



Property boundary lines and potential yard area boundaries are approximate.



INTERSTATE 80

DIXON



WAL-MART



VAUGHN ROAD



STATE HIGHWAY 113

INDUSTRIAL WAY



FITZGERALD DRIVE



BUSINESS PARK DRIVE



UNION PACIFIC RAILROAD



1150 BUSINESS PARK DRIVE



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.