

FOR LEASE

252,160 SF INDUSTRIAL AND LOGISTICS FACILITY



Warehouse Solutions
for Last-Mile Logistics

2121 Icon Way | Vacaville, CA



PROPERTY SUMMARY

LAND SIZE:	14.03 acres
TOTAL SF:	±252,160 SF footprint
WAREHOUSE SF:	±244,342 SF
OFFICE SF:	±7,818 SF (potential)
BUILDING DIMENSIONS:	320' x 788'
CLEAR HEIGHT:	36'
COLUMN SPACING:	50' x 54'

DOCK-HIGH DOORS:	42
GRADE-LEVEL DOORS:	4
TRUCK COURT DEPTH:	135'
DOCK APRON:	60'
TRAILER STALLS	63
AUTO STALLS:	274



Matt Bracco
matt.bracco@am.jll.com
+1 925 948 1305
RE License No: 01185434

Glen Dowling
glen.dowling@am.jll.com
+1 415 299 6868
RE License No: 00890450

Chris Neeb
chris.neeb@am.jll.com
+1 707 495 7777
RE License No: 01324612

Chris Burns
christopher.burns@am.jll.com
+1 925 948 1308
RE License No: 01856260

Jason Ovidia
jason.ovadia@am.jll.com
+1 510 285 5360
RE License No: 01742912

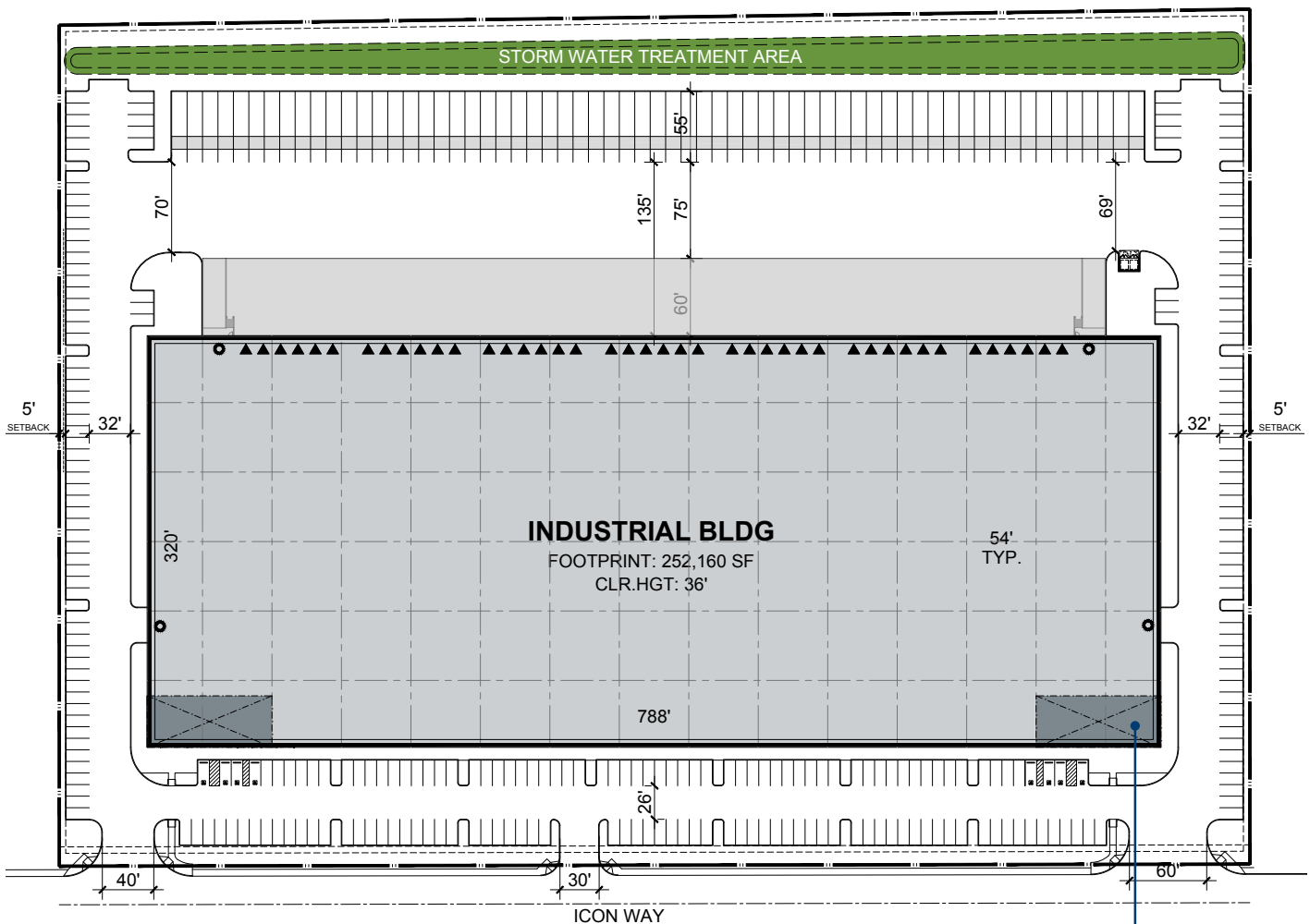
Mike Zimmerman
mike.zimmerman@am.jll.com
+1 (916) 491-4312
RE License No: 01514055

Jared Crowley
jcrowley@clny.com
+1 972 546 2322



www.clny.com/industrial

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■ warehouse ■ potential office

Planned 1,500 SF
spec office



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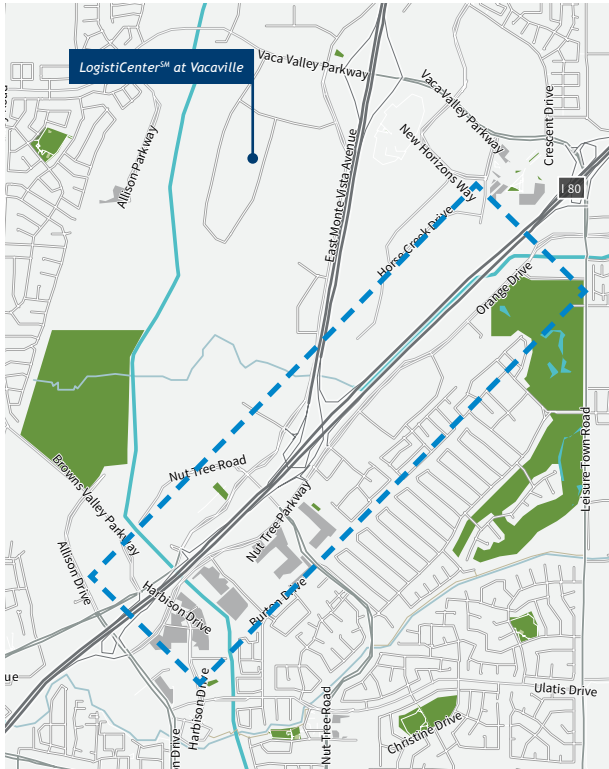
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2121 Icon Way | Vacaville, CA

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

\$13/hr
warehouse

\$50/hr
engineering

\$17/hr
manufacturing

Vacaville demographic summary

443,116
residents

\$71,426
medium income

32%
college degree



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