

Distribution/Manufacturing Facility

1050 AVIATOR DRIVE, VACAVILLE, CA



±99,209 SF | FOR LEASE



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Distribution/ Manufacturing Facility

1050 AVIATOR DRIVE, VACAVILLE, CA

TOTAL AVAILABLE SF

±99,209 SF

(±304' deep x ±317' wide - footprint)

Available Warehouse: ±90,110 SF

Available Office: ±9,099 SF

- ±6,258 SF on the first floor ([See floor plan](#))
- ±2,841 SF on the second floor ([See floor plan](#))
- Office features include: Secure reception area, bullpen area, multiple private offices, conference room, break room, two (2) restrooms, and large open showroom/ assembly area
- Warehouse includes two (2) additional restrooms and shipping office

Available Loading: Rear truck loading area with ±115 - 133 feet of staging

- Twelve (12) dock-high doors (9' x 10') with a 48' concrete apron and one (1) grade-level door (12' x 14')

CONTACT BROKERS FOR LEASE RATE

Available Q2/Q3 2026

PROPERTY HIGHLIGHTS

Site: ±8.054 Acres



Property: ±171,749 SF concrete tilt-up on ±8.054 Acres



APN: 0133-210-560



Dimensions: ±304' deep x ±555.5' wide (footprint)



Column Spacing: 45' & 46' wide x 50' & 52' deep



Vertical Clearance: ±29'-±30'



Year Built: 1992 (±72,540 SF expansion completed 2007)



Sprinkler System: ESFR



Lighting: T-11 and skylights



Power: 1,200 amps @ 277/480 volts to entire building



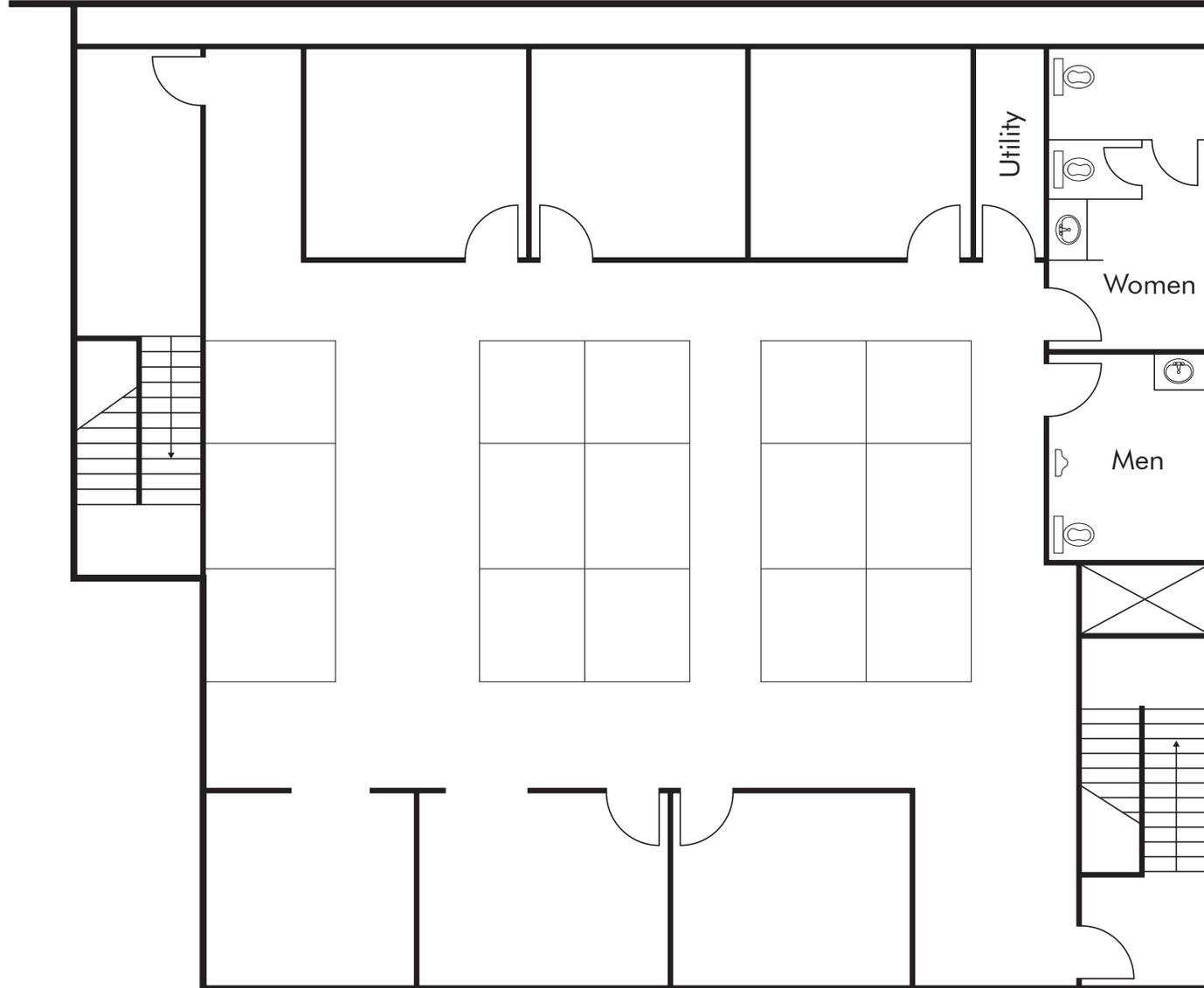
Warehouse: 6" concrete slab with #4 rebar 16" O.C., E.W. over 4" class II aggregate base



Access: Excellent freeway access at I-505 and I-80

Second Floor | Office Plan

±2,841 SF



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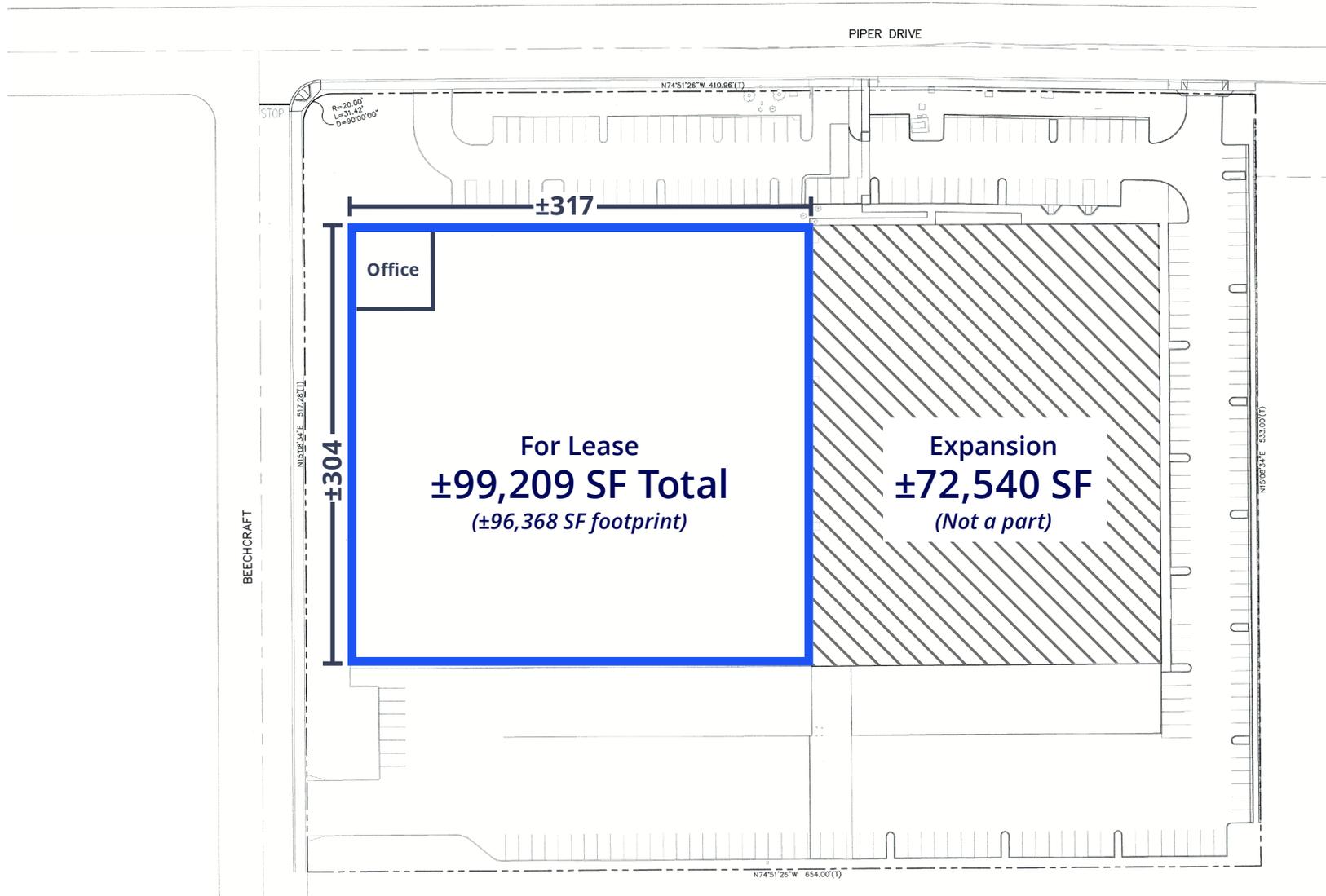
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Site Plan



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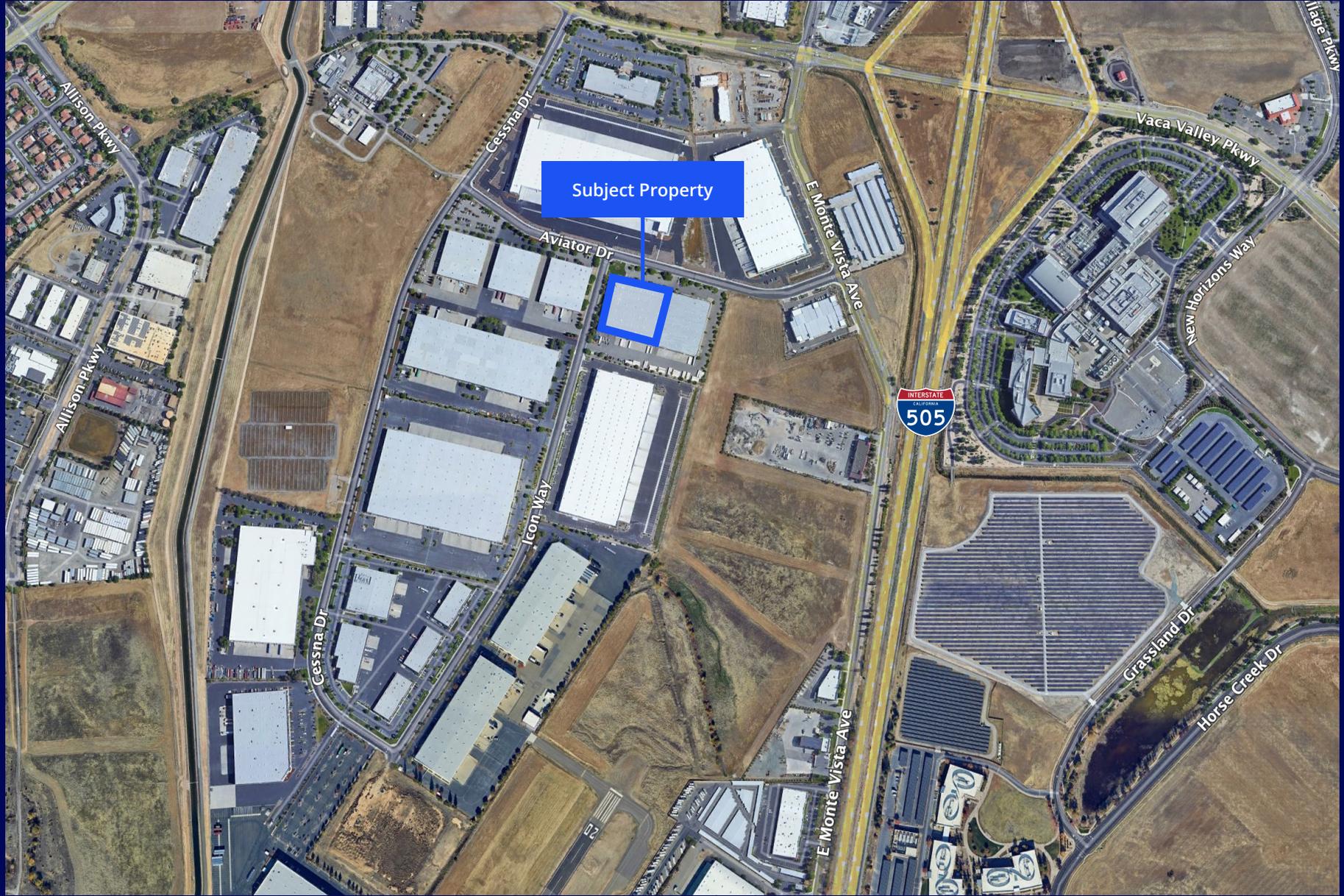
Building Photos



Aerial Overview



Accelerating success.



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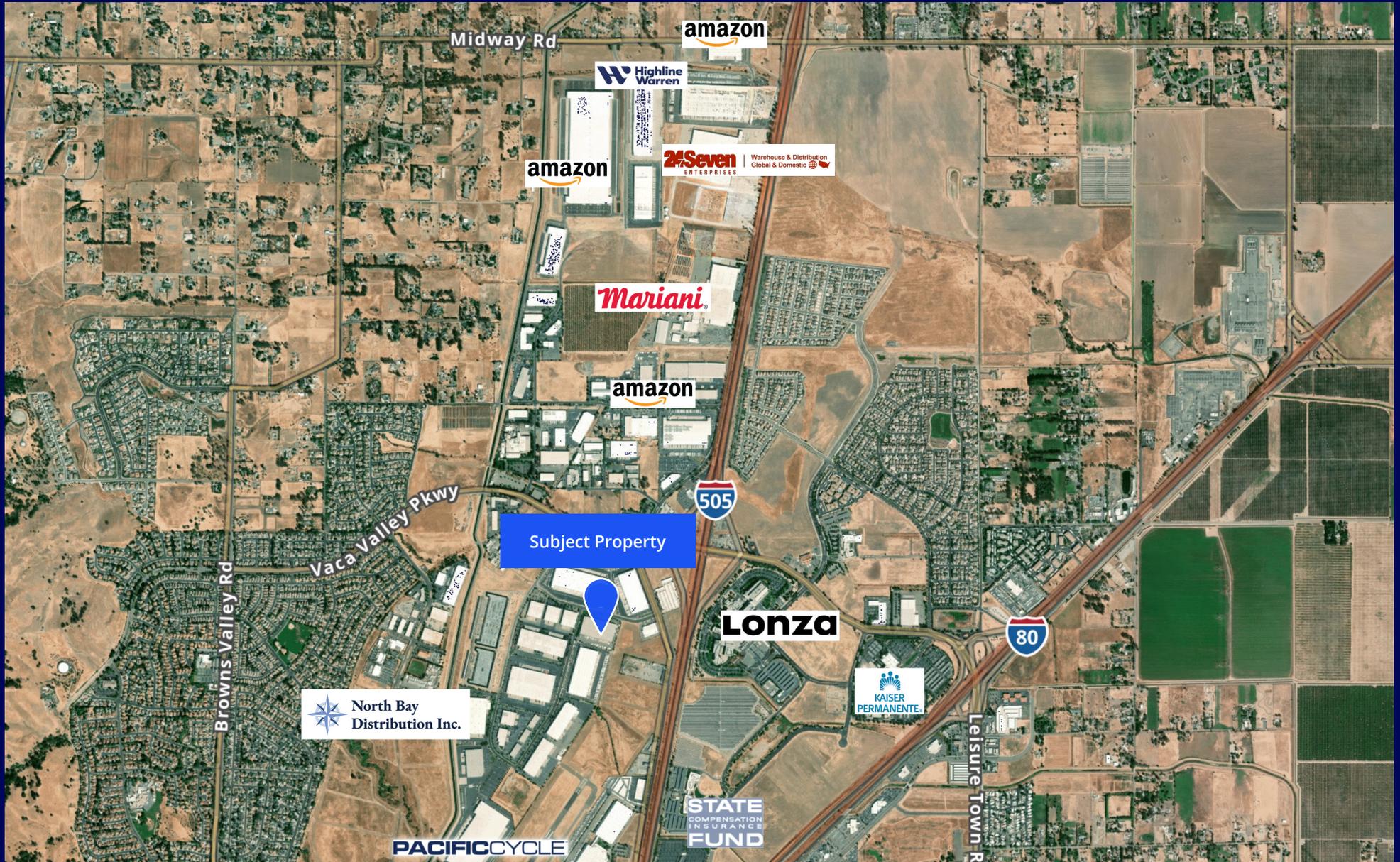
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Location Overview



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