

**+/- 9,600 Square Feet of Commercial/
Light Industrial Space For Lease**

803 Vaca Valley Parkway, Units A and B
Vacaville, California

Property Information:

- **9,600 +/- SF Space —Divisible to 4,800 +/- SF - Front Units Offered for Lease**
- **Lease Rate: \$1.35/SF per Month I.G.**
- **Fire Sprinklers, Skylights, 18' Clear Ht.**
- **Two 12' x 14' Grade Level Roll-Ups**
- **Extensive Existing Office, Can Demo**
- **Office Area Has HVAC, Four Restrooms**
- **New Owner—Improvements under way Roof, Paint, Paving, Landscape**
- **High Visibility Corner Location, Good Image, Identity and Signage**
- **Excellent Vacaville Location With Good Access to Interstate 80 and Highway 505**



Listing Broker:

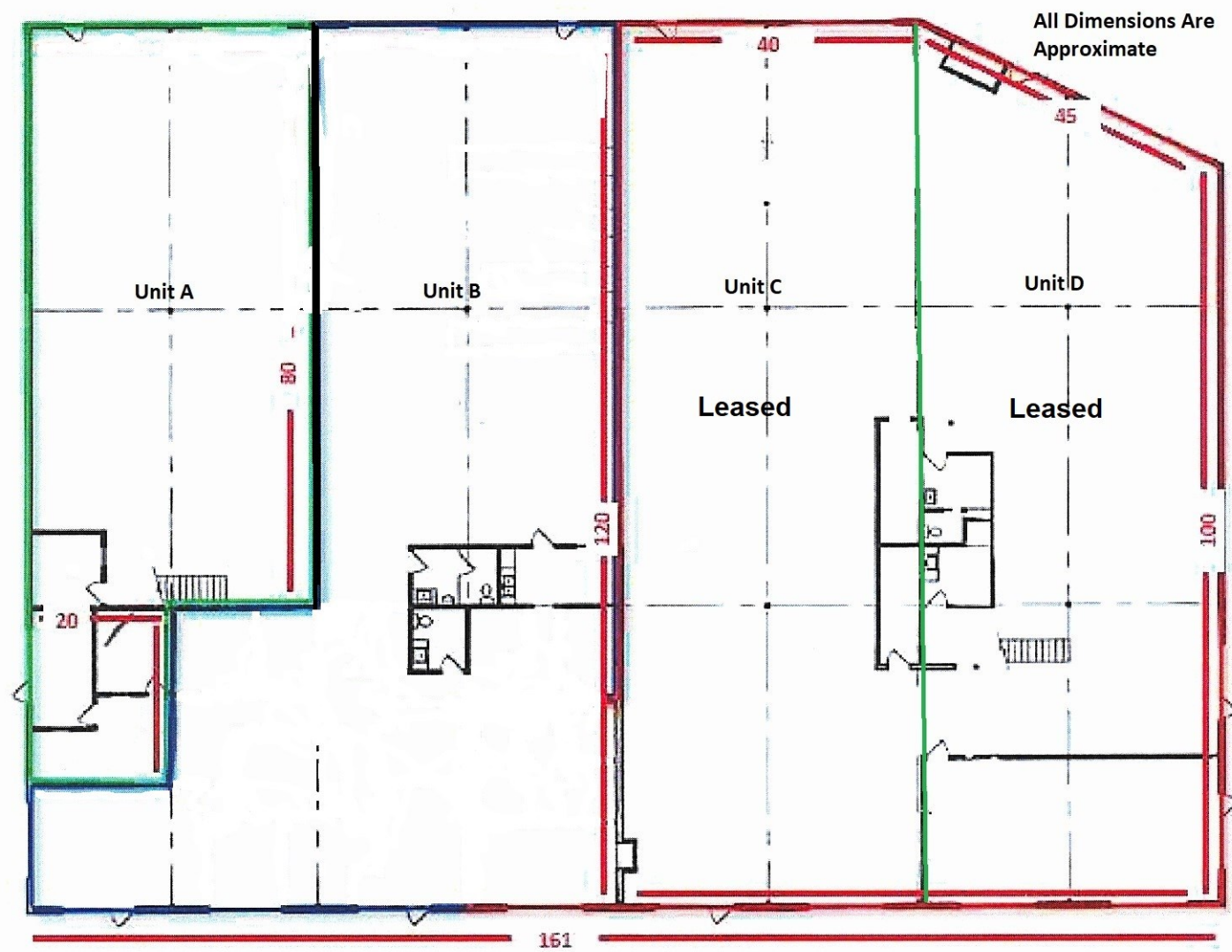
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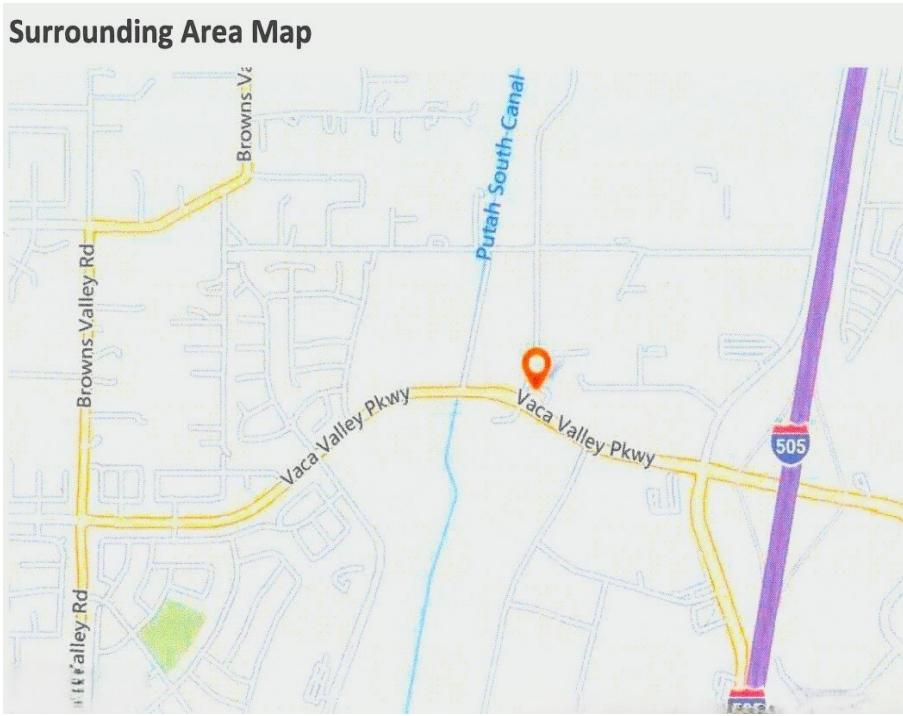
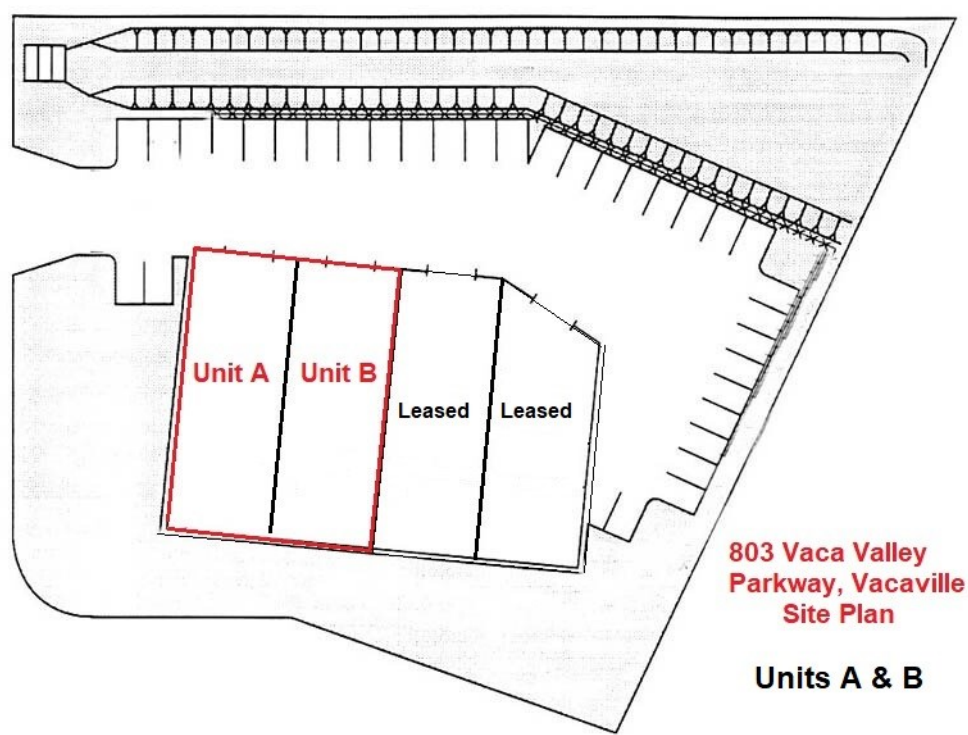
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803 Vaca Valley Parkway, Units A and B
Vacaville, CA **FLOOR PLAN**



803 Vaca Valley Parkway, Units A and B
Vacaville, CA
SITE PLAN/MAP



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