

FOR SALE > ±21,390 SF WAREHOUSE / SHOP BUILDING

# 1270 & 1276 Callen Street

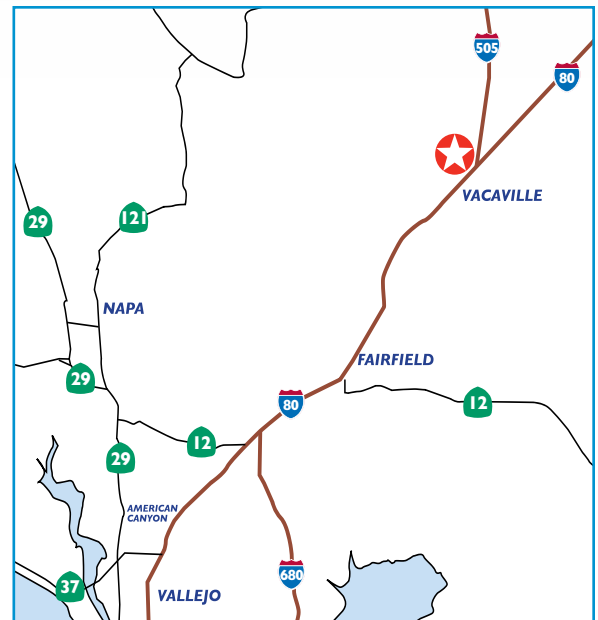
VACAVILLE, CA



## Property Highlights:

- > ±13,000 SF metal building and ±7,300 SF concrete tilt-up building connected with internal roll-up door (plus a ±1,090 SF new loft/mezzanine)
- > ±1.07 gross acres
- > APNs: 0130-052-170 & 210
- > CS - Service Commercial zoning
- > Freeway visibility
- > Loading - all with auto openers:
  - Metal Building:
    - » Two grade level doors (±14' x ±14')
    - » One Dock Door (±8' x ±10')
  - Concrete Tilt-Up:
    - » One Dock Door (±8' x ±10')
- Possible third grade level door along southern elevation (freeway side)
- > Refurbished office areas, restrooms, breakroom, etc.
- > Clear height:
  - Metal Building: ±15' x ±18'
  - Concrete Tilt-Up: ±15'
- > 800 amps @ 120/180 volts, 3-phase

**PRICE: \$1,885,000**



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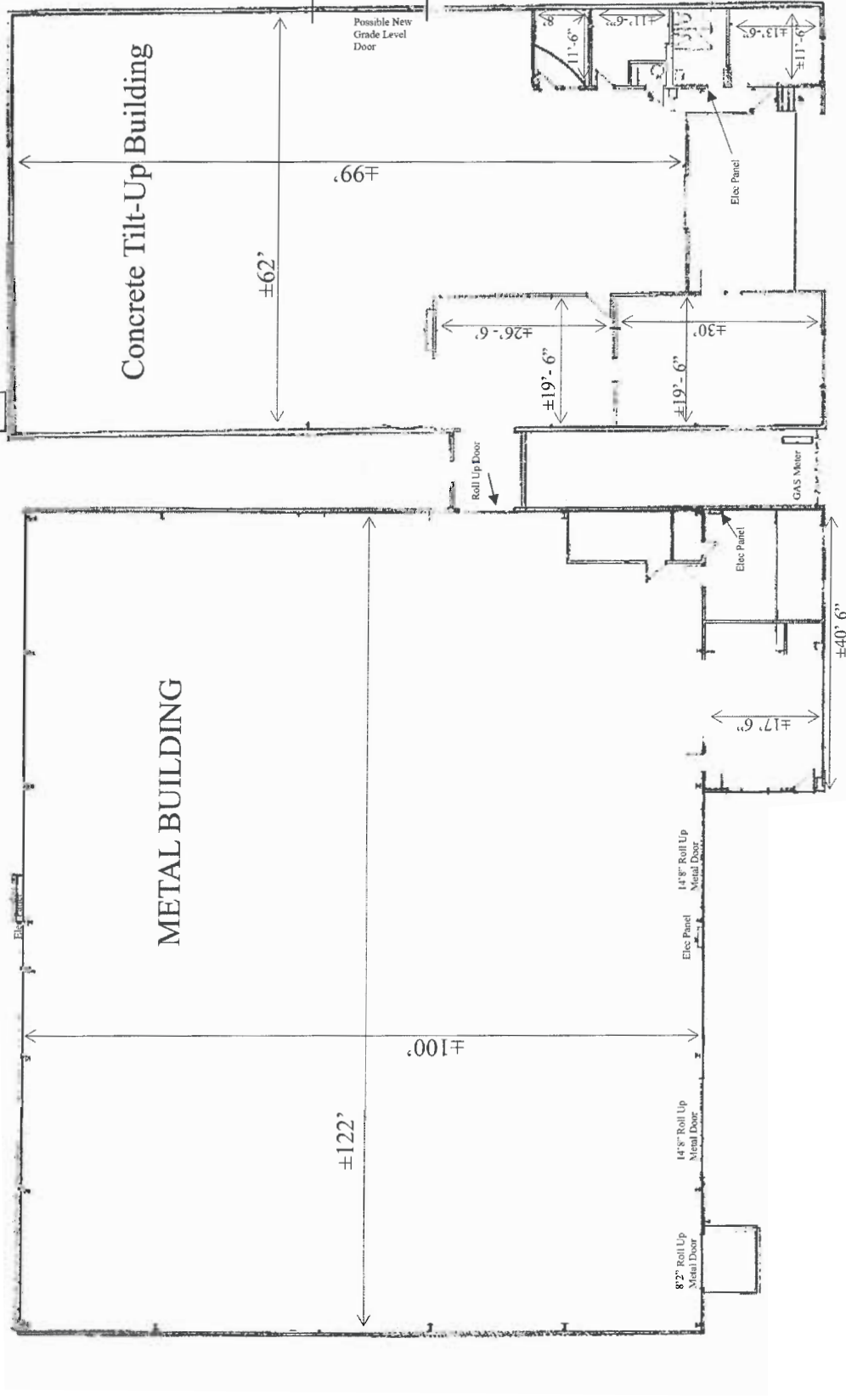
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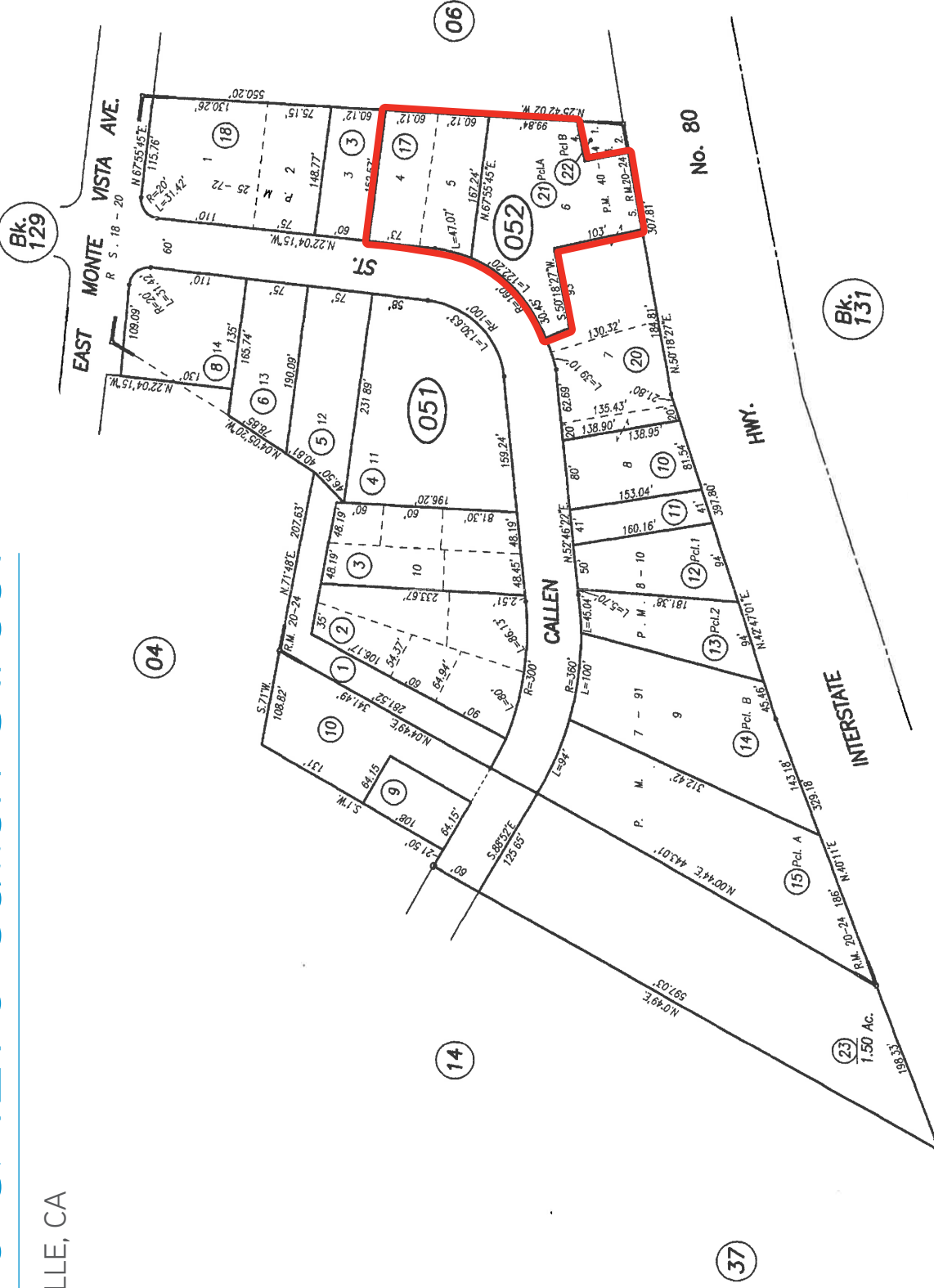
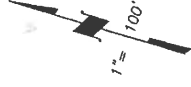
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