

**+/- 18,800 Square Foot Freestanding
Commercial Building For Lease**

**803 Vaca Valley Parkway
Vacaville, California**

Property Information:

- **18,800 +/- SF Building—Divisible to 4,700 +/- SF - Offered for Lease**
- **Lease Rate: \$1.35/SF per Mo. I.G.**
- **Has Paved and Fenced Yard Area, Secure Gated Parking Lot**
- **New Owner—Improvements under way Roof, Paint, Paving, Landscape**
- **Extensive Office Area, Roof Mount HVAC, Multiple Restrooms**
- **High Visibility Corner Location Provides Good Image and Identity**
- **Excellent Vacaville Location and Access to I-80 and Hwy 505**



Listing Broker:

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Listing Broker:

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Deutscher Properties Corp.

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Office (925) 676-6166
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www.dpccommercial.com

**803 Vaca Valley Parkway,
Vacaville, CA** **NOTES/AERIAL**

PROPERTY NOTES:

- **Approx. 18,800 Sq. Ft. Building on an Approx. 1.54 Acre Parcel**
- **Rear Fenced and Paved Yard Area**
- **Building is Divisible Into Four Units—Down to +/- 4,700 Sq. Ft.**
- **Fire Sprinklers, 16'-18' Clear Ht.**
- **Five 12' x 14' Grade Level Doors**
- **New Ownership Now Completing Extensive Renovations**
- **Property has Flexible "IP" Zoning**
- **Vacaville Location with Good Access to I-80 and Highway 505**



Listing Broker:

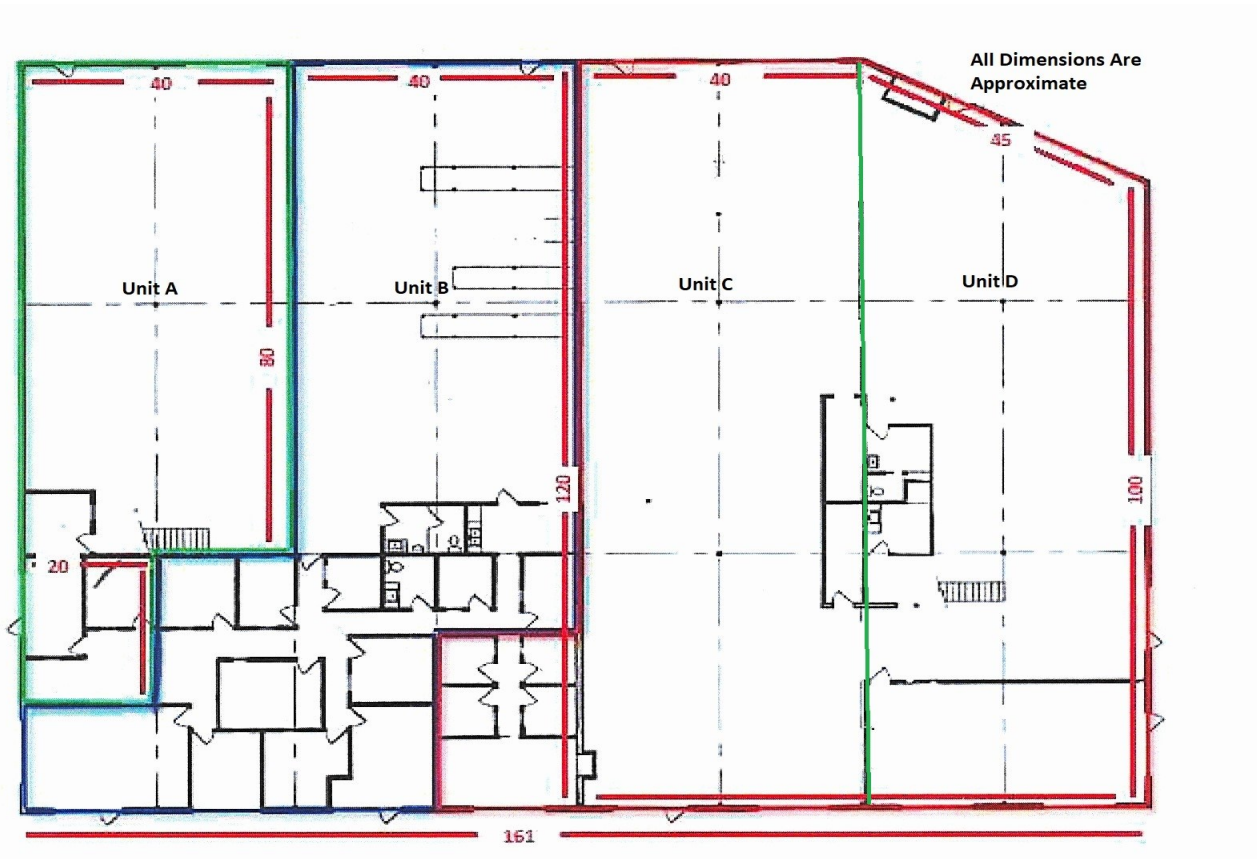
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803 Vaca Valley Parkway Vacaville, CA FLOOR PLAN

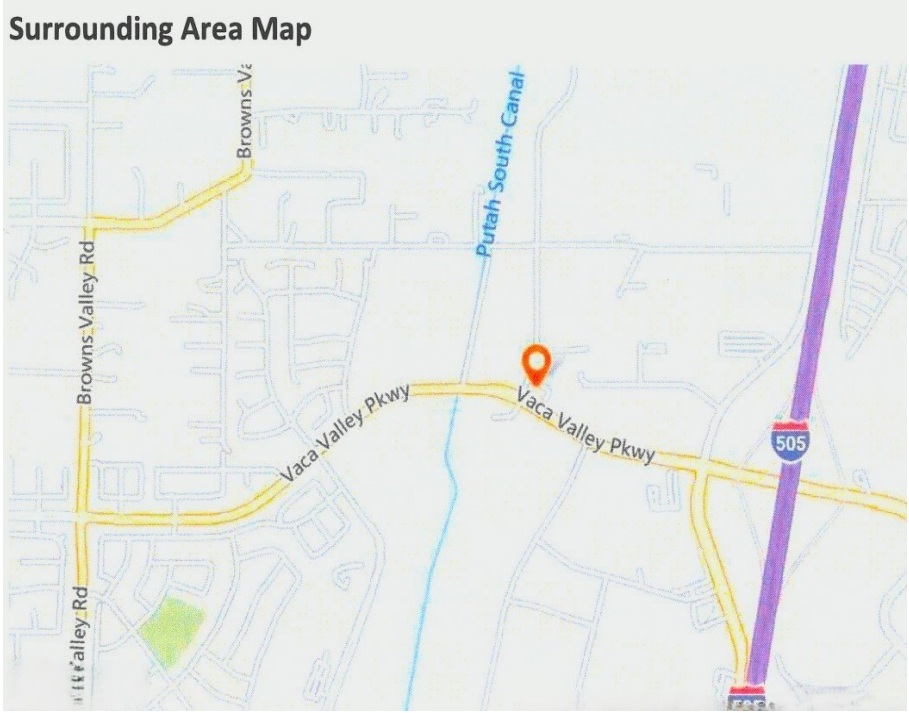
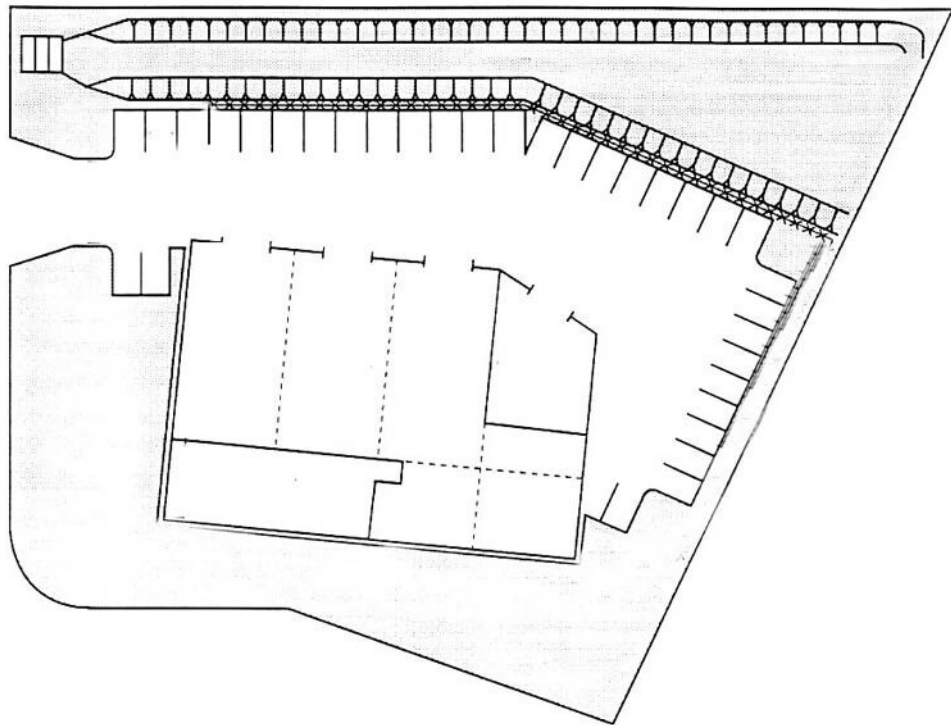


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**803 Vaca Valley Parkway,
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