

AVAILABLE FOR SUBLEASE

700 CROCKER DRIVE | VACAVILLE, CA



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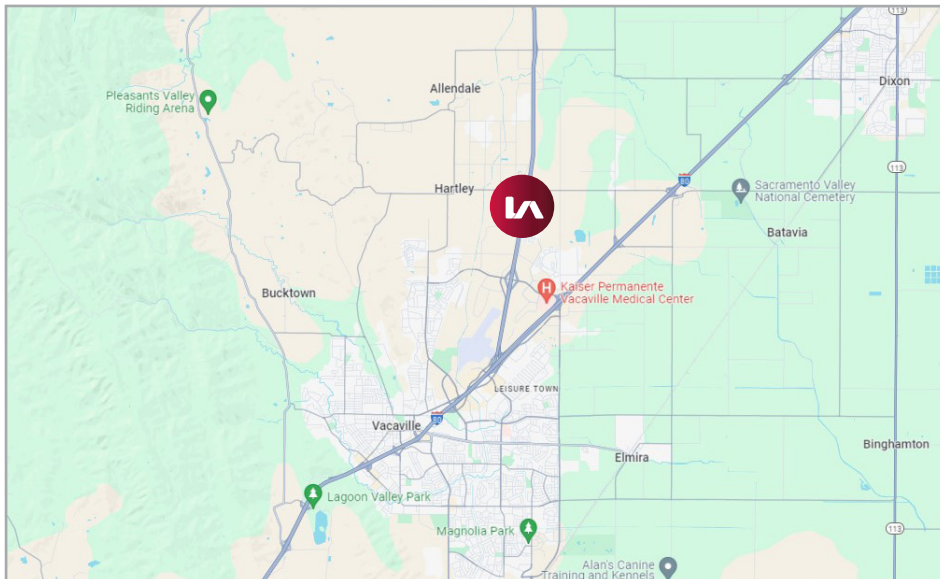
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FEATURES:

- 221,250± SF Cross Dock Space Available in a 843,248± SF Facility
- Situated on a 124.14± Gross Acre Site
- 400' - 750' Deep x 230' - 735' Wide (See Floor Plan)
- Secure Gated Site w/ Guard Shack
- Concrete Truck Court and Staging Areas
- New Roof Installed 2015
- Over 400 Employee Parking Stalls Expandable
- Separate Entrance
- Sublease Rate: \$0.45/SF, NNN



MAIN WAREHOUSE:

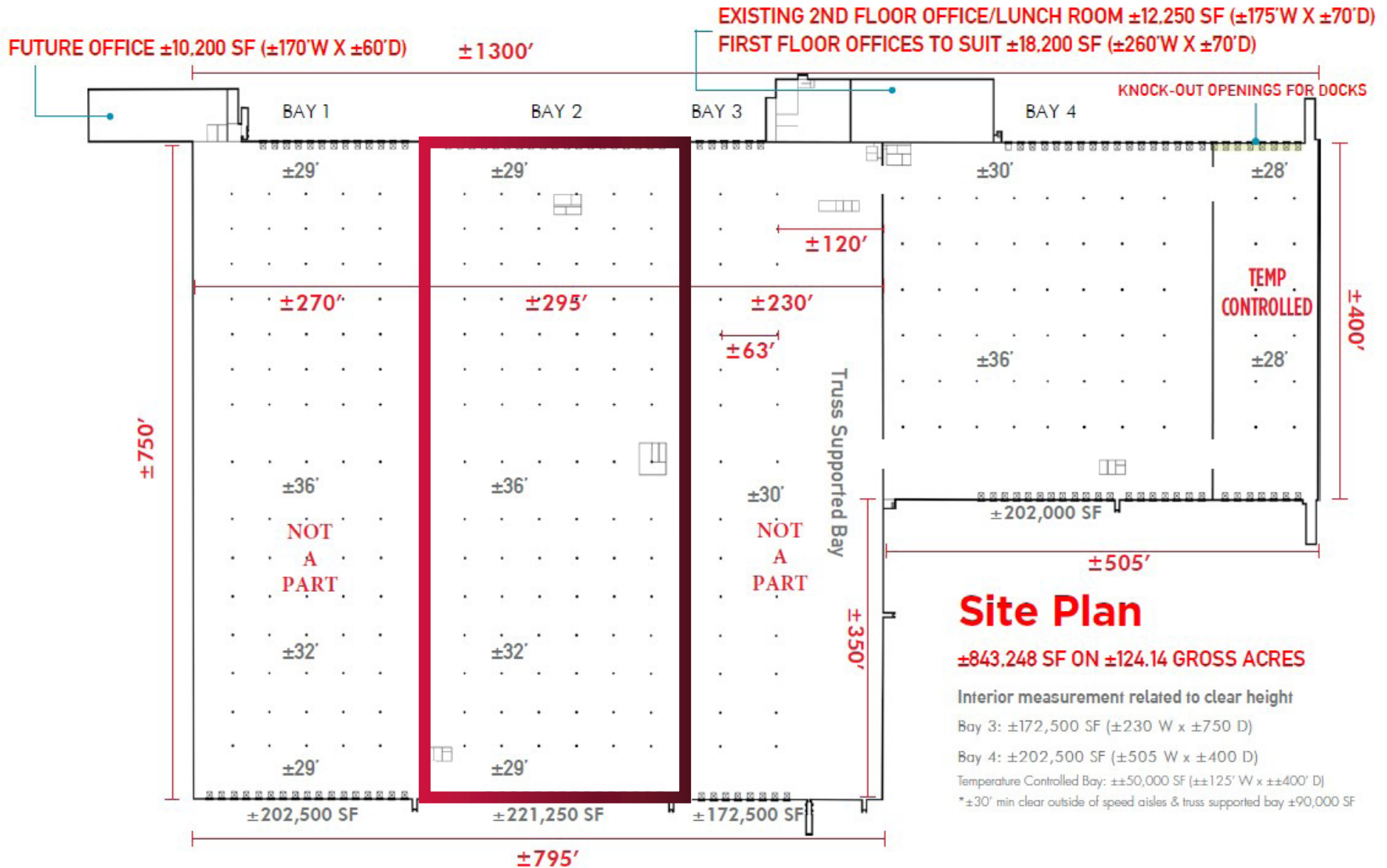
- 34 Doors Upgraded w/ Lights and Hydraulic Levelers (25,000 & 45,000 lbs)
- 4 Grade Level Doors
- 23' - 36' Clear Height (Most Areas Outside of Speedbays are 28'+ (See attached))
- 0.58± GPM per 2,000± SF Sprinklers Supported by Water Tanks, Pumps and Back Up Generators
- 0.405± GPM/2,000± SF Temperature Controlled Area
- 200' - 350' Deep Cross Loaded Staging
- T-5 Motion Lighting
- Power: 15 KVA/6000 Amps @ 277/480 Volts at Main Substation Divided into 5 - 1,200 Amp @ 277/480 Volt Subpanels
- 62' Deep x 42' - 56' Wide Typical Column Spacing

UTILITIES:

- Sewer: City of Vacaville
- Storm Drain: City of Vacaville
- Water: Onsite Deep Well; (City Water Available)
- ISP: 50 MB AT&T Circuit and a 20 MB Telepacific Circuit

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= Site

Drive Distance Key: (Miles)

Sacramento	32
Tracy	80
San Jose	91
San Francisco	60
Fresno	188
Reno	163
Las Vegas	593
Boise	584
Portland	579
Phoenix	777
Salt Lake	680
Denver	1196
Port of Oakland	54
Port of Stockton	62
Port of Sacramento	29
Port of LA	433
Port of Seattle	755

