

Colliers

2141

Vacaville Business Park
For Lease $\pm 75,940$ SF
Warehouse/Distribution/Manufacturing/R&D

2141 Icon Way | Vacaville, CA



Contact Us

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Highlights

Property Description

- **Gross Acreage:** 9.58 ($\pm 417,305$ square feet)
- **Zoning:** Industrial Park (IP)
- **Year Built:** 2005
- **APN:** 0133-220-280

Features

- **Total Building Size:** $\pm 137,940$ SF
- **Building Dimensions:** $\pm 627'$ wide by $\pm 220'$ deep
- **Available:** $\pm 75,940$ SF (*Office: Seperate additional $\pm 4,500$ SF free-standing office building in rear staging area*)
- **Unit Dimensions:** $\pm 345'$ wide by $\pm 220'$ deep
- **Column Spacing:** $\pm 57'$ W x $\pm 55'$ D
- **Clear Height:** $\pm 28'$
- **Loading:**
 - Three (3) grade-level doors (2 rear / 1 side)
 - Eighteen (18) dock-high doors
- **Parking:** 179 spaces on entire site
- **Fire Sprinklers:** 0.20/1,500 SF (*Conversion back to ESFR achievable*)
- **Power:** $\pm 6,000$ amps, 277/480 volts, 3-phase to entire building (*to be verified*)
- **Warehouse Insulation:** R-30 at roof deck
- **Epoxy Floor Throughout**
- **Upgraded Lighting for Advanced Manufacturing**
- **Natural light/windows throughout**
- **Abundant rear staging/parking/yard**
- **Immediate Access to I-80 and I-505**



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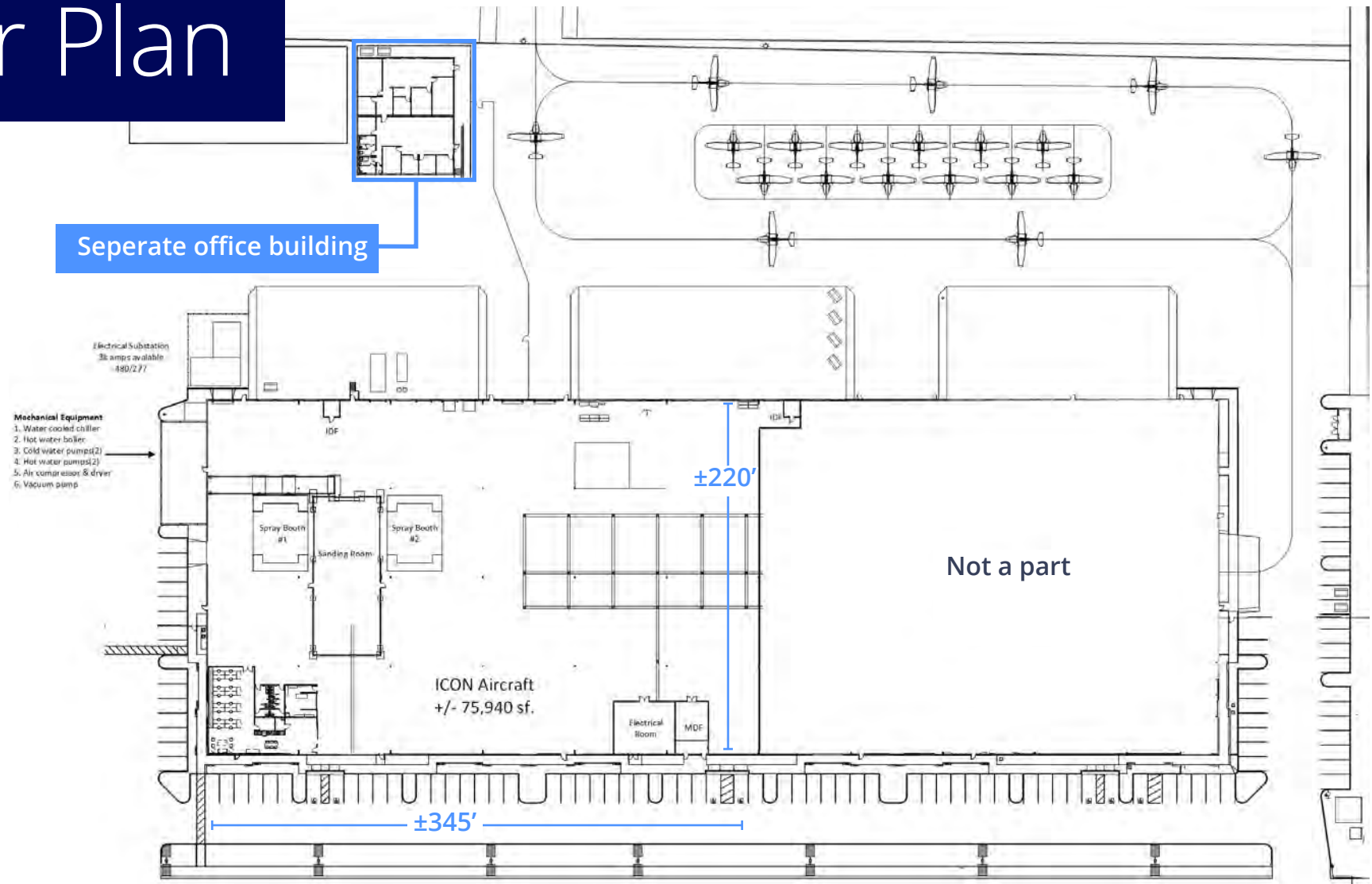
Aerial Map



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Floor Plan



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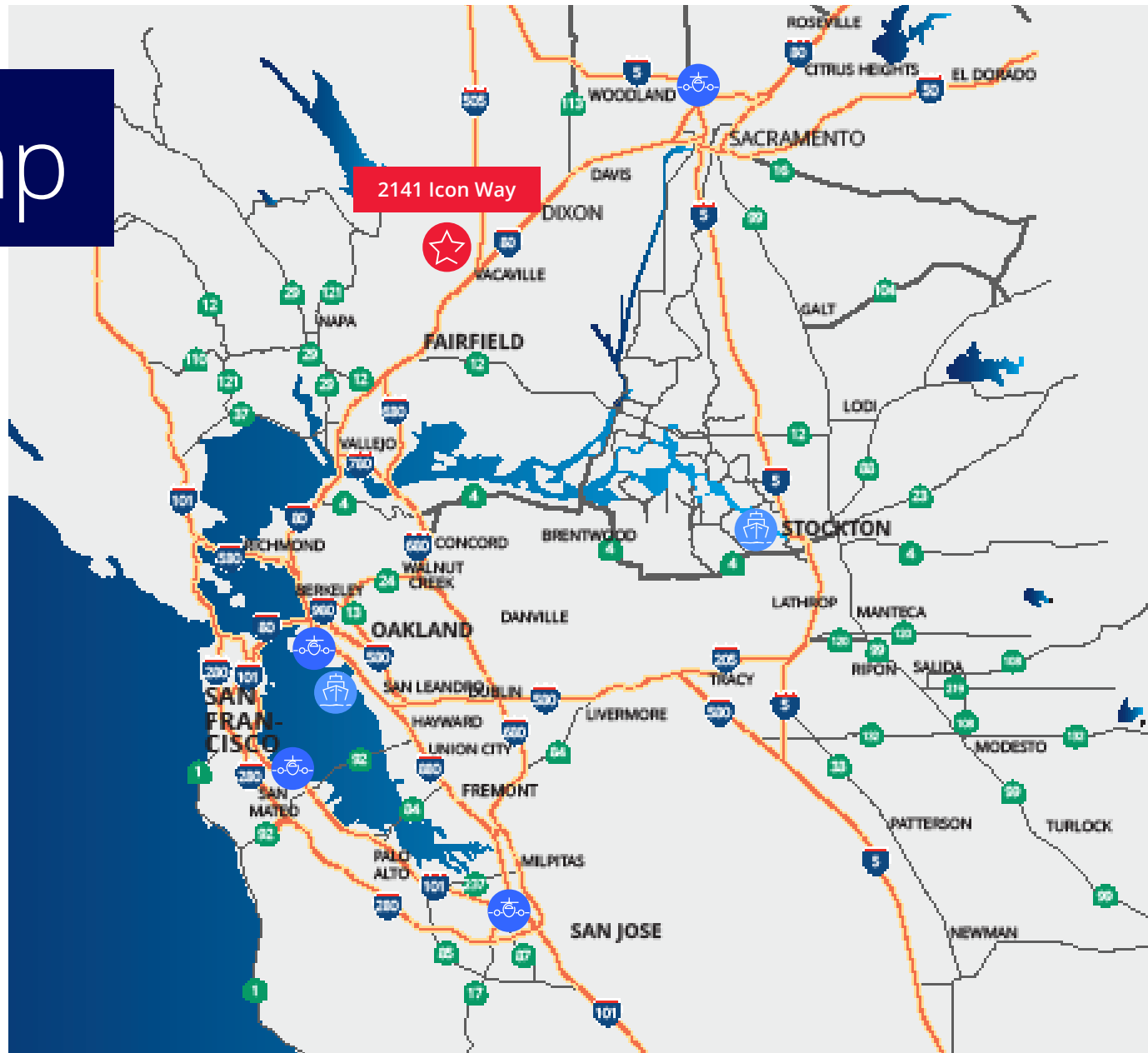
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Distance Map



Proximity to Airports & Ports

Sacramento International Airport	35 miles
Oakland San Francisco Bay Airport	62 miles
San Francisco International Airport	70 miles
San Jose Mineta International Airport	87 miles
Port of Oakland	54 miles
Port of Stockton	63 miles



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Photo Gallery



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