

# 4950-4970 Allison Parkway

VACAVILLE, CALIFORNIA

±2,880-4,560 SF AVAILABLE WITH YARD



**FOR LEASE** | LIGHT INDUSTRIAL SPACES WITH DOCK HIGH  
LOADING AND OUTDOOR STORAGE LOCATED IN A PARK-LIKE  
SETTING OFF HIGHWAY 505 AND HWY I-80.

**CBRE**

## PROPERTY OVERVIEW

Three building business park offers light industrial and yard spaces located in a park-like setting off Highway 505, offering quick access to I-80.



±55,680 SF Industrial  
Park



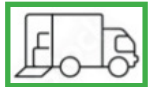
Featuring storefront  
warehouse/office



100-200 amps per unit



Fire sprinkler system



Dock high loading and  
yard space available



Warehouses feature 12' x  
14' roll-up doors and 20'  
average clear height



Non-exclusive off street  
parking available



Freshly painted exteri-  
or and revamped land-  
scaping

## LOCATION MAP

### ALLISON PARKWAY

### AREA HIGHLIGHTS

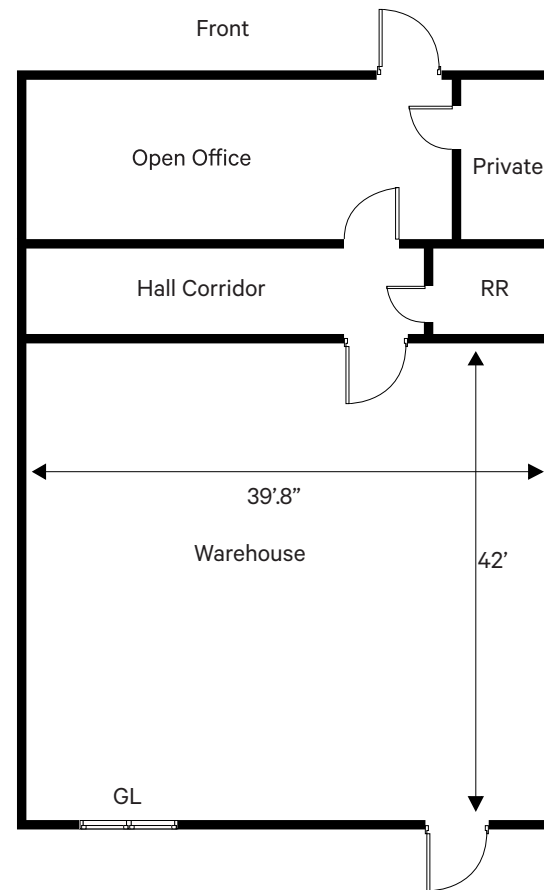
QUICK ACCESS to I-505 and I-80 with  
I-5 connectivity and close proximity to  
hotspot consumer market



# FLOOR PLANS

## 4950 ALLISON PARKWAY STE D - ± 2,880 SF

- 12' x 14' Grade Level Door
- One (1) Private Office
- One (1) Restroom
- 20' Clear Height



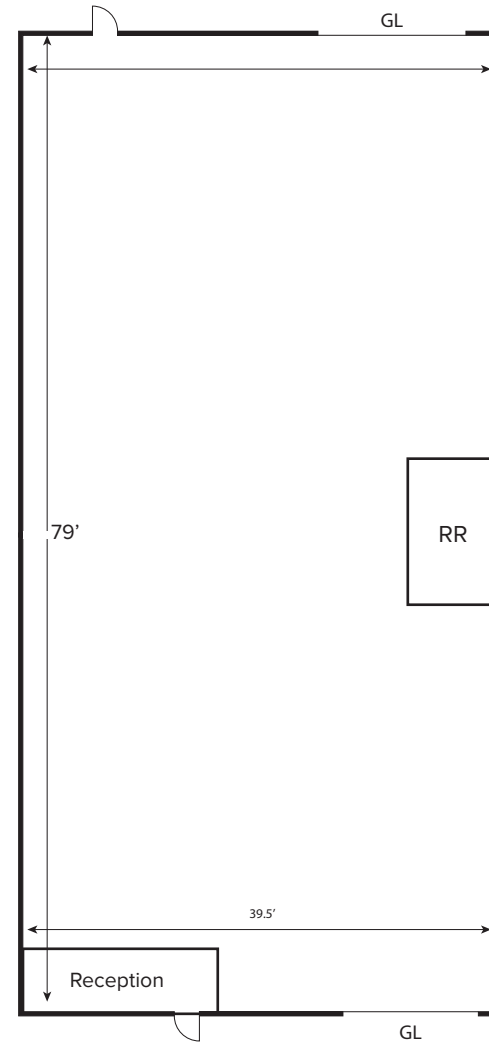
Suite D- Floor-

\* Floorplans not to scale

## FLOOR PLANS

### 4960 Allison Parkway STE D & I - ±3,200 SF

- Full warehouse space
- Reception
- One (1) Restroom
- Two (2) 12'x14' Grade Level Doors
- 20' Clear Height



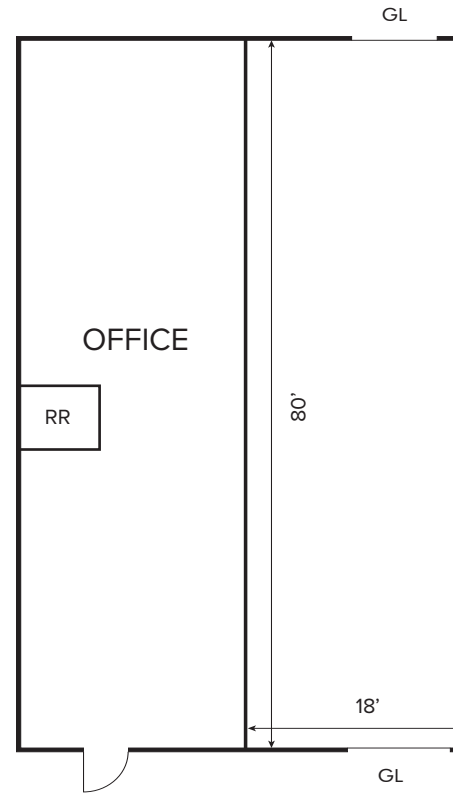
Suite D & I- Floorplan

\* Floorplans not to scale

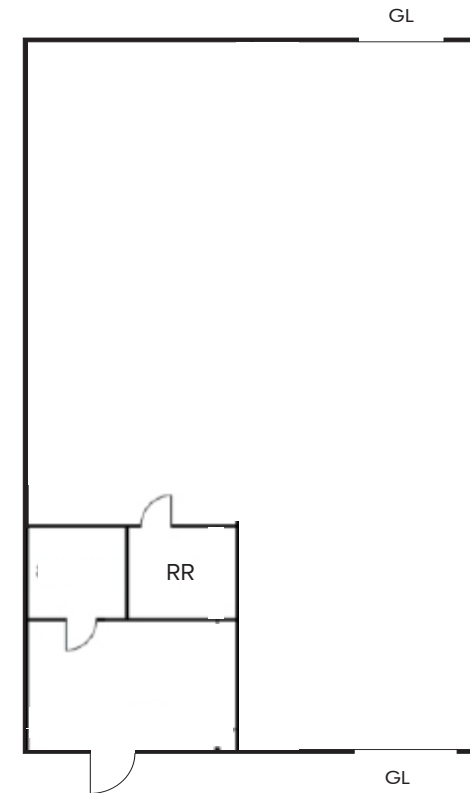
# FLOOR PLANS

## 4960 Allison Parkway STE F & G - $\pm 3,200$ SF

- 50% office / 50% warehouse
- Functional new office space
- Two (2) 12'x14' Grade Level Doors
- One (1) Restroom with Shower
- 20' Clear Height



Current Floorplan  
Suite F & G



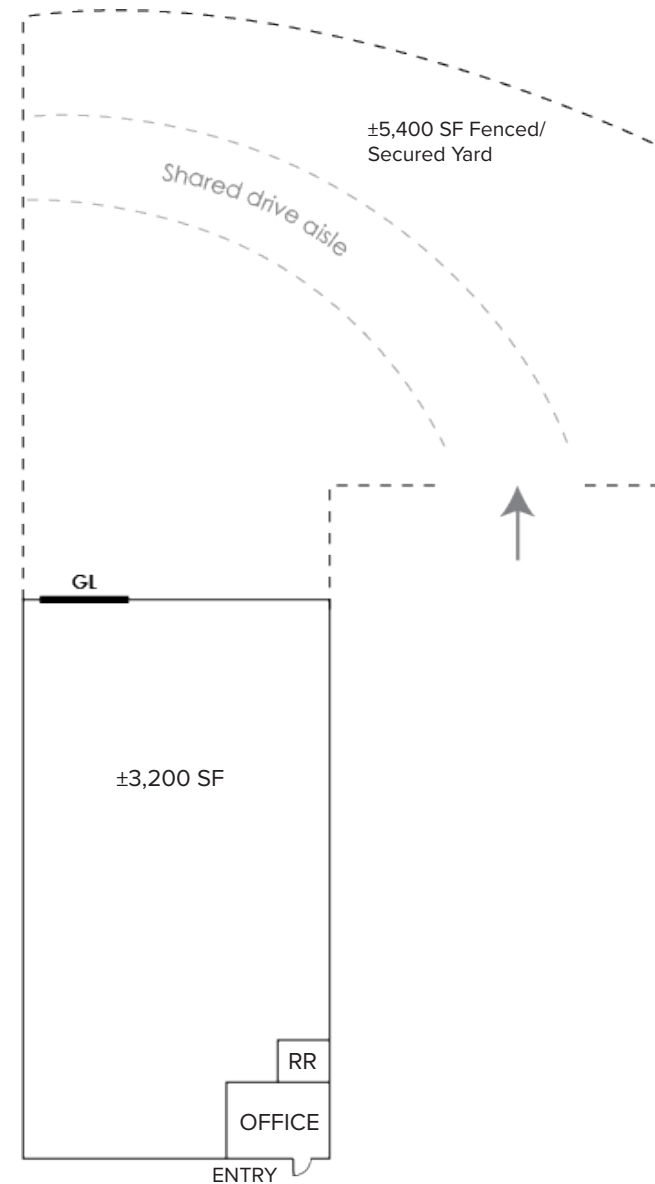
Conceptual Floorplan  
Suite F & G

\* Floorplans not to scale

## FLOOR PLANS

### 4970 Allison Parkway STE A - ±3,200 SF

- One (1) 12'x14' Grade Level Door
- One (1) restroom
- Shared access outdoor storage area
- 20' Clear Height
- Available December 2026



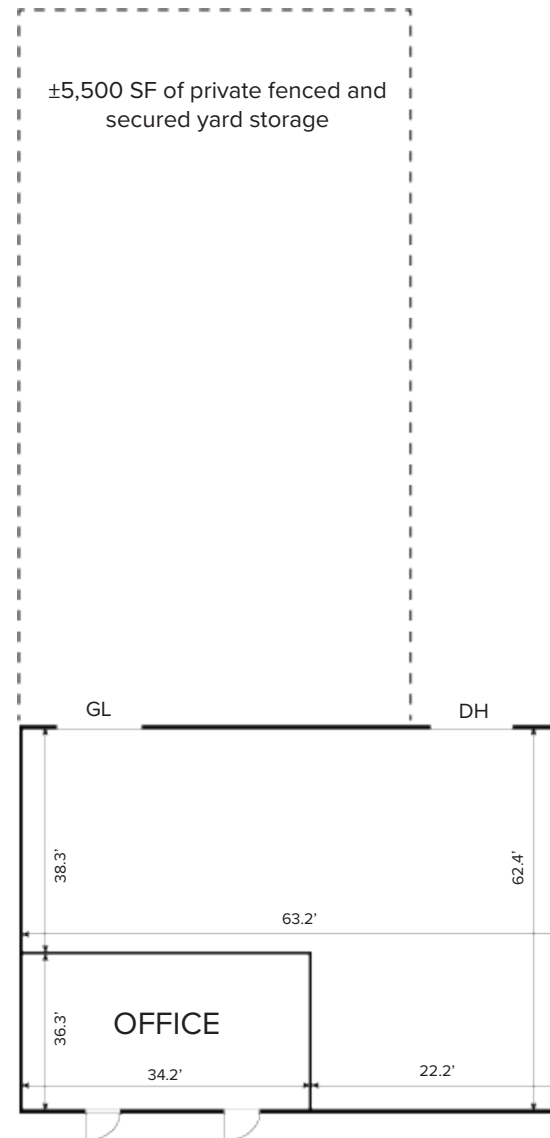
Suite A - Floorplan

\* Floorplans not to scale

# FLOOR PLANS

## 4970 Allison Parkway STE D & E - ±4,560 SF

- High end office space
- One (1) Private office
- Conference room
- Bullpen areas
- One (1) restroom
- One (1) Dock High loading position
- One (1) Grade Level loading door
- 20' Clear Height



Suite D & E - Floorplan

\* Floorplans not to scale

# AVAILABILITIES

## 4970 ALLISON PARKWAY ±19,200 SQ FT

|                         |                             |                         |                         |                         |
|-------------------------|-----------------------------|-------------------------|-------------------------|-------------------------|
| SUITE F<br>±5,040 Sq Ft | SUITE D & E<br>±4,560 Sq Ft | SUITE C<br>±3,200 Sq Ft | SUITE B<br>±3,200 Sq Ft | SUITE A<br>±3,200 Sq Ft |
|-------------------------|-----------------------------|-------------------------|-------------------------|-------------------------|

## 4960 ALLISON PARKWAY ±19,200 SQ FT

|                             |                             |                             |                             |                             |                             |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| SUITE F & G<br>±3,200 Sq Ft | SUITE E & H<br>±3,200 Sq Ft | SUITE D & I<br>±3,200 Sq Ft | SUITE C & J<br>±3,200 Sq Ft | SUITE B & K<br>±3,200 Sq Ft | SUITE A & L<br>±3,200 Sq Ft |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|

## 4950 ALLISON PARKWAY ±17,280 SQ FT

|                         |                         |                         |                         |                         |                         |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| SUITE F<br>±2,880 Sq Ft | SUITE E<br>±2,880 Sq Ft | SUITE D<br>±2,880 Sq Ft | SUITE C<br>±2,880 Sq Ft | SUITE B<br>±2,880 Sq Ft | SUITE A<br>±2,880 Sq Ft |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|



4960 Suite F & G



4970 Suite D & E



4960 Suite F & G



## CONTACT

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