

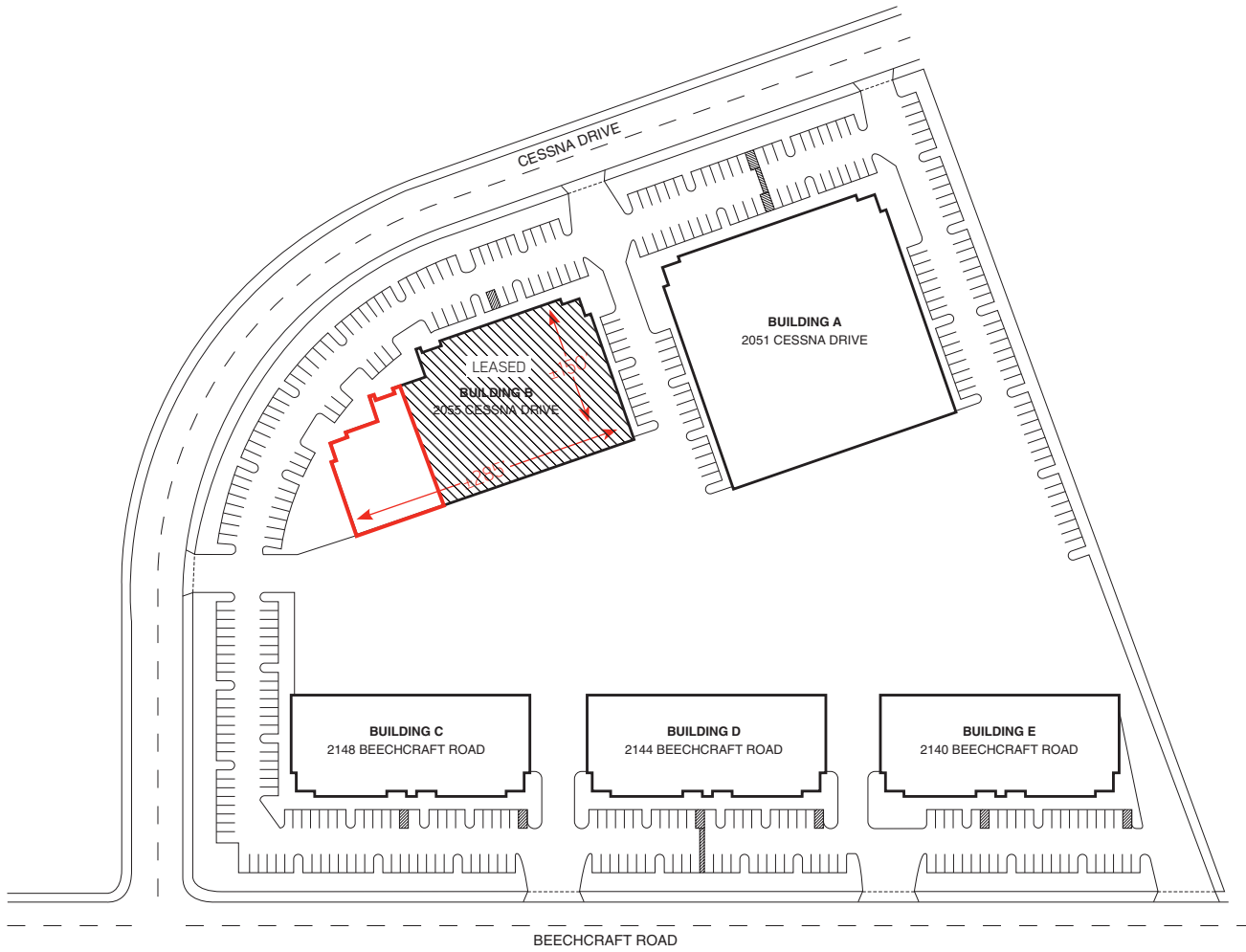
2055 CESSNA DRIVE

Vacaville Business Park | Vacaville, CA



±9,149 Square Feet For Lease
Warehouse Building

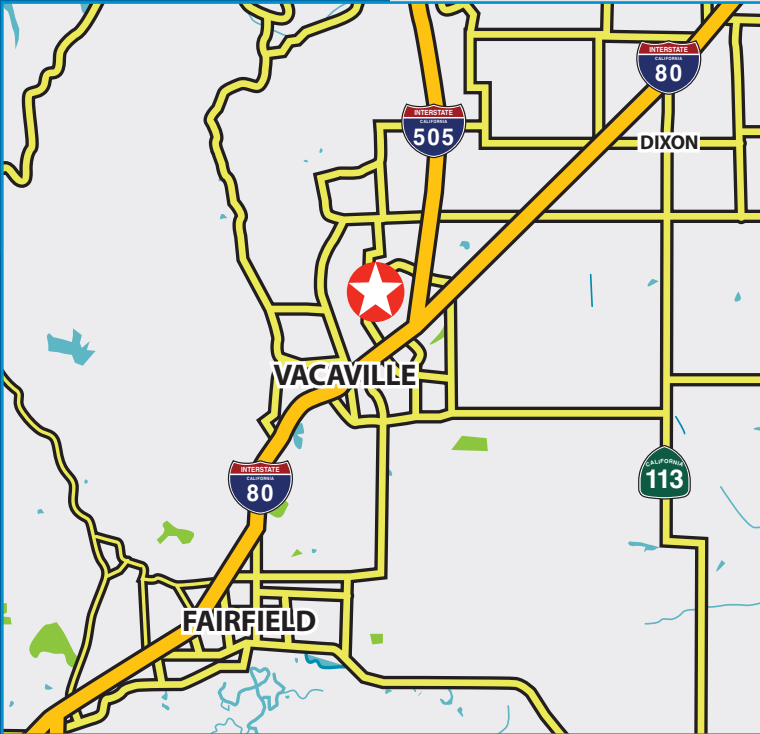
2055 CESSNA DRIVE | VACAVILLE BUSINESS PARK



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Property Description:

- > **Gross Acreage:** ±2.95 (±128,502 square feet)
- > **Dimensions:** ±395' x ±513' (irregular)
- > **Access:** I-505 to Vaca Valley Parkway
- > **Utilities:** To site
- > **Parking:** ±88 spaces (additional parking available)
- > **Zoning:** Industrial Park (IP)
- > **Year Built:** 2007
- > **APN:** 0133-220-280
- > Part of a 5 building complex totaling ±158,859 square feet

Improvements:

- > **Building:** ±38,475 square foot warehouse
- > **Dimensions:** ±285' wide by ±150' deep (irregular)
- > **Available:** ±9,149 square feet
- > **Office:** To suit
- > **Column Spacing:** ±50' x ±57' and ±28.5'
- > **Clear Height:** ±24' minimum
- > **Loading:**
 - Two (2) rear grade-level doors
- > **Truck Staging:** ±125' (plus additional common area)
- > **Fire Sprinklers:** ESFR
- > **Power:** ±2,000 amps, 277/480 volts to building
- > **Warehouse Insulation:** R-19 roof

Comments:

- > Skylights throughout
- > Interior walls painted white
- > Immediate access to I-80 and I-505
- > Great local labor demographics

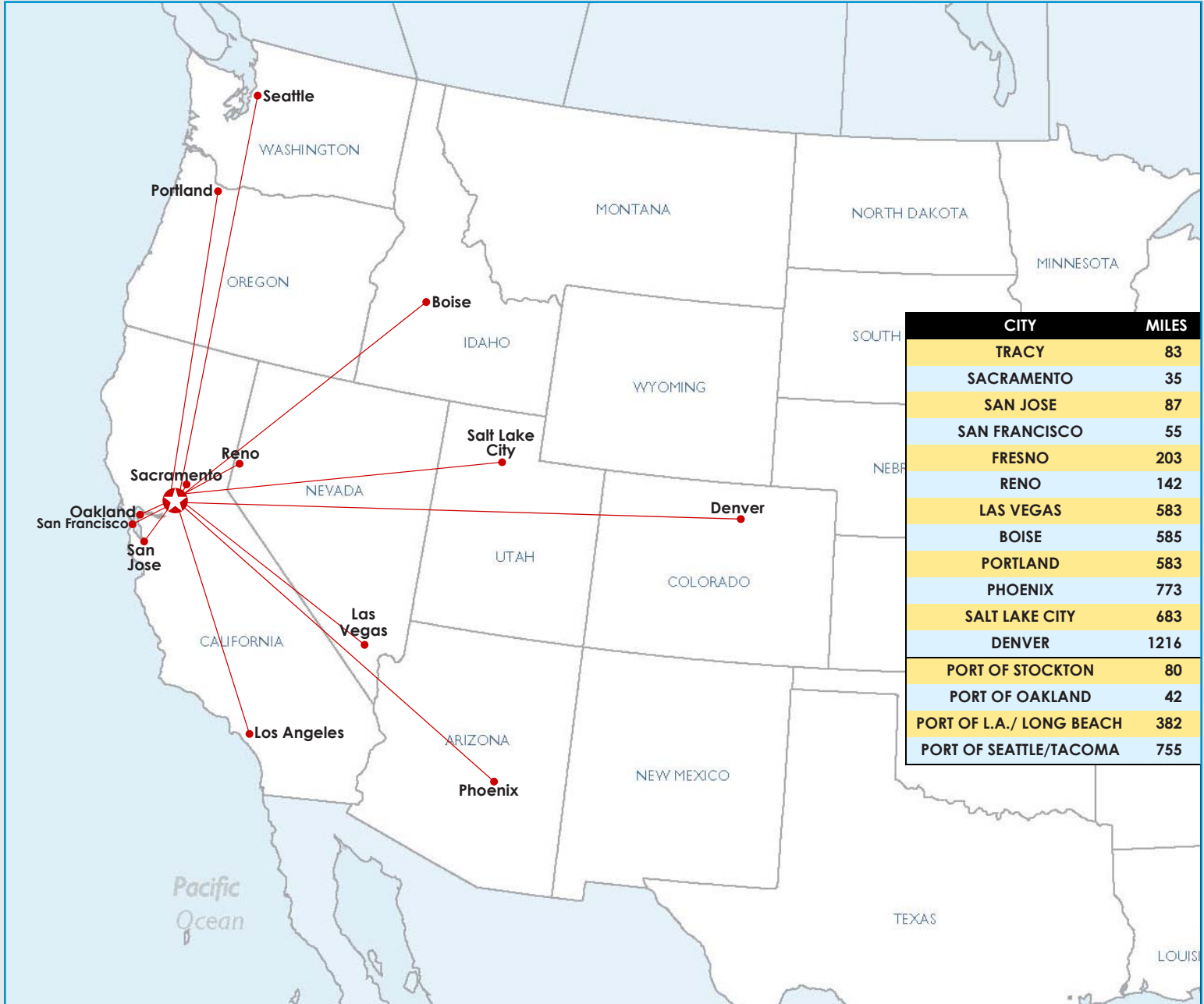
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Mileage to Major Markets | From Vacaville, CA



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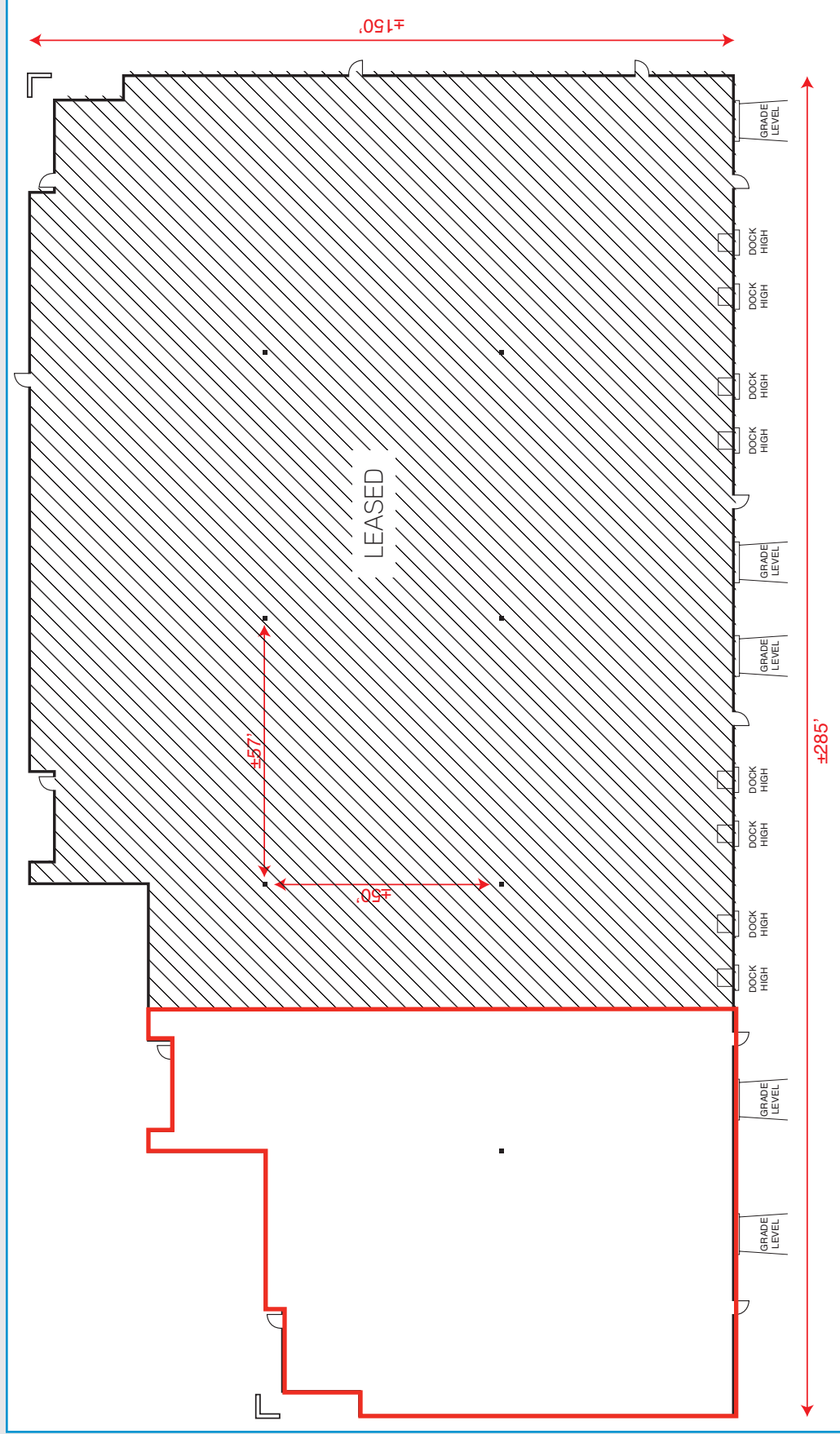


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