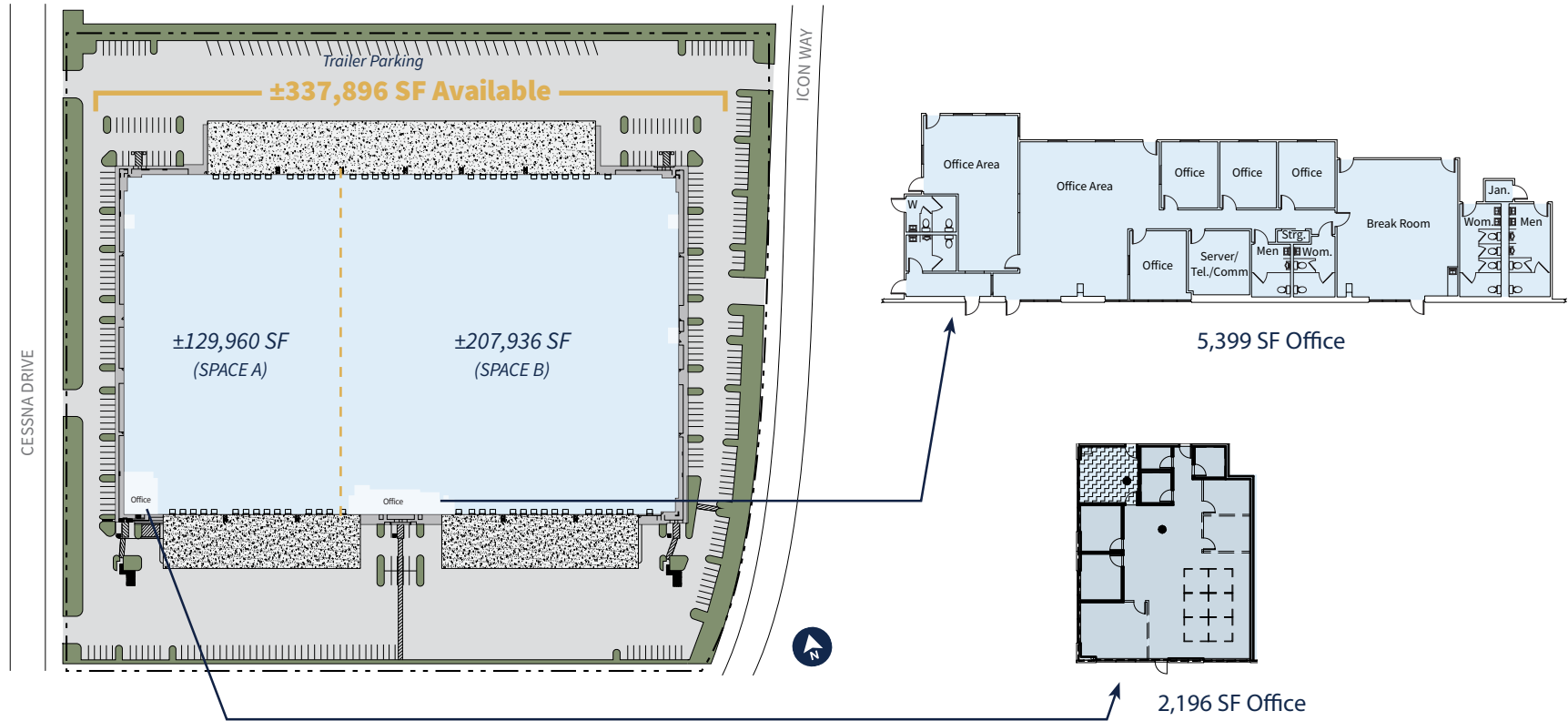
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BUILDING FEATURES



BUILDING SIZE: ±337,896 SF

BUILDING DIMENSIONS: 456' D x 741' W

CLEAR HEIGHT: 28'-32'

COLUMN SPACING: 57' x 57'

POWER: 3,000 amps, 277/480v

FIRE SPRINKLERS: ESFR

WAREHOUSE ROOF INSULATION: R-19

FLOORS: 6" slab, 4,000 PSI

LED LIGHTING: Inside & Out

SECURED/FENCED SITE:

Entirely with chain link/Razor Wire w/6 gates

TRUCK STAGING: 180' North, 195' South

LOT SIZE: ±17.91 gross acres

ZONING: IP - Industrial Park

YEAR BUILT: 2003

IMMEDIATE HIGHWAY ACCESS: I-505 & I-80

SPACE A:

SIZE: ±129,960 SF

OFFICE: ±2,196 SF

NORTH DOCK DOORS: 10 total
(4 w/pit levelers, 6 w/EODs & weather seals)

SOUTH DOCK DOORS: 14 total
(2 w/pit levelers, 12 w/EODs & weather seals)

GRADE LEVEL DOORS: 3

AUTO PARKING STALLS: 106

TRAILER PARKING STALLS: 14

SPACE B:

SIZE: ±207,936 SF

OFFICE: ±5,399 SF

NORTH DOCK DOORS: 15 total
(8 w/pit levelers, 6 w/EODs & weather seals)

SOUTH DOCK DOORS: 14 total
(4 w/pit levelers, 10 w/EODs & weather seals)

GRADE LEVEL DOORS: 4

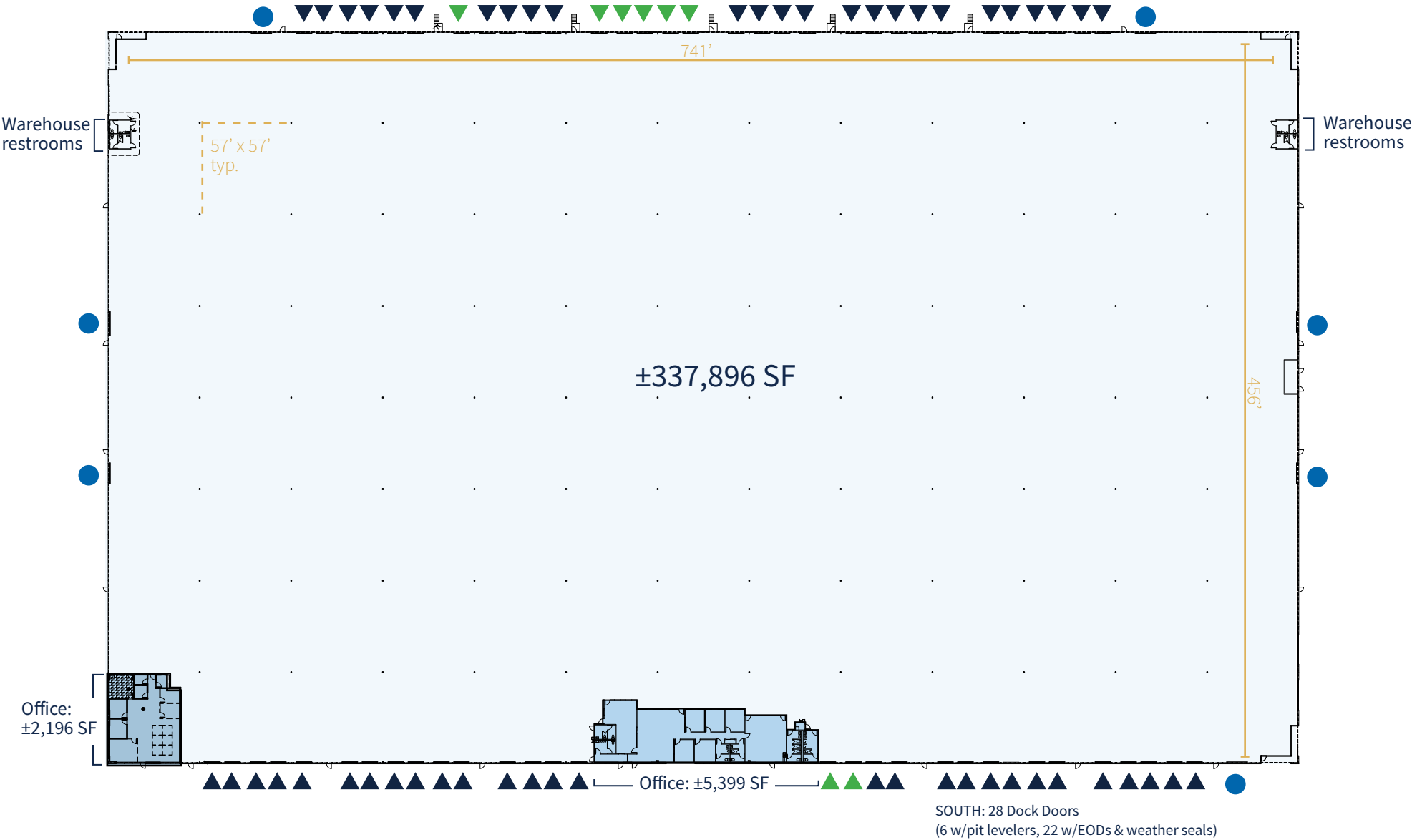
AUTO PARKING STALLS: 171

TRAILER PARKING STALLS: 22

AVAILABLE 7/1/2026

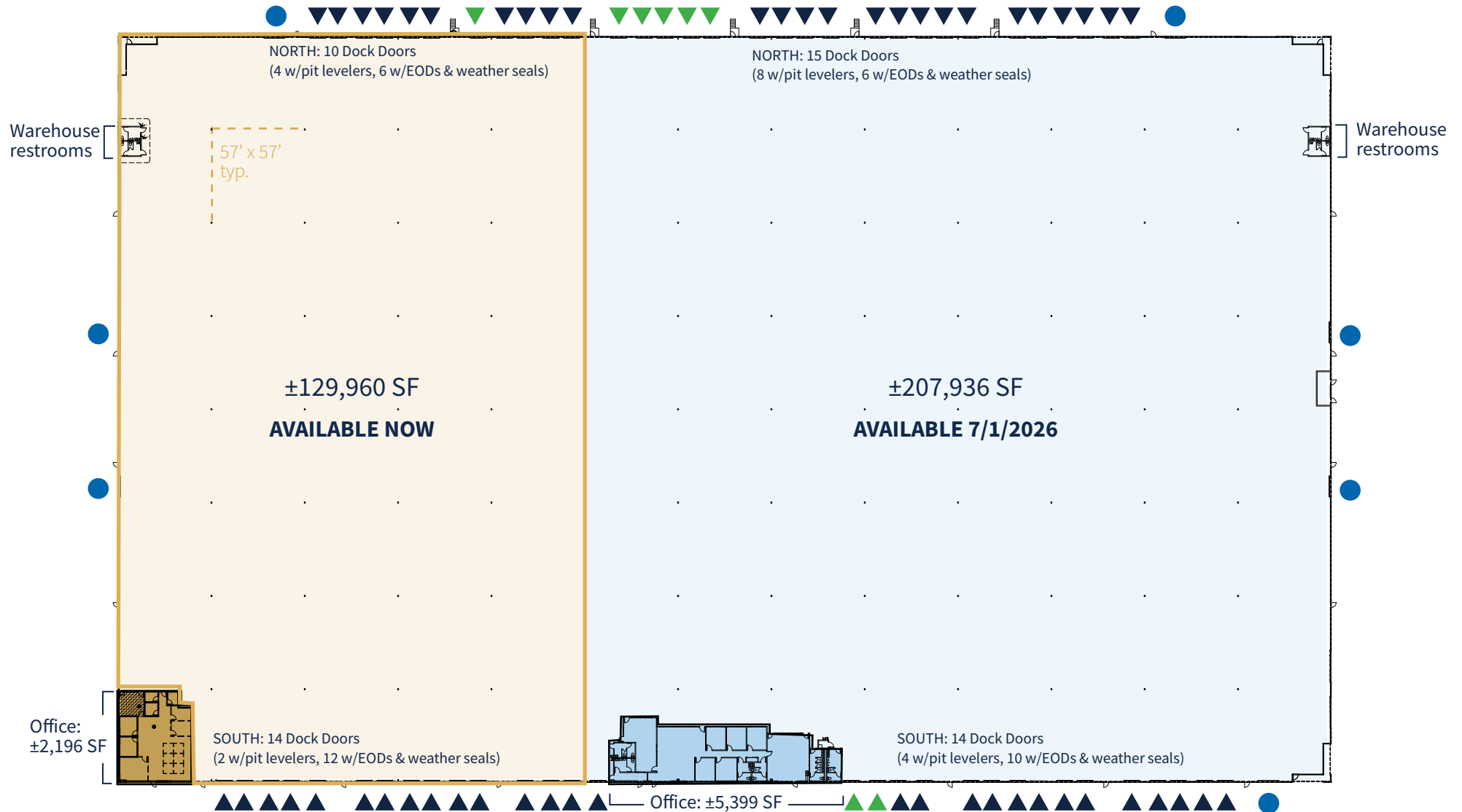
FULL BUILDING FLOOR PLAN

NORTH: 25 Dock Doors
(12 w/pit levelers, 12 w/EODs & weather seals)



- ▲ Dock high door
- ▲ Dock can be added
- Grade level door

DEMISED FLOOR PLAN OPTION

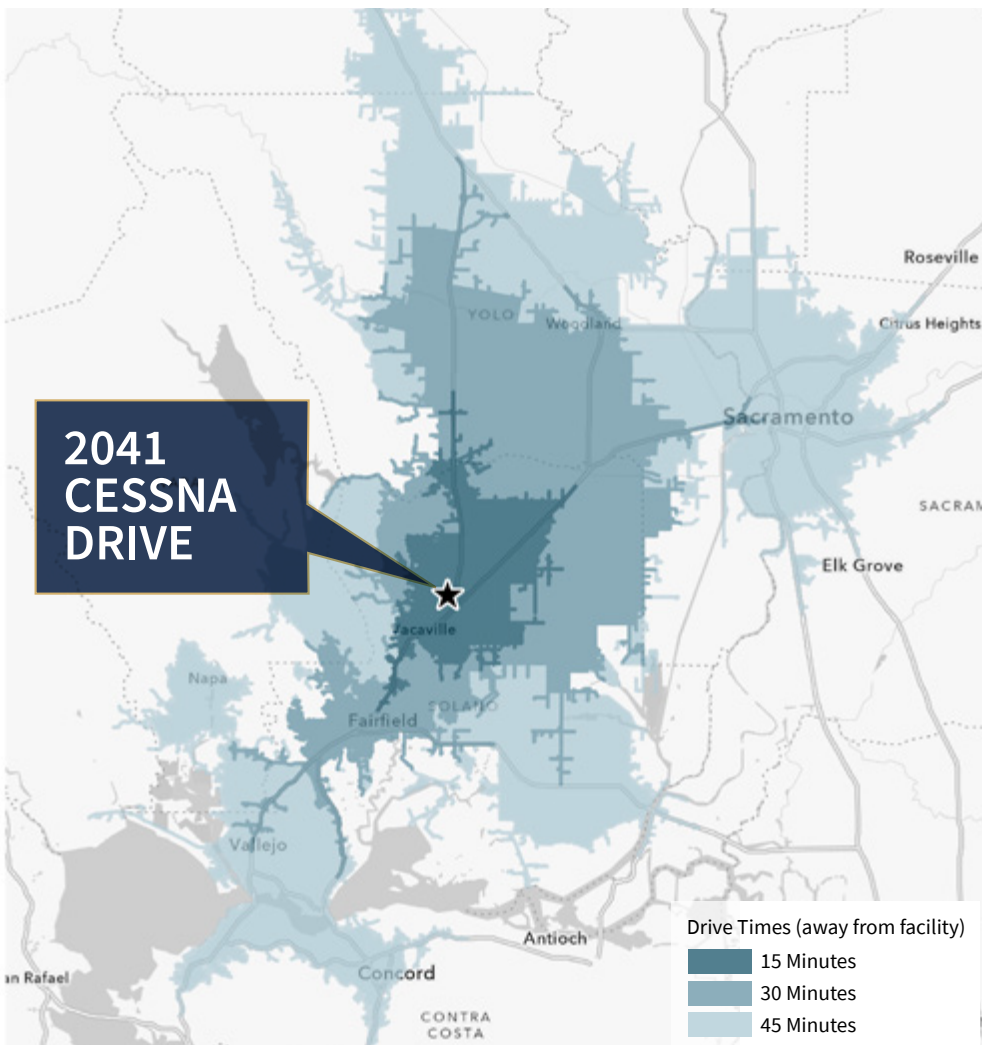




Ideal, strategic location providing superior access to abundant and talented labor pool

Demographics

KEY STATISTICS - 30-MINUTE DRIVE



Variable	2041 Cessna Drive, Vacaville, California, 95688		
	15 minutes	30 minutes	45 minutes
2024 Total Population	127,610	431,054	1,635,330
2024 Total Households	42,257	145,048	587,296
2024 Millennial Population (Born 1981 to 1998)	32,687	107,018	438,385
2024 Generation X Population (Born 1965 to 1980)	24,867	78,415	306,438
2024 Median Household Income	\$106,372	\$101,388	\$90,338
2024 Household Income 100K+	24,327	73,729	268,249
2024 Occupation: Manufacturing	4,764	15,496	51,586
2024 Occupation: Transportation/Material Moving	5,044	15,624	61,018

2041 CESSNA DRIVE

STRATEGICALLY LOCATED

DRIVING DISTANCE



Fairfield, CA **14 MILES**
Benicia, CA **31 MILES**



Napa County Airport **25 MILES**
Sacramento International Airport **40 MILES**
Oakland International Airport **62 MILES**
San Francisco International Airport **69 MILES**



Port of Stockton **62 MILES**
Port of Oakland **53 MILES**





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