



VAUGHN ROAD AT HIGHWAY 113
DIXON, CA

DIXON COMMERCE CENTER



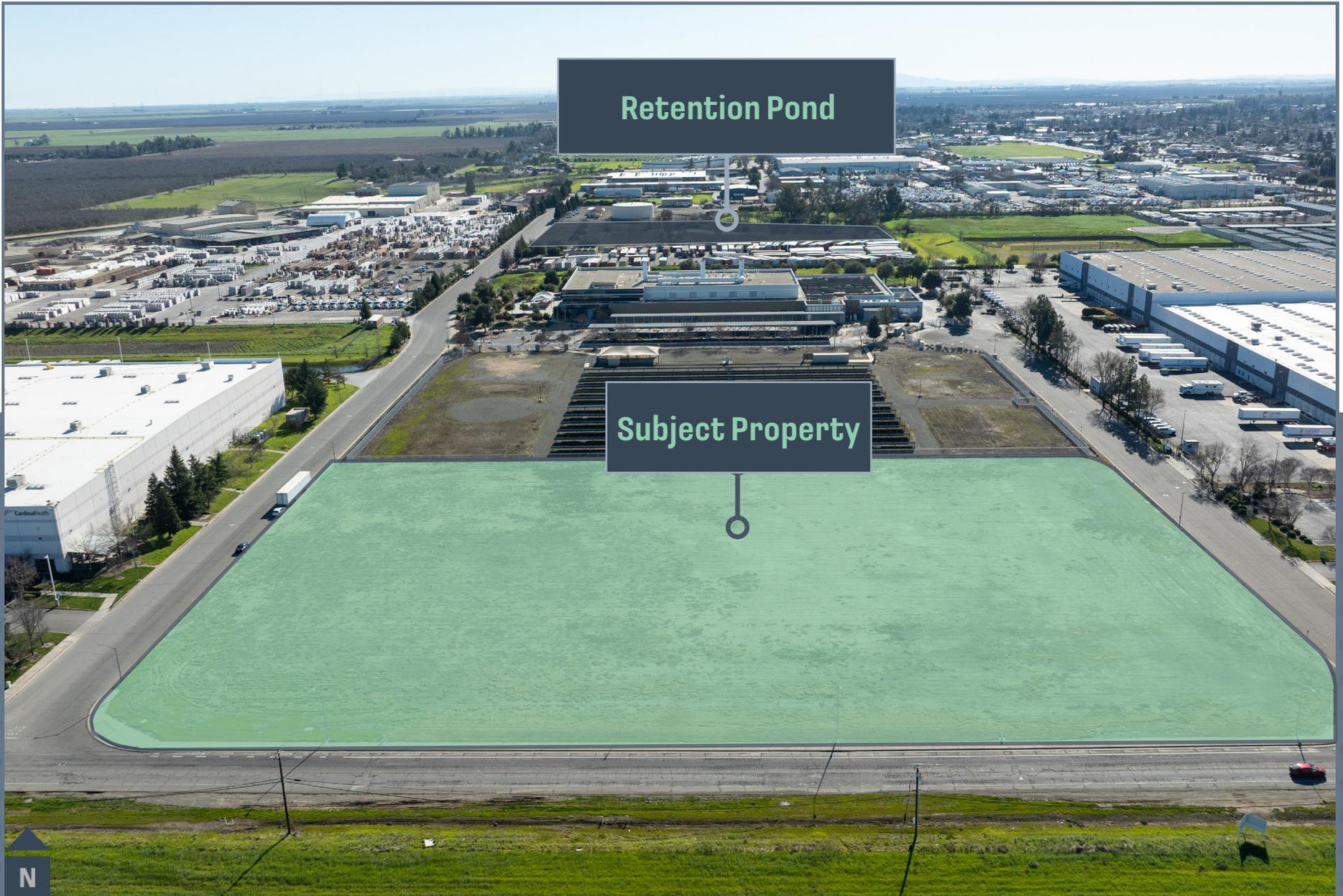
±6.43 ACRES
FOR SALE

SITE OVERVIEW

Zoning:	General Industrial Zoning
Acreage:	±6.43 AC (APN: 0111-090-780)
Site Dimensions:	±654' wide x ±379' deep
Utilities:	<ul style="list-style-type: none">- Sewer: 10"-12" along Vaughn Road, 15"-18" at NE corner of site (8" Commerce Way/21" Fitzgerald Drive)- Water: 12"- PG&E electric and gas in street
Topography:	Flat
Access:	<ul style="list-style-type: none">- Highway 113 (Vaughn Road)- Close proximity to I-80 Interchange
Other Features:	<ul style="list-style-type: none">- Purchase shall include partial ownership (10.81%) of the ±7.98 acre retention pond servicing the parcels located within the Dixon Commerce Center (APN: 0111-090-830)- Rare build-ready industrial site in Solano County



AERIAL



Retention Pond

Subject Property

N

PARCEL MAP

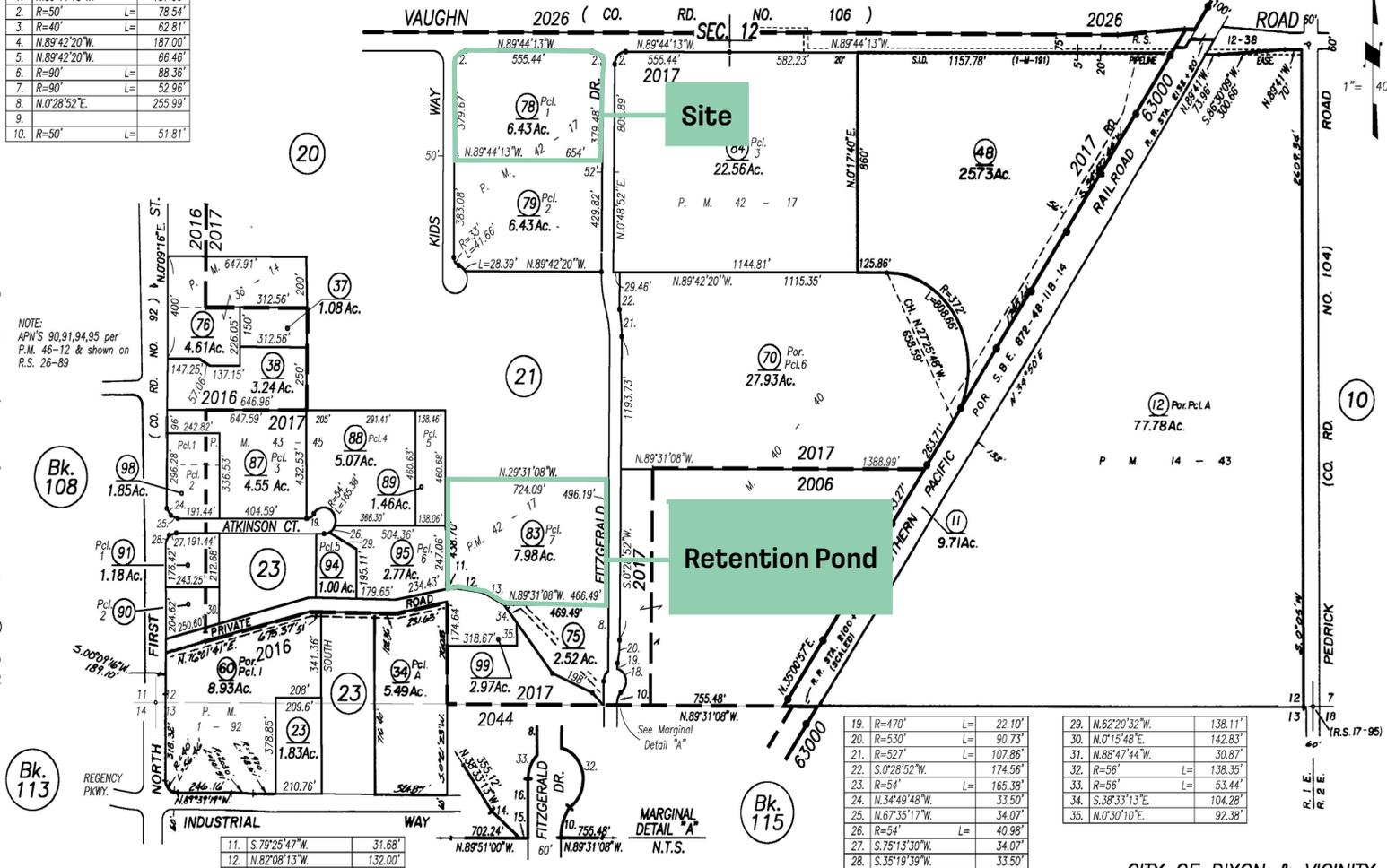
1.	N.89°44'13"W.	187.00'
2.	R=50'	L= 78.54'
3.	R=40'	L= 62.81'
4.	N.89°42'20"W.	187.00'
5.	N.89°42'20"W.	66.46'
6.	R=90'	L= 88.38'
7.	R=90'	L= 52.96'
8.	N.07°28'52"E.	255.99'
9.		
10.	R=50'	L= 51.81'

NOTE:
APN'S 90,91,94,95 per
P.M. 46-12 & shown on
R.S. 26-89

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S.1/2 SEC. 12, T.7N., R.1E., M.D.B. & M.
POR. NW.1/4 SEC. 13, T.7N., R.1E., M.D.B. & M.

Tax Area Code 111-09
2006,2016
2017,63000



Bk. 108

Bk. 113

Bk. 115

11.	S.79°25'47"W.	31.68'
12.	N.82°08'13"W.	132.00'
13.	N.64°53'13"W.	99.00'
14.	N.43°35'21"W.	54.30'
15.	N.89°31'08"W.	1.51'
16.	S.0°28'52"W.	91.21'
17.	N.89°45'22"W.	24.25'
18.	R=56'	L= 131.91'

19.	R=470'	L= 22.10'
20.	R=530'	L= 90.73'
21.	R=527'	L= 107.86'
22.	S.0°28'52"W.	174.56'
23.	R=54'	L= 165.38'
24.	N.34°49'48"W.	33.50'
25.	N.67°35'17"W.	34.07'
26.	R=54'	L= 40.98'
27.	S.75°13'30"W.	34.07'
28.	S.35°19'39"W.	33.50'

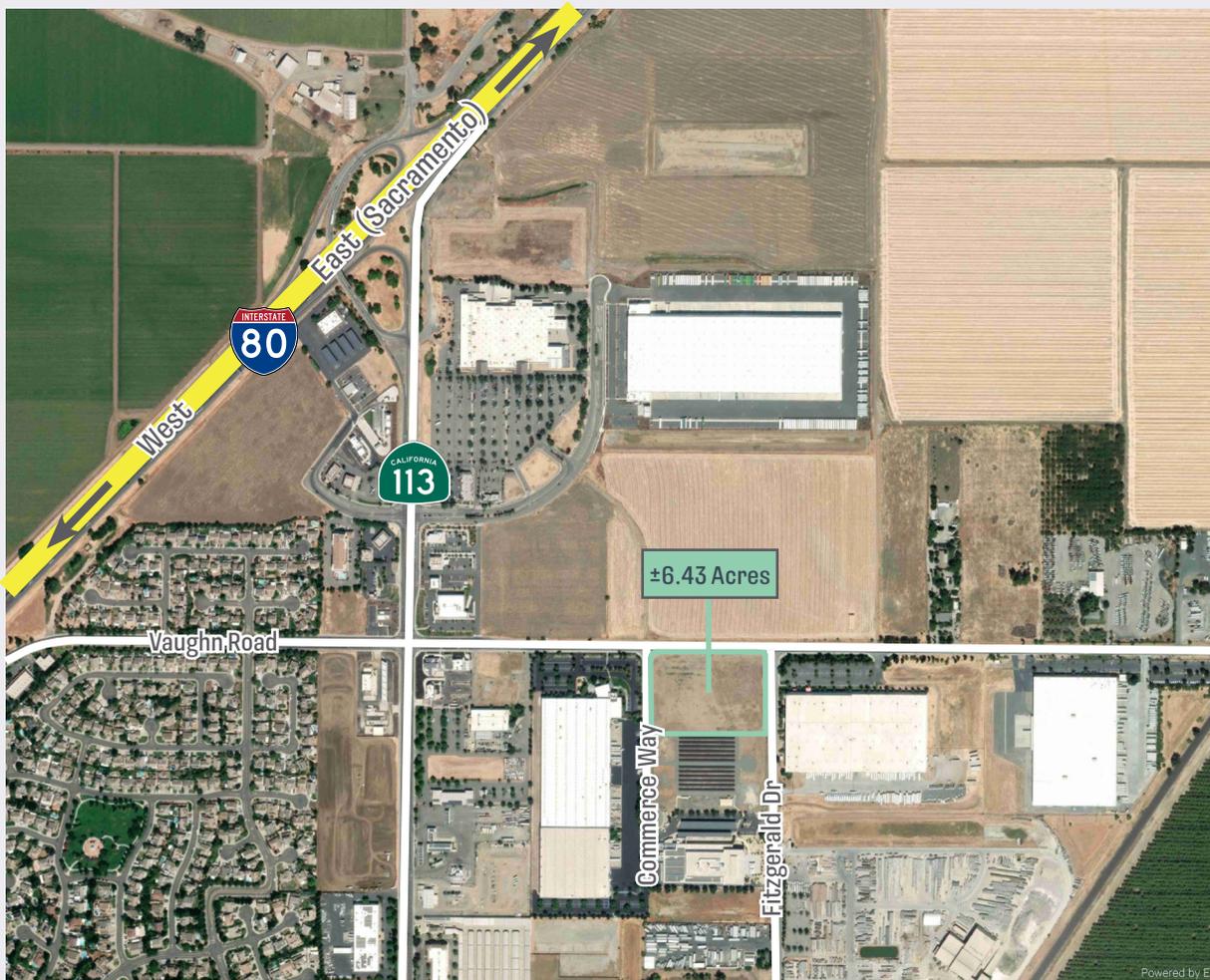
29.	N.62°20'32"W.	138.11'
30.	N.0°15'48"E.	142.83'
31.	N.88°47'44"W.	30.87'
32.	R=56'	L= 138.35'
33.	R=56'	L= 53.44'
34.	S.38°33'13"E.	104.28'
35.	N.0°30'10"E.	92.38'

Por. to Pg.23 (Lg)	10-13-17	Cr
090-23 Chg &		
Por. to Pg.23 (Om)	6-29-16	Cr
090-14 Kill (Om)	12-11-07	Cr
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF DIXON & VICINITY
Assessor's Map Bk. 111 Pg. 09
County of Solano, Calif.

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles



DIXON COMMERCE CENTER

±6.43 ACRES
FOR SALE

SEAN MEROLD, SIOR

Senior Vice President
+1 916 446 8701
sean.merold@cbre.com
Lic. 01803204

MIKE ZIMMERMAN, SIOR

Senior Vice President
+1 916 446 8702
mike.zimmerman1@cbre.com
Lic. 01514055

RYAN DEANGELIS, SIOR

Executive Vice President
+1 916 871 3714
ryan.deangelis@cbre.com
Lic. 01280330

JIMMY LANDIS

Senior Associate
+1 916 446 8280
jimmy.landis@cbre.com
Lic. 02130311

TONY BINSWANGER, SIOR

Executive Vice President
+1 925-296-7728
tony.binswanger@cbre.com
Lic. 01861701

CBRE

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