

# FOR LEASE

252,423 SF INDUSTRIAL AND LOGISTICS FACILITY

CONSTRUCTION COMPLETE

2121 Icon Way | Vacaville, CA



[>> VIEW PROPERTY VIDEO](#)

## PROPERTY SUMMARY

BUILDING SIZE:	±252,423 SF
LAND SIZE	14.03 acres
WAREHOUSE IMPROVEMENTS:	To suit
OFFICE IMPROVEMENTS:	To suit
BUILDING DIMENSIONS:	320' x 788'
CLEAR HEIGHT:	36'
COLUMN SPACING:	50' x 54'
POWER:	2,500 amps @ 277/480v

DOCK-HIGH DOORS:	42 (14 improved with 35,000 lb mechanical levelers)
GRADE-LEVEL DOORS:	4
TRUCK COURT DEPTH:	135' - 190'
DOCK APRON:	60'
TRAILER STALLS	63
AUTO STALLS:	274
WAREHOUSE LIGHTING:	Building improved with LED warehouse lighting at 30 footcandles



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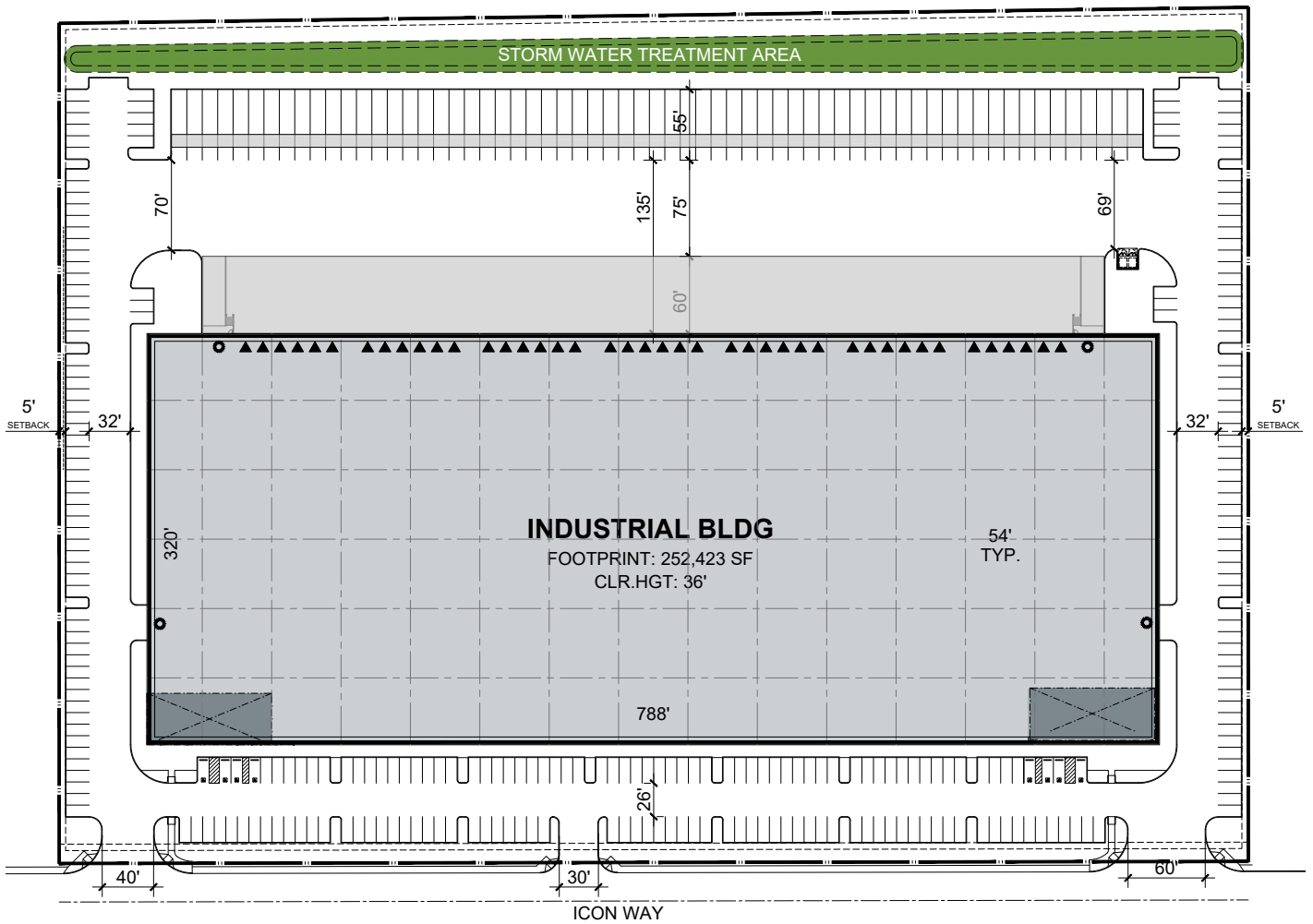


Warehouse Solutions  
for Last-Mile Logistics

# FLOOR PLAN

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■ warehouse ■ potential office



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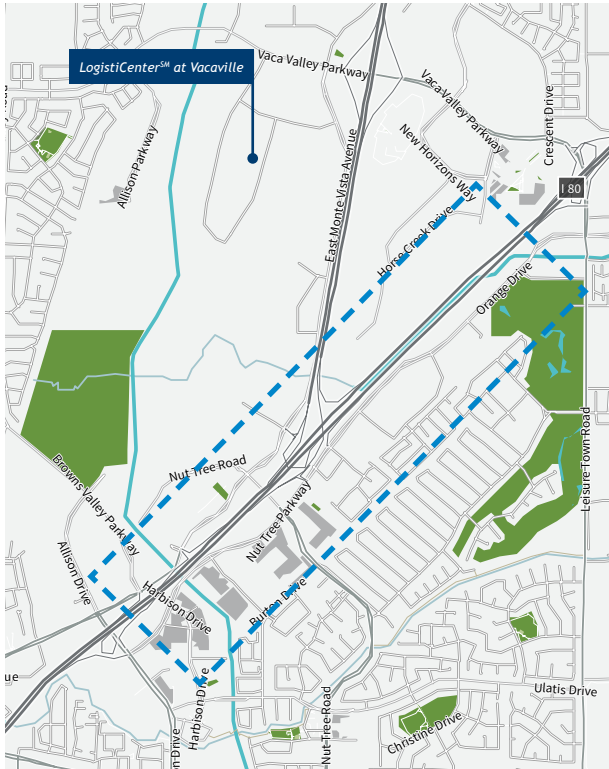
# AERIAL & MAP

## 252,423 SF INDUSTRIAL AND LOGISTICS FACILITY

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### Nearby amenities for strong workforce

Within 5.5 miles of over 100 retail and dining establishments



### Within 45-minute drive of 26,589 warehouse, manufacturing and engineering laborers

Average wage			Vacaville demographic summary		
<b>\$13/hr</b> warehouse	<b>\$50/hr</b> engineering	<b>\$17/hr</b> manufacturing	<b>443,116</b> residents	<b>\$71,426</b> medium income	<b>32%</b> college degree



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