

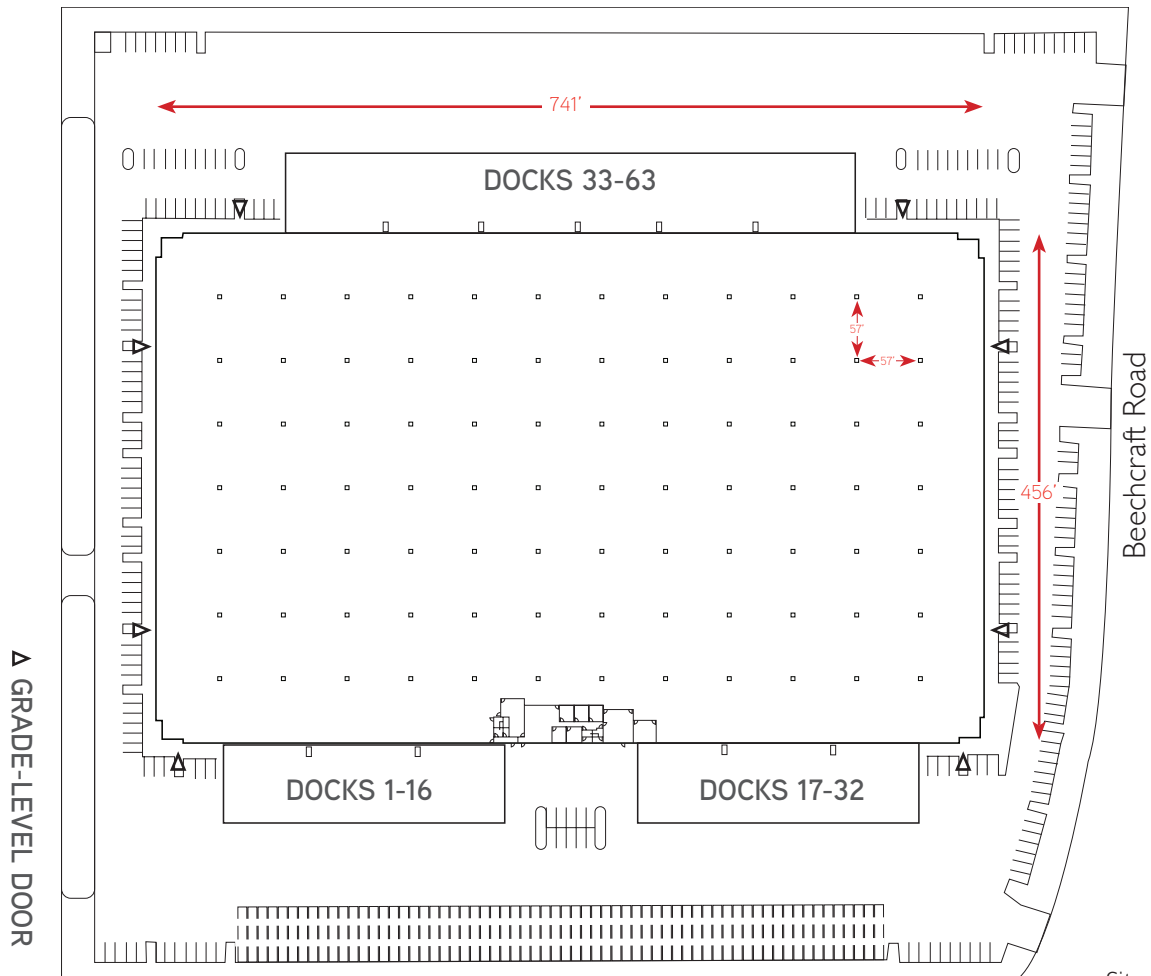
2041 CESSNA DRIVE

Vacaville Business Park | Vacaville, CA



±337,896 Square Feet For Lease
Warehouse/Manufacturing Building

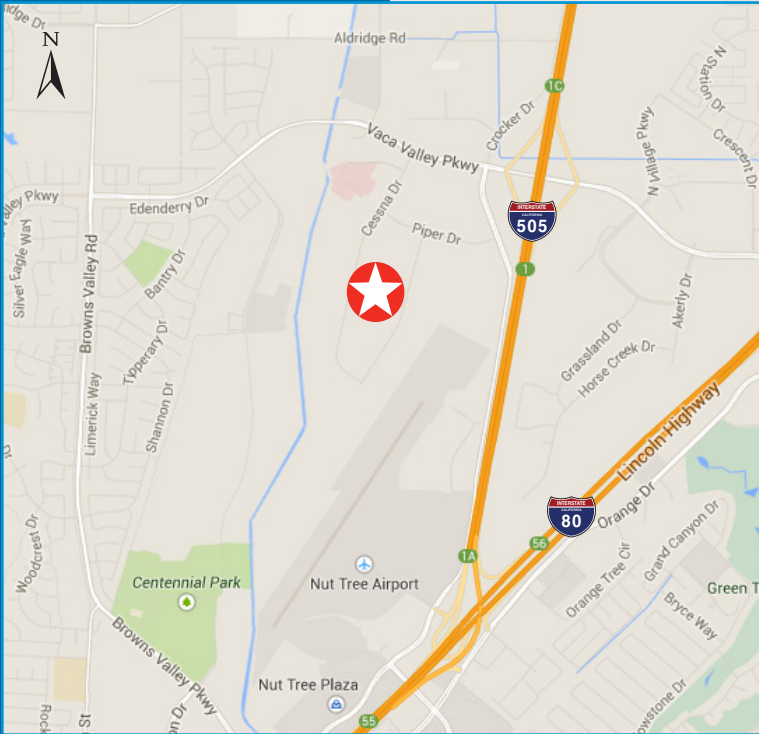
2041 CESSNA DRIVE | VACAVILLE BUSINESS PARK



Site plan not to scale



2041 CESSNA DRIVE | VACAVILLE BUSINESS PARK



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THE BUZZ OATES
GROUP OF COMPANIES

Property Description:

- > **Gross Acreage:** ±17.91 (±780,159) square feet
- > **Dimensions:** ±935' x ±856'
- > **Access:** I-505 to Vaca Valley Parkway
- > **Utilities:** To site
- > **Zoning:** Industrial Park (IP)
- > **Year Built:** 2003
- > **APN:** 0133-210-640

Improvements:

- > **Building:** ±337,896 square foot warehouse
- > **Dimensions:** ±741' wide by ±456' deep
- > **Available:** ±337,896 square feet
- > **Warehouse:** ±333,034 square feet
- > **Office:** ±4,862 square feet
- > **Column Spacing:** ±57' x ±57'
- > **Clear Height:** ±28' minimum
- > **Loading:**
Eight (8) grade-level and sixty-three (63) dock-high doors
- > **Truck Staging:** ±130'
- > **Parking:** ±225 spaces
- > **Fire Sprinklers:** ESFR
- > **Power:** ±3,000 amps, 277/480 volts
- > **Walls:** ±8" thick
- > **Warehouse Insulation:** R-19 roof
- > **Warehouse Floors:**
6" concrete slab (#4 rebar @ 24" OC), 3,500 PSI

Comments:

- > Excellent cross loaded warehouse facility
- > ±28' - ±30' minimum clearance
- > ESFR
- > Available trailer staging
- > Immediate access to I-80 and I-505
- > Great local labor demographics >>>[Click to View Demographics](#)
- > Available Q4 2015

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