



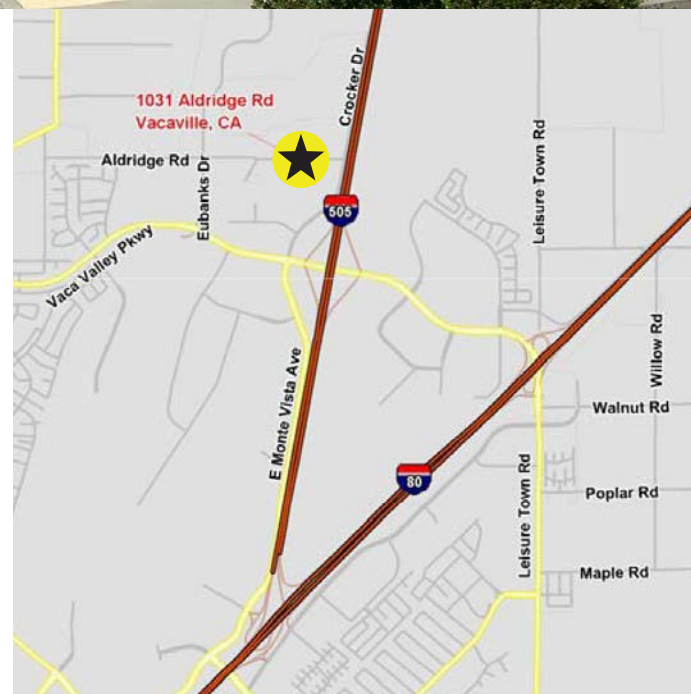
**FOR LEASE**  
**SUITE J: ±2,240 SF**

**1031 Aldridge Road, Vacaville, CA**



## Property Overview

- ▶ Excellent Manufacturing and Service Commercial Building
- ▶ Unit J: ±2,240 SF (56' x 40')
- ▶ Office: ±192 SF (12' x 16')
- ▶ Power: 100 Amps @ 120 / 208 Volt 3 Phase
- ▶ Roll Up Door: 12' x 14'
- ▶ Clear Height: 16' – 17'
- ▶ Parking Ratio: 2.5/1,000
- ▶ Sprinklered (.33/3,000 SF)
- ▶ Insulated Roof and Interior Walls
- ▶ Skylights
- ▶ Immediate Access to I-80 & I-505
- ▶ Industrial Zoning
- ▶ Available immediately



### CHRIS PETRINI

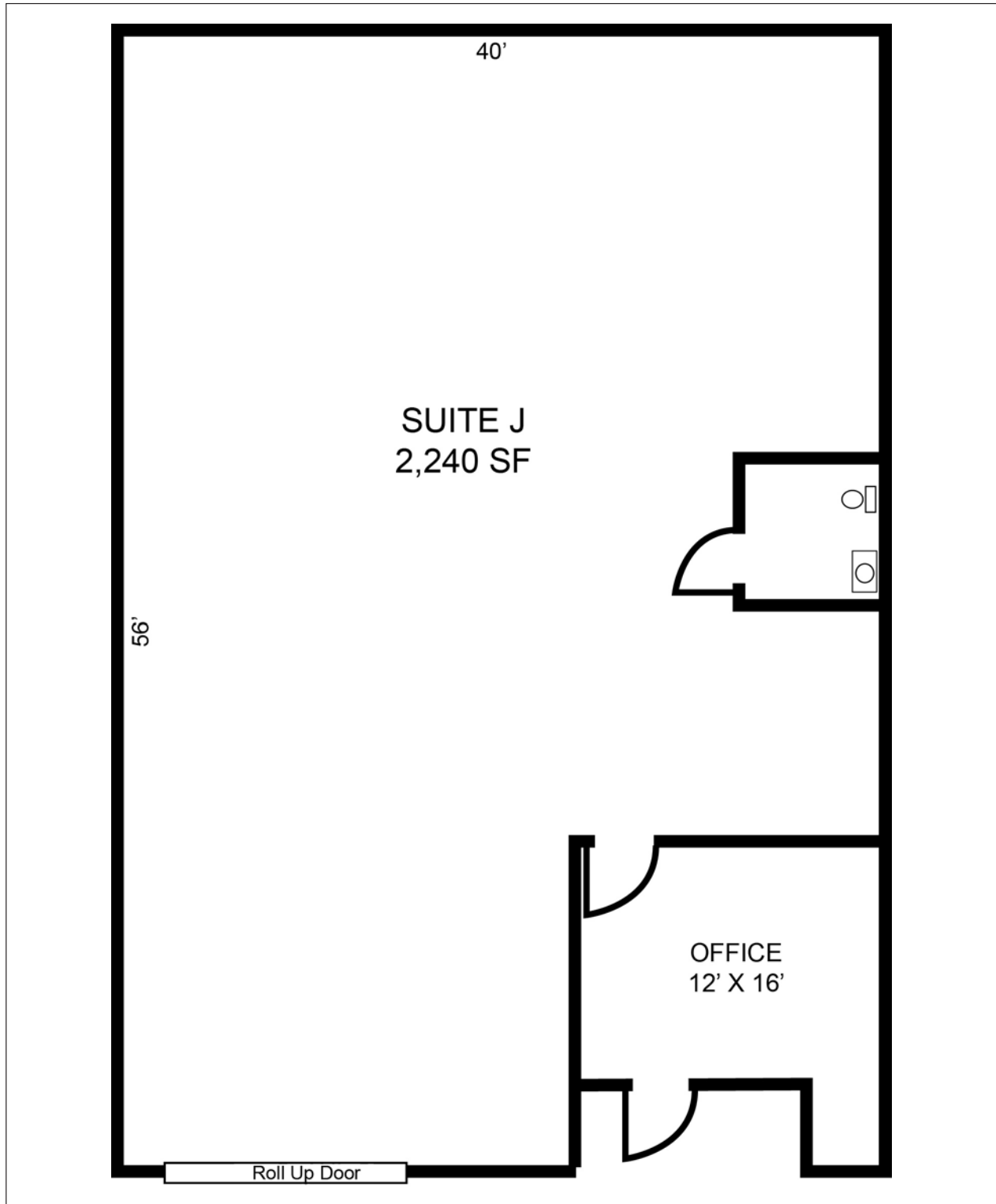
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### PETRINI COMMERCIAL

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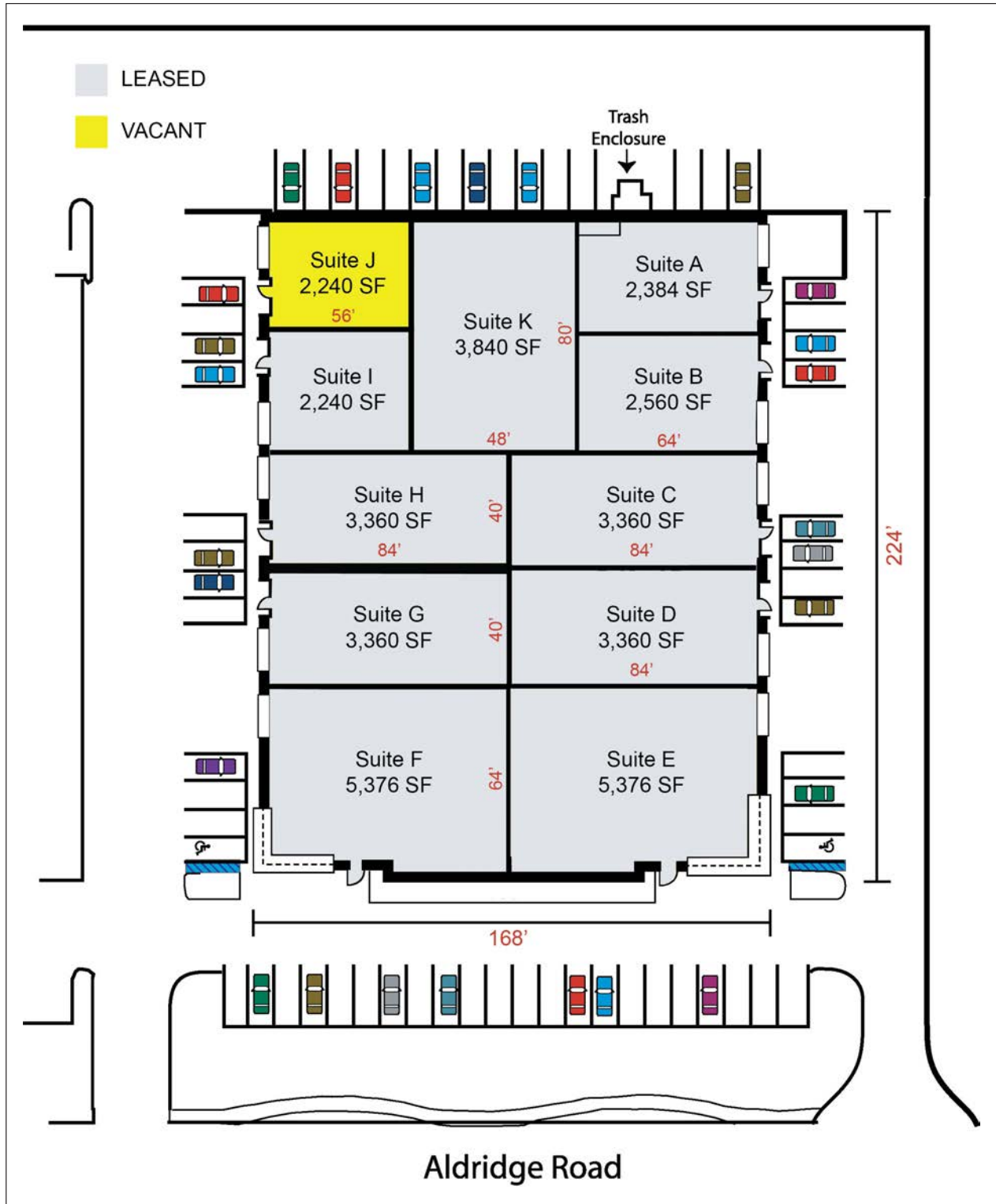
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