

**Real Estate Source, Inc.**

RESIDENTIAL & COMMERCIAL

AVAILABLE FOR SUBLEASE

# \$0.65

Per SF / Month · NNN

**WELL BELOW MARKET**

## ±137,940 SF

Total Available · Will Subdivide

**WAREHOUSE · MANUFACTURING  
DISTRIBUTION · R&D**

### 2141 Icon Way

Vacaville, CA 95688

**±28'**

Clear Height

**18**

Dock-High Doors

**179**

Parking Spaces

**6,000A**

3-Phase Power

**9.58 AC**

Gross Acreage

**2005**

Year Built

**ESTIMATED NNN**

**~\$0.13 / SF / Mo**

CAM · Tax · Insurance · To Be Verified



CLASS-A INDUSTRIAL · VACAVILLE BUSINESS PARK · IMMEDIATE I-80 & I-505 ACCESS



18 DOCK-HIGH DOORS · EXPANSIVE REAR YARD & STAGING · ±9.58 ACRE SITE



**Michael Hamilton**

REALTOR® · BRE #01972908

C 707-999-7920

michaeljhamiltonre@gmail.com

◆ ±137,940 SF on ±9.58 Acres

◆ 18 Dock-High · 3 Grade-Level Doors

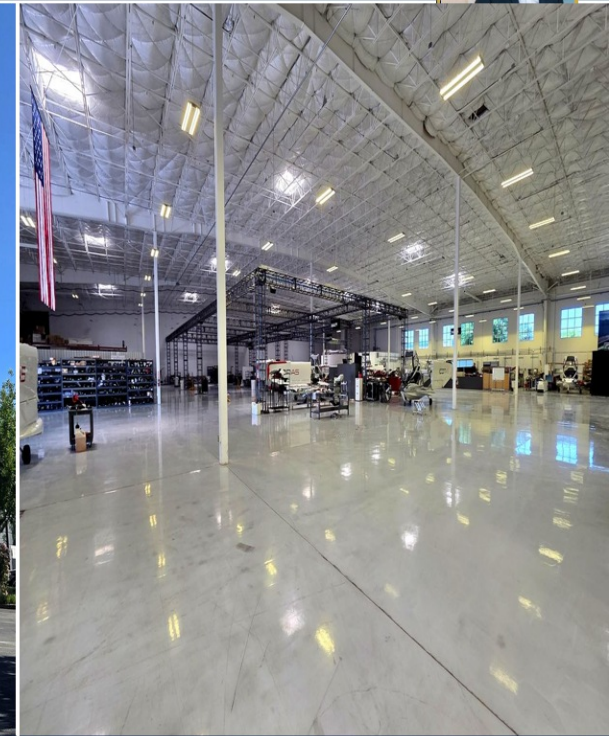
◆ ±627' W x ±220' D · ±57' x ±55' Columns · ±6,000A / 277-480V / 3-Phase Power

**VACAVILLE BUSINESS PARK · 2141 ICON WAY · VACAVILLE, CA 95688 · SUBLEASE THROUGH AUGUST 2030**

# PROPERTY GALLERY

2141 Icon Way · Vacaville, CA · ±137,940 SF · \$0.65/SF/Mo NNN

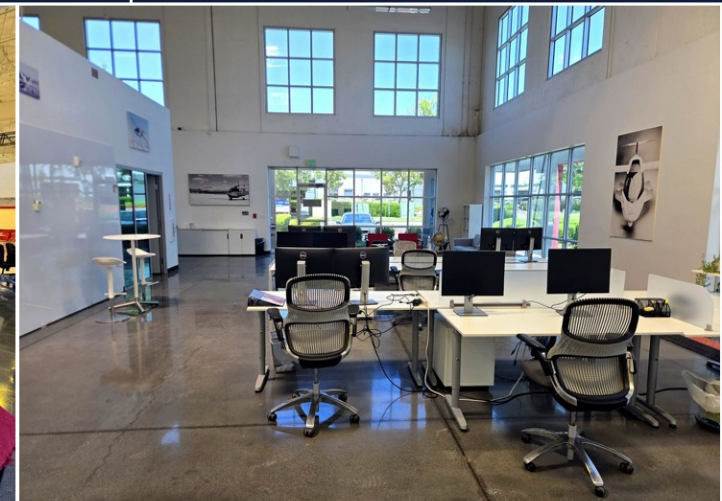
Michael Hamilton  
707-999-7920 · michaeljhamiltonre@gmail.com



Rear Dock Row · 18 Dock-High Doors · Expansive Secured Yard & Staging

Class-A Exterior · 2141 Icon Way · Vacaville Business Park

Main Warehouse Floor · ±28' Clear Height · Epoxy Finish



Grade-Level Access · Open Dock Doors · Rear Yard View

Executive Office Lounge · Polished Concrete · High Ceilings

Open Office · Floor-to-Ceiling Windows · Move-In Ready

**AVAILABLE SF**  
**±137,940**

**BASE RENT**  
**\$0.65/SF/Mo**

**EST. NNN**  
**~\$0.13/SF/Mo**

**CLEAR HEIGHT**  
**±28 Feet**

**LOADING**  
**18 Dock · 3 GL**

**POWER**  
**±6,000A 480V**

**PARKING**  
**179 Spaces**

**TERM THRU**  
**Aug 2030**

FLOOR PLAN

2141 Icon Way · Vacaville, CA · ±137,940 SF

Michael Hamilton  
REALTOR® · 707-999-7920  
michaeljhamiltonre@gmail.com

