



FOR LEASE

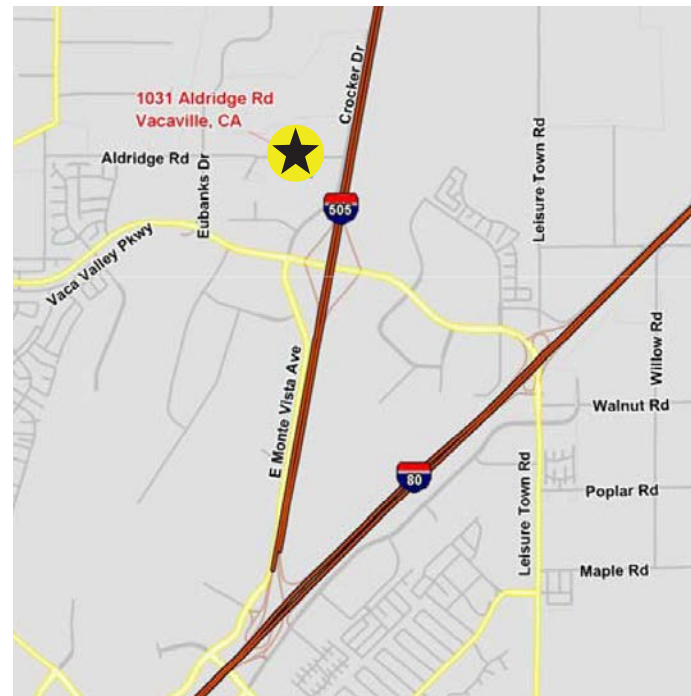
SUITE E: ±5,376 SF MANUFACTURING SPACE

1031 Aldridge Road, Vacaville, CA



Property Overview

- ▶ Excellent Manufacturing and Service Commercial Building
- ▶ Office: +/- 1,154 SF with 4 private offices and 2 bathrooms
- ▶ Warehouse: +/- 4,222 SF
- ▶ Structural Mezzanine: +/- 1,000 SF
- ▶ Power: 200 AMPS @ 120/208 Volt 3 Phase
- ▶ Parking Ratio: 2/1,000 SF
- ▶ Roll Up Grade Level Door: 12' X 14'
- ▶ Warehouse Clear Height: 16' to 17' clearance
- ▶ Sprinklered Density: .33/3,000 SF
- ▶ Zoning: Light Industrial/Warehousing
- ▶ Additional Amenities: Insulated roof, painted and insulated interior walls, warehouse lighting & skylights
- ▶ Freeway Access: Close proximity and easy access to I-505 and I-80.
- ▶ Formerly distribution center for North Bay Hospital



CHRIS PETRINI

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PETRINI COMMERCIAL

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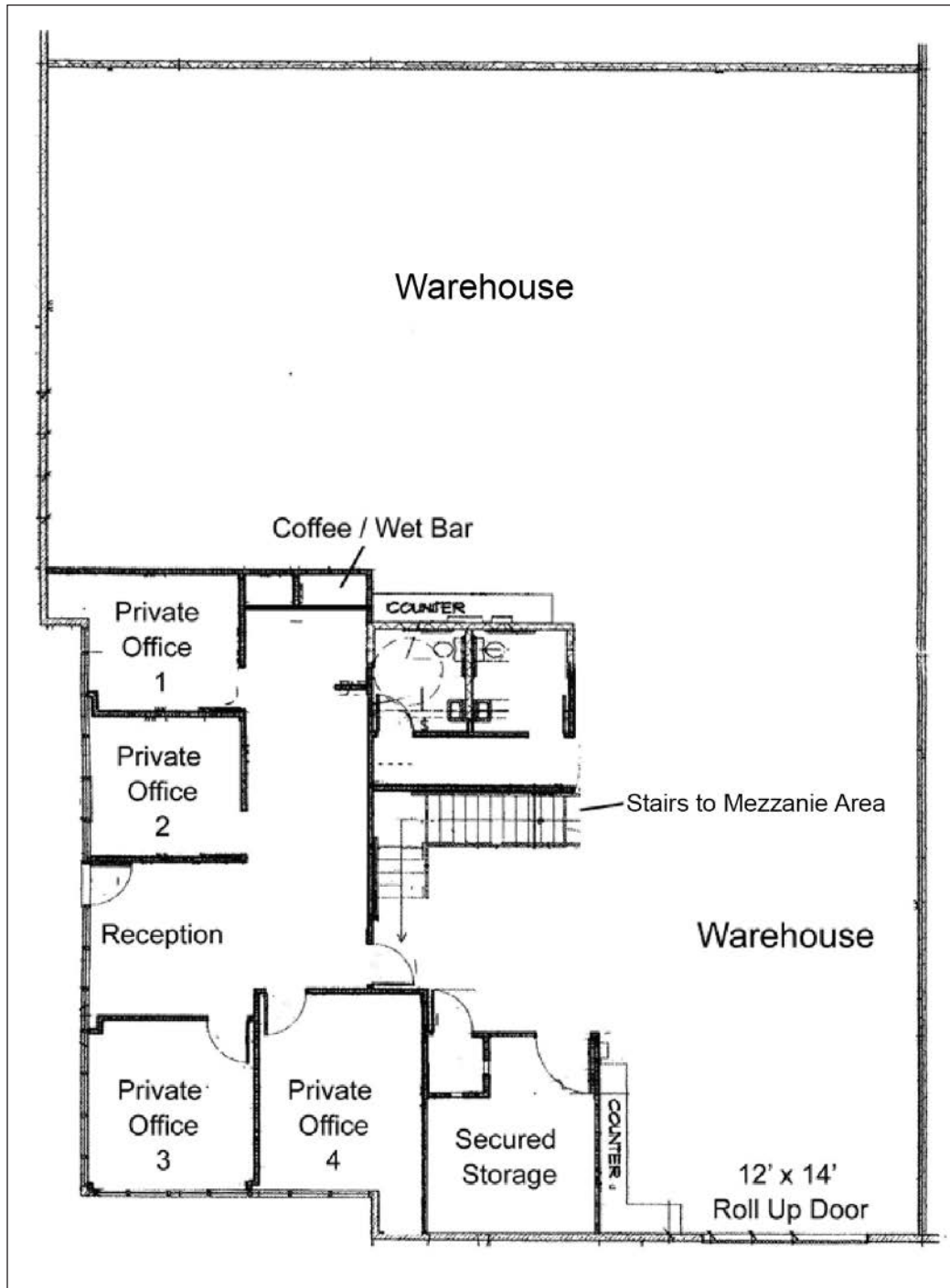
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www.petrinicommercial.com

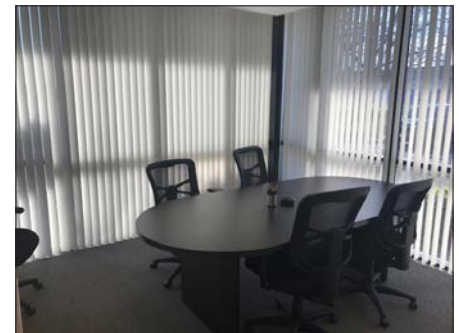
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PRIVATE OFFICES



CONFERENCE ROOM



WAREHOUSE



STRUCTURAL MEZZANINE

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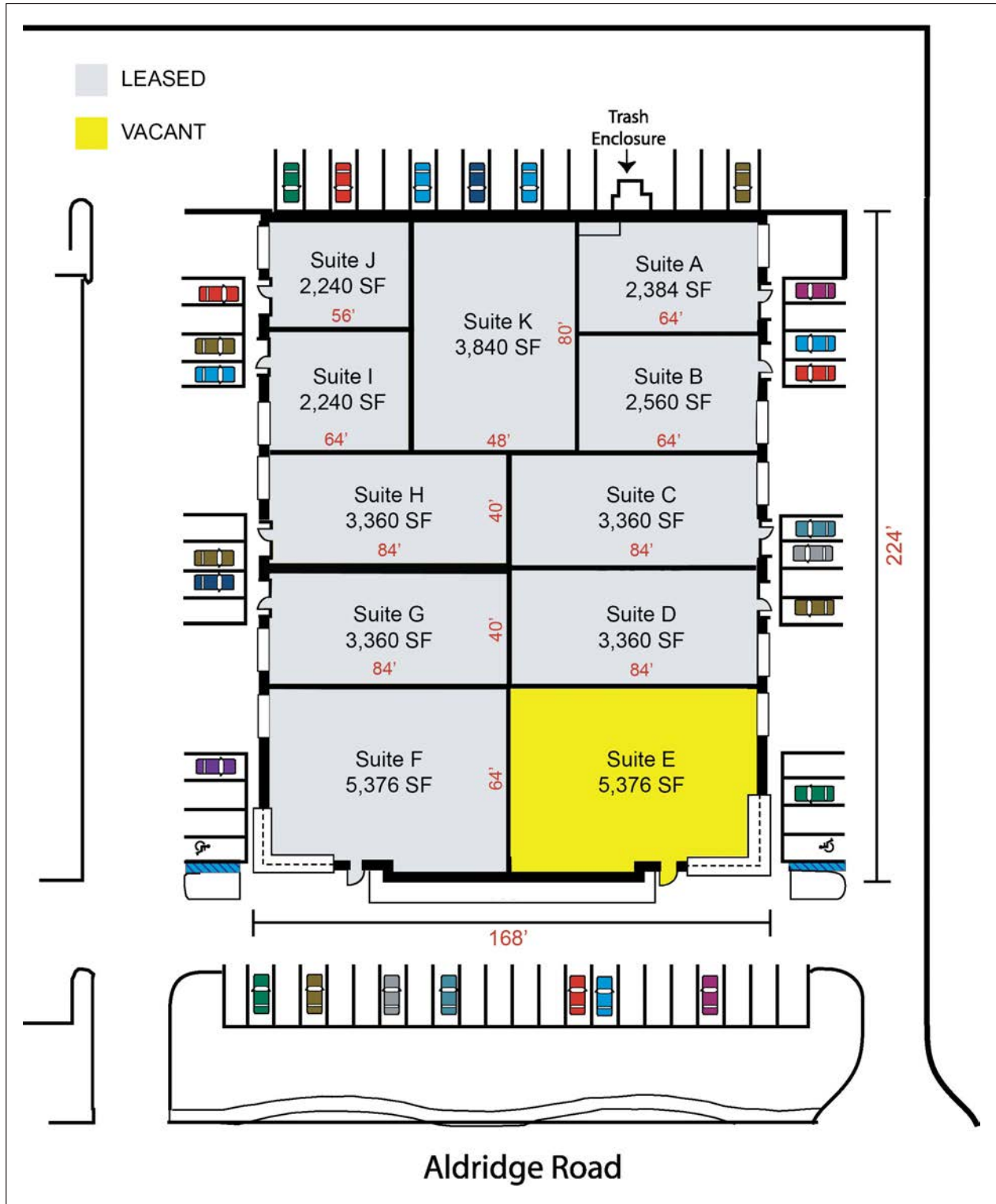
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