

4950-4970 Allison Parkway

VACAVILLE, CALIFORNIA

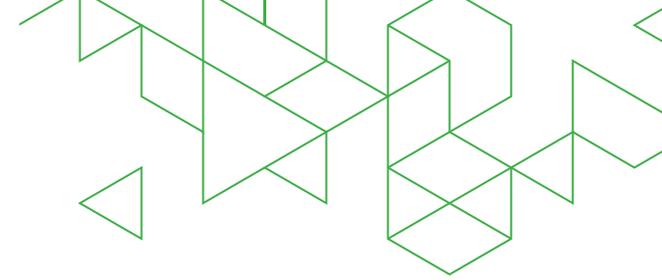
±2,880-19,200 SF OF CONTIGUOUS SPACE WITH 6 ADJACENT ±3,200 SF UNITS



FOR LEASE | LIGHT INDUSTRIAL SPACES WITH DOCK HIGH
LOADING AND OUTDOOR STORAGE LOCATED IN A PARK-LIKE
SETTING OFF HIGHWAY 505 AND HWY I-80.

CBRE

PROPERTY OVERVIEW



Three building business park offers light industrial and yard spaces located in a park-like setting off Highway 505, offering quick access to I-80.



±55,680 SF Industrial Park



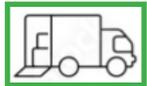
Featuring storefront warehouse/office



100-200 amps per unit



Fire sprinkler system



Dock high loading and yard space available



Warehouses feature 12' x 14' roll-up doors and 20' average clear height



Non-exclusive off street parking available



Freshly painted exterior and revamped landscaping

LOCATION MAP

ALLISON PARKWAY

AREA HIGHLIGHTS

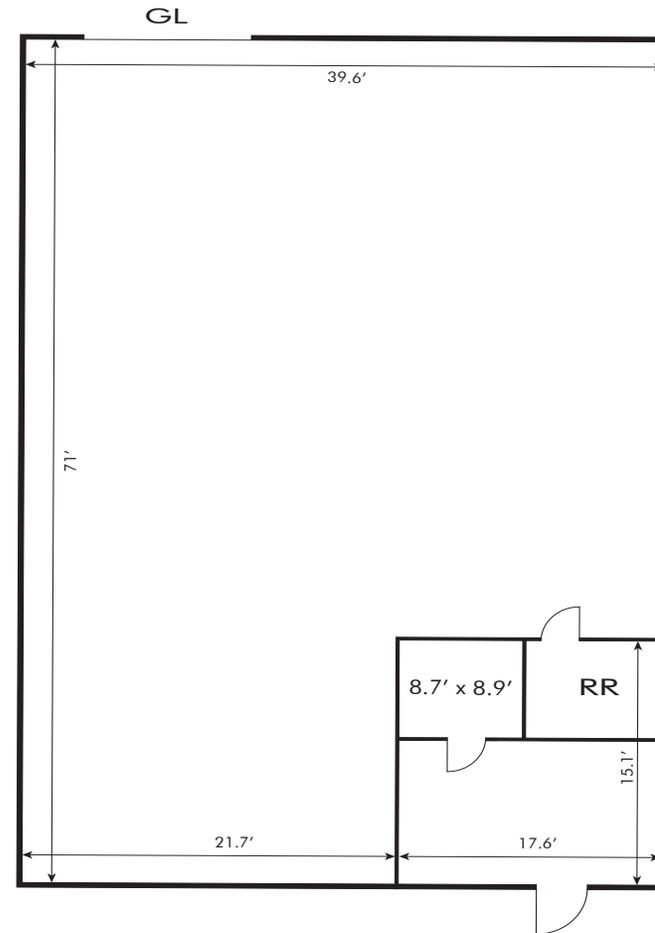
QUICK ACCESS to I-505 and I-80 with I-5 connectivity and close proximity to hotspot consumer market



FLOOR PLANS

4950 ALLISON PARKWAY STE E - ± 2,880 SF

- 12' x 14' Grade Level Door
- Reception and Private Office
- One (1) Restroom
- 20' Clear Height



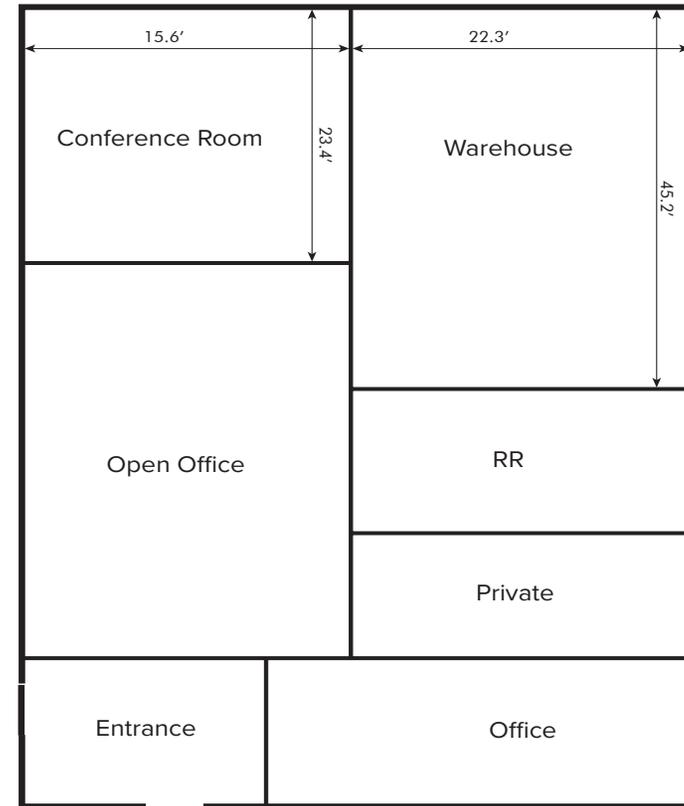
Suite E- Floorplan

* Floorplans not to scale

FLOOR PLANS

4950 Allison Parkway STE F - ±2,880 SF

- Revamped office space with high end finishes
- Reception with two (2) private offices, conference room and open office area
- Bullpen
- Conference Room
- 12'x14' Grade Level Door
- 20' Clear Height
- One (1) Restroom



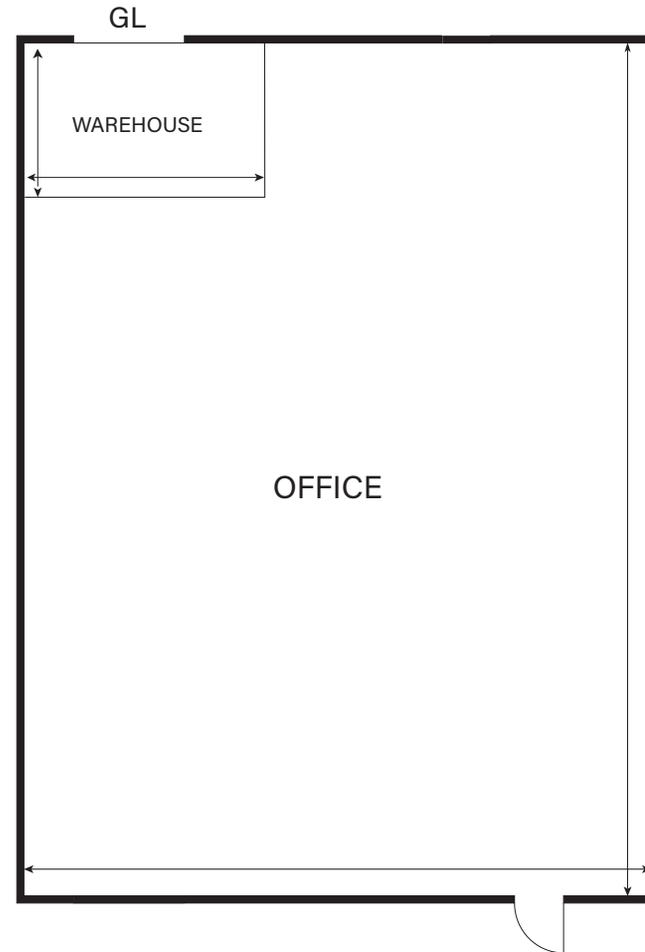
Suite F- Floorplan

* Floorplans not to scale

FLOOR PLANS

4960 Allison Parkway STE A & L - ±3,200 SF

- High Image Office Spaces
- Two (2) Restrooms
- One (1) 12'x14' Grade Level Door
- Mezzanine storage possible
- 20' Clear Height



Suite A & L- Floorplan

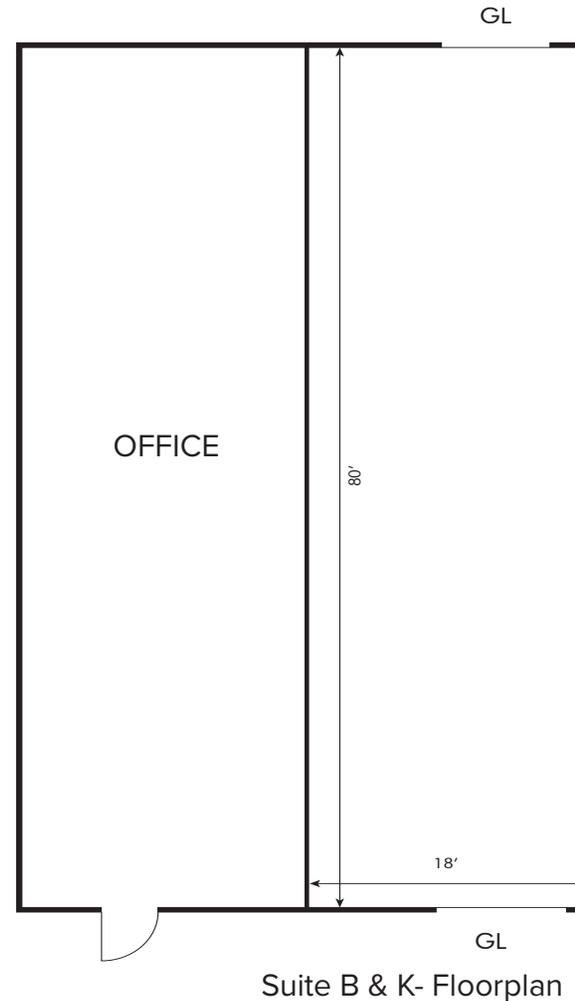
* Floorplans not to scale



FLOOR PLANS

4960 Allison Parkway STE B & K - ±3,200 SF

- 50% office / 50% warehouse
- Functional new office space
- Two (2) 12'x14' Grade Level Doors
- One (1) Restroom
- 20' Clear Height

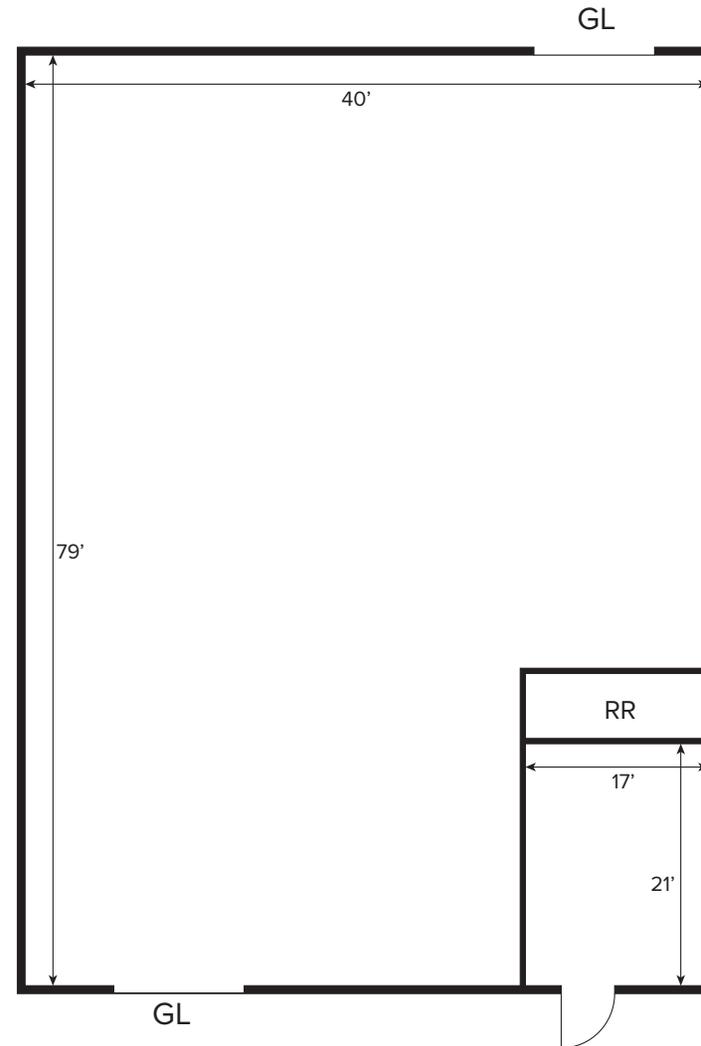


* Floorplans not to scale

FLOOR PLANS

4960 Allison Parkway STE C & J - ±3,200 SF

- Functional refurbished office space
- Two (2) 12'x14' Grade Level Doors
- One (1) Restroom
- 20' Clear Height



Suite C & J- Floorplan

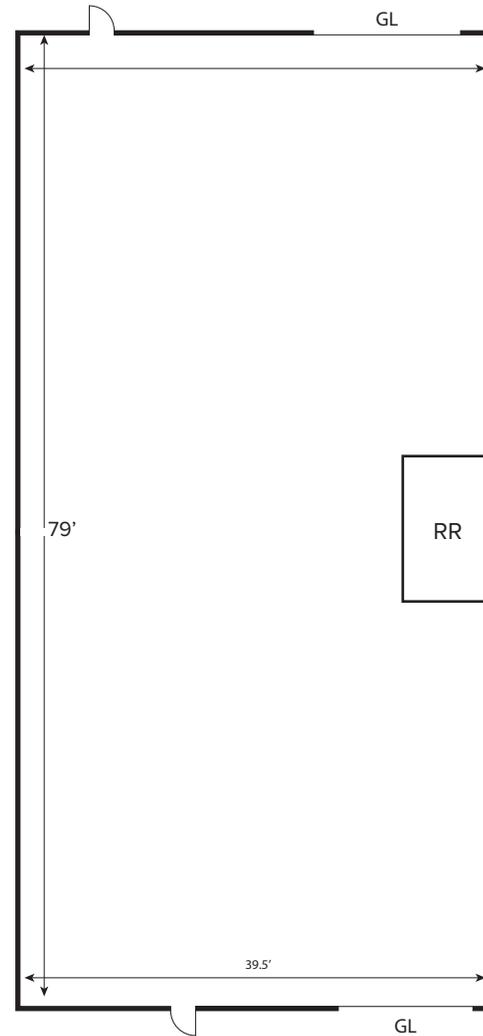
* Floorplans not to scale



FLOOR PLANS

4960 Allison Parkway STE D & I - ±3,200 SF

- Full warehouse space
- Reception
- One (1) Restroom
- Two (2) 12'x14' Grade Level Door
- 20' Clear Height



Suite D & I- Floorplan

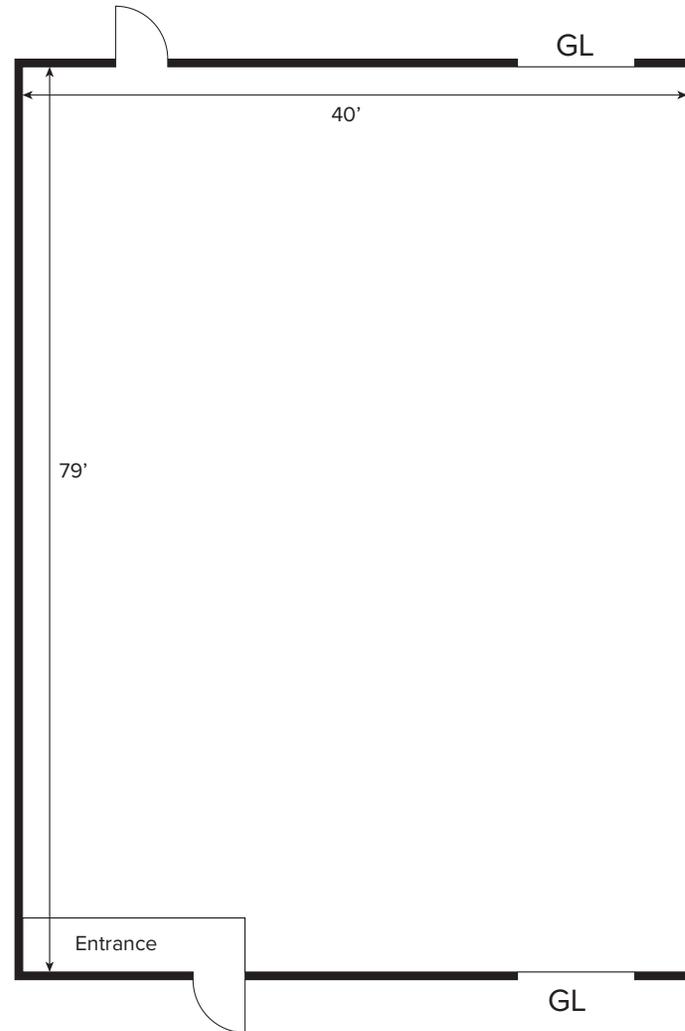
* Floorplans not to scale



FLOOR PLANS

4960 Allison Parkway STE E & H - ±3,200 SF

- 100% warehouse
- Two (2) 12'x14' Grade Level Doors
- 20' Clear Height



Suite E & H- Floorplan

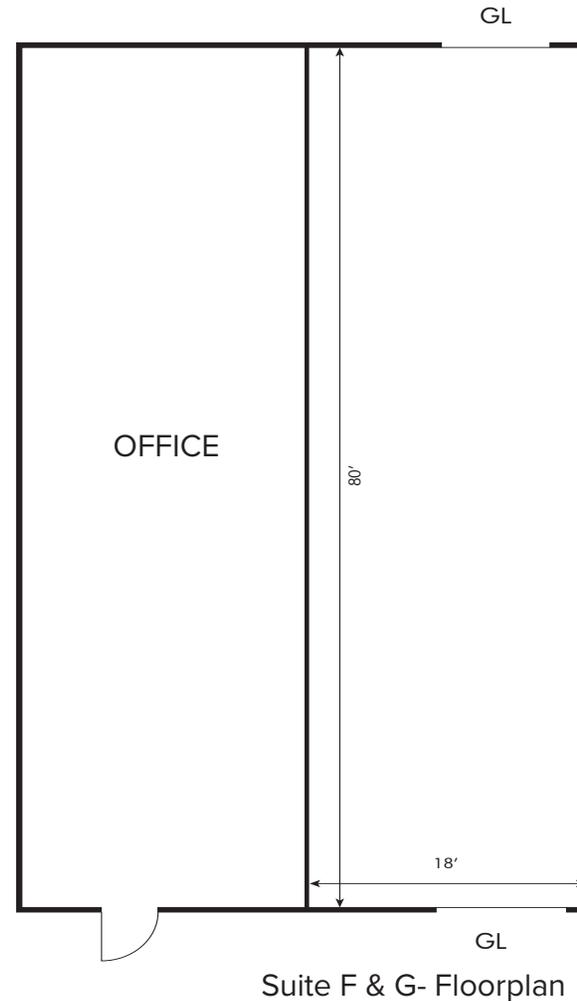
* Floorplans not to scale



FLOOR PLANS

4960 Allison Parkway STE F & G - ±3,200 SF

- 50% office / 50% warehouse
- Functional new office space
- Two (2) 12'x14' Grade Level Doors
- One (1) Restroom with Shower
- 20' Clear Height

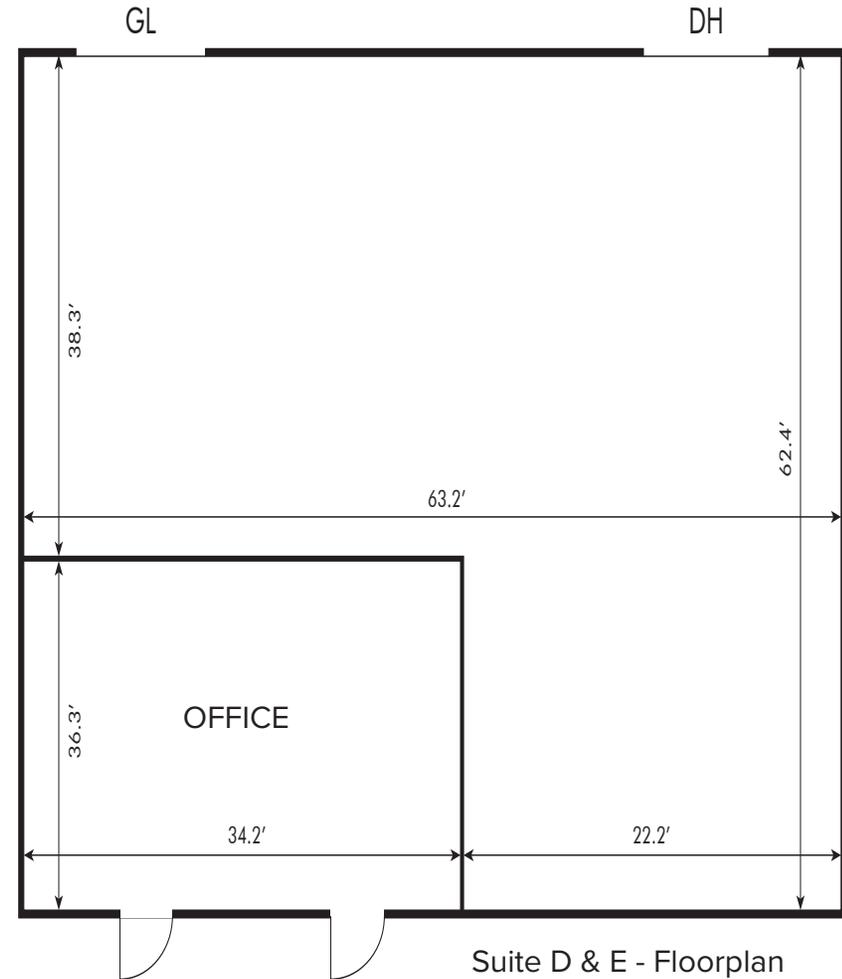


* Floorplans not to scale

FLOOR PLANS

4970 Allison Parkway STE D & E - ±4,560 SF

- High end office space
- One (1) Private office
- Conference room
- Bullpen areas
- One (1) restroom
- One (1) Dock High loading position
- One (1) Grade Level loading door
- 20' Clear Height



* Floorplans not to scale

AVAILABILITIES

4970 ALLISON PARKWAY ±19,200 SQ FT

SUITE F ±5,040 Sq Ft	SUITE D & E ±4,560 Sq Ft	SUITE C ±3,200 Sq Ft	SUITE B ±3,200 Sq Ft	SUITE A ±3,200 Sq Ft
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4960 ALLISON PARKWAY ±19,200 SQ FT

SUITE F & G ±3,200 Sq Ft	SUITE E & H ±3,200 Sq Ft	SUITE D & I ±3,200 Sq Ft	SUITE C & J ±3,200 Sq Ft	SUITE B & K ±3,200 Sq Ft	SUITE A & L ±3,200 Sq Ft
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4950 ALLISON PARKWAY ±17,280 SQ FT

SUITE F ±2,880 Sq Ft	SUITE E ±2,880 Sq Ft	SUITE D ±2,880 Sq Ft	SUITE C ±2,880 Sq Ft	SUITE B ±2,880 Sq Ft	SUITE A ±2,880 Sq Ft
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4960 Suite G



4970 Suite D & E



4950 Suite F



4950 Suite F

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