



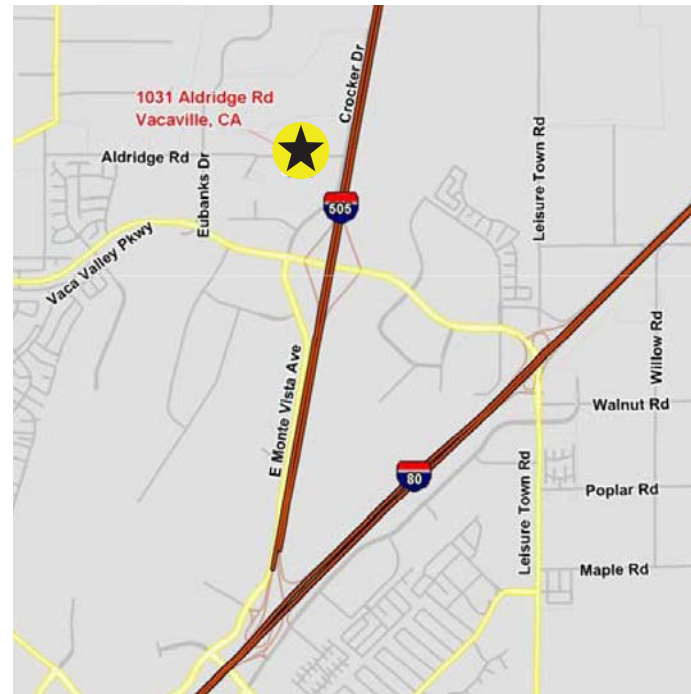
FOR LEASE
SUITE C: ±3,360 SF

1031 Aldridge Road, Vacaville, CA



Property Overview

- ▶ Rare Shell Warehouse: ±3,360 SF
No offices can be built out - **Ideal Man Cave/She Shed**
- ▶ Bathroom: One unisex bathroom
- ▶ Power: 100 AMPS @ 120/208 Volt 3 Phase
- ▶ Parking Ratio: 2/1,000 SF
- ▶ Roll Up Grade Level Door: 12' X 14'
- ▶ Warehouse Clear Height: 16' to 17' clearance
- ▶ Sprinklered Density: .33/3,000 SF
- ▶ Zoning: Light Industrial/Warehousing
- ▶ Additional Amenities: Insulated roof, painted and insulated interior walls, warehouse lighting & skylights
- ▶ Freeway Access: Close proximity and easy access to I-505 and I-80.



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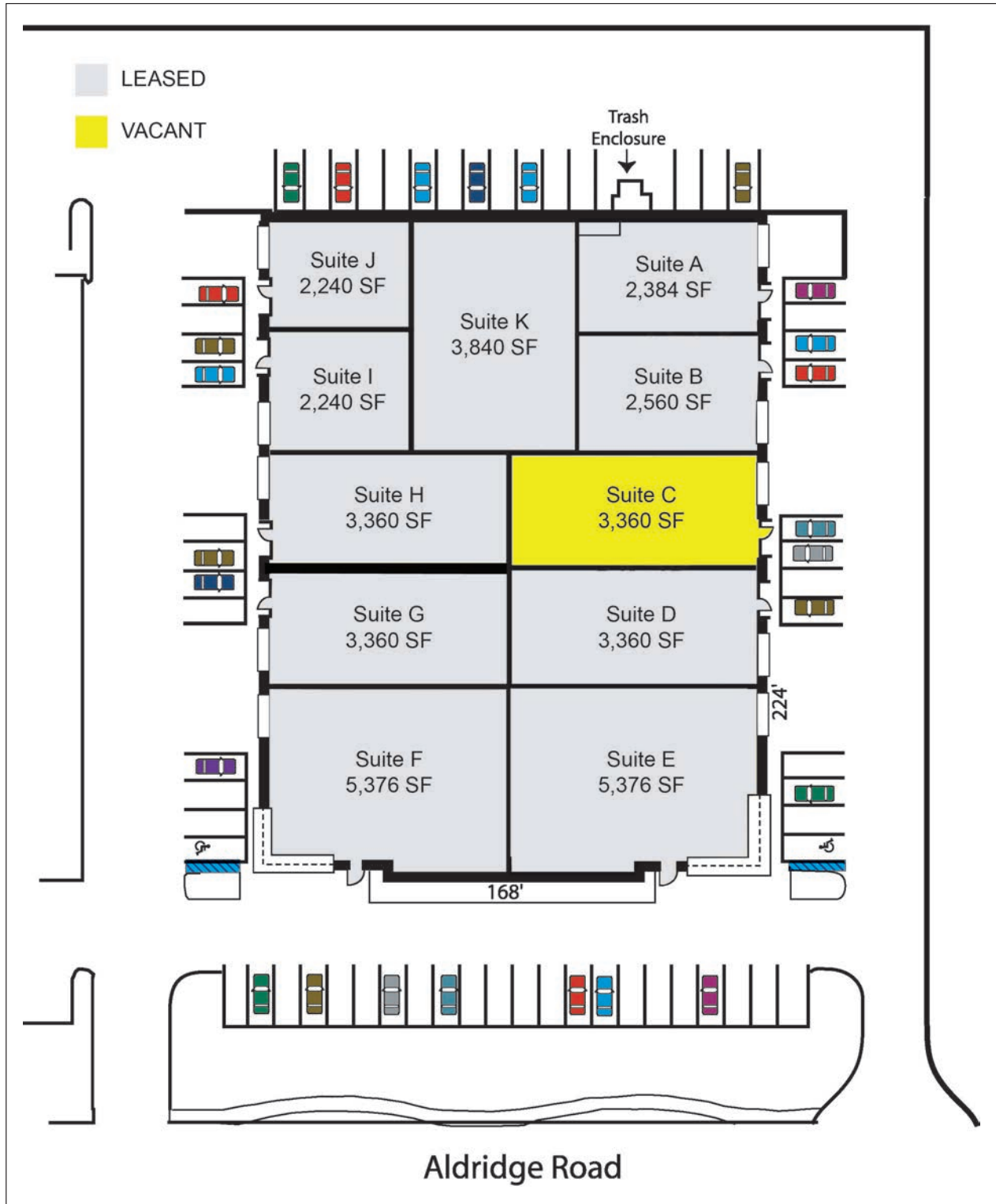
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