

FOR SALE OR LEASE | OFFICE-FLEX SPACE WITH WAREHOUSE

821 EUBANKS DR. SUITE H

VACAVILLE, CA 95688



PROFESSIONAL OFFICE/FLEX SPACE WITH WAREHOUSE ♦ CLASS A ARCHITECTURE & BUILD-OUT
LOCATED IN VACA VALLEY BUSINESS PARK ♦ SECURE REAR PARKING/LOADING AREA

- PREMISES:** APPROX. 3,302 SF
(1,908 OFFICE, 944 WHSE & 400 SF FINISHED MEZZANINE.)
- SALES PRICE:** \$735,000.00USD
- YEAR BUILT:** 2007
- ZONING:** IP (INDUSTRIAL PARK)
- BUILD-OUT:** LOBBY/RECEPTION, LARGE OPEN OFFICE (or SHOWROOM),
CONFERENCE ROOM, 3 ADDITIONAL PRIVATE OFFICES,
BREAKROOM AND 1 PVT. RESTROOM, WAREHOUSE AND FINISHED
MEZZANINE
- AMENITIES:**
- CLASS A INTERIOR BUILD-OUT
 - 24' CLEAR HEIGHT IN WAREHOUSE
 - SECURE, FENCED-IN REAR LOT.
 - CLOSE TO HWY 505 & INTERSTATE 80

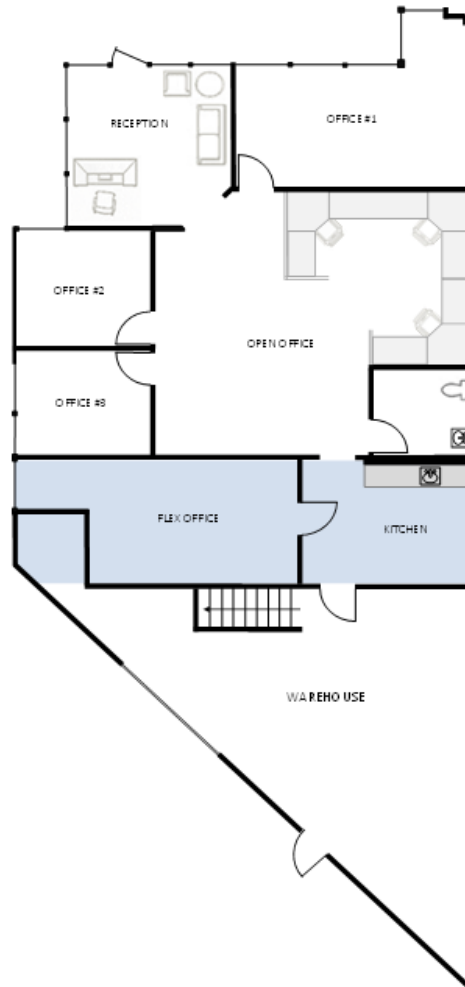


The information provided herein has been obtained from sources deemed reliable. Summit Properties does not guaranty its accuracy.

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SPACE PLAN



821 Eubanks Drive is a Class A, well-planned and maintained professional business and light industrial complex situated within the Vaca Valley Business Park in Vacaville, California. The property features a diverse tenant mix comprised of various professional users, including office, showroom, and light industrial firms.

Suite H offers a highly functional layout featuring approximately 1,908 square feet of improved office area and 994 square feet of warehouse space, for a total recorded area of approximately 2,902 square feet. This measurement does not include the approximately 400 square feet of additional finished mezzanine storage space. The interior build-out consists of three private offices, a professional reception area, a conference room, and a breakroom, along with a large open office area well-suited for a showroom or bull-pen office. The suite is further supported by a private ADA compliant restroom and a warehouse equipped with a grade-level roll-up door for efficient operations.

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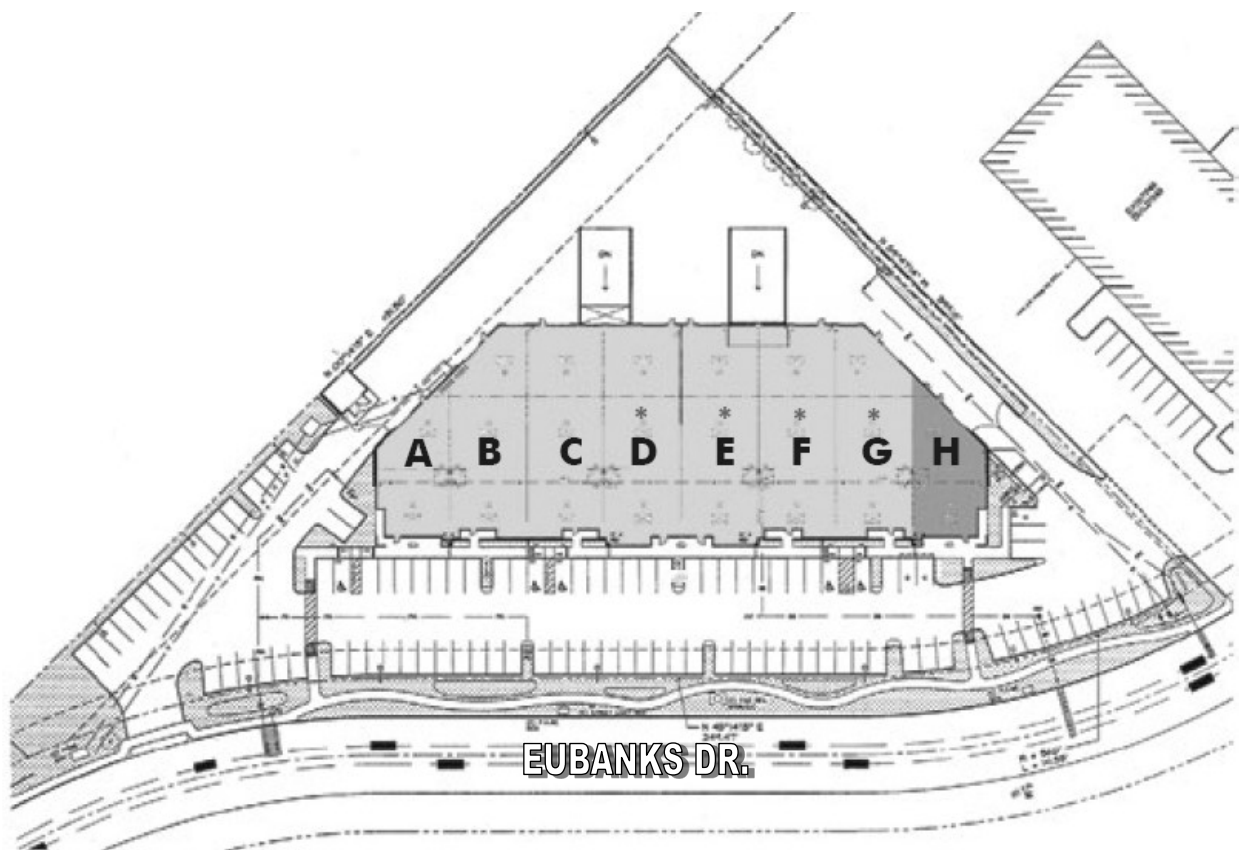


821 EUBANKS DR., SUITE H, VACAVILLE, CA

Vacaville is situated in the north-east portion of Solano County and strategically located mid-way between San Francisco (60 minutes) and Sacramento (40 minutes). Solano County is home to Travis Air Force Base, Northbay Medical Center, Partnership HealthPlan, Jelly Belly Candy Company, Guitard Chocolate, Anheuser Busch, and Six Flags Amusement Park.

The Vaca Valley Business Park is in close proximity of the Nut Tree Airport (KVCB) with its 4,700 ft. long landing strip, the one-million square foot Vacaville Premium Outlets center and famed Nut Tree Retail Complex. Prestigious Vaca Valley Business Park tenants include Genentech, Novartis, Kaiser Permanente, Alza and Icon Aircraft. Vacaville is known for its strong sense of community and affordable housing, making it a highly desirable place to work and live.

SITE PLAN



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