



For Sale

64 Union Way, Vacaville, CA
±17,291 SF Immaculate Flex Building
Owner User or Investment

AVISON
YOUNG



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Property Details

- ±17,291 SF, High-End Industrial Building
- ±4,350 SF, Two (2) Story Office
- ±12,941 SF Warehouse area
- ±1.0 Acre Parcel
- Temperature Control in Majority of
- Former Oxford Instruments Built-To-Suite in 2010
- Skylights in the Warehouse
- Fenced Rear Yard

- Six (6) Automatic, Grade Level Doors (±12'x ±12')
- Minimum ±17'-20' Clear Height
- Sprinklered, Insulated and Skylights
- ±800 AMP | 277/480V | 3-Phase Service
- APN #0135-351-390
- IS (Industrial Service) Zoning Allows a wide range of Industrial, R&D, Office, Retail, Automotive, Etc.



Property Details

Asking Price	\$4,395,000 (\$254/sf)
Current Occupancy	Vacant
Building Condition	Immaculate
Office/Warehouse %	25% Office/75% Warehouse
Building Size	±17,291 Square Feet
Land Size	1.0 Acres
Parking Stalls	25 single space stalls
Parcel Number	0135-351-390
Zoning	IS (Industrial Service)
Year Built	2010
Ceiling Height	20' clear height
Roll Up Doors	6 automatic grade level doors (12'x12')
Fenced Yard	Entire rear area fenced and secure
Electrical Meters	Single meter
Power	800 AMP - 277/480- 3 Phase Service
Gas in Building	Yes
Fire Sprinklers	Yes
Security System	Yes
Floors	Two floors of office
Opportunity Zone	No







Investment Highlights

- Immaculate flex (warehouse/office) facility
- Fenced and gated rear yard
- New full sized paint booth certified by OSHA
- Ideal owner user opportunity
- Temperature control in majority of the building
- The warehouse is sprinklered and insulated with skylights
- Newer construction built in 2010
- Previously Occupied by Oxford Instruments
- Circulating driveway for easy access to back of building



Asking Price
\$4,395,000



Building Size
±17,291 sf



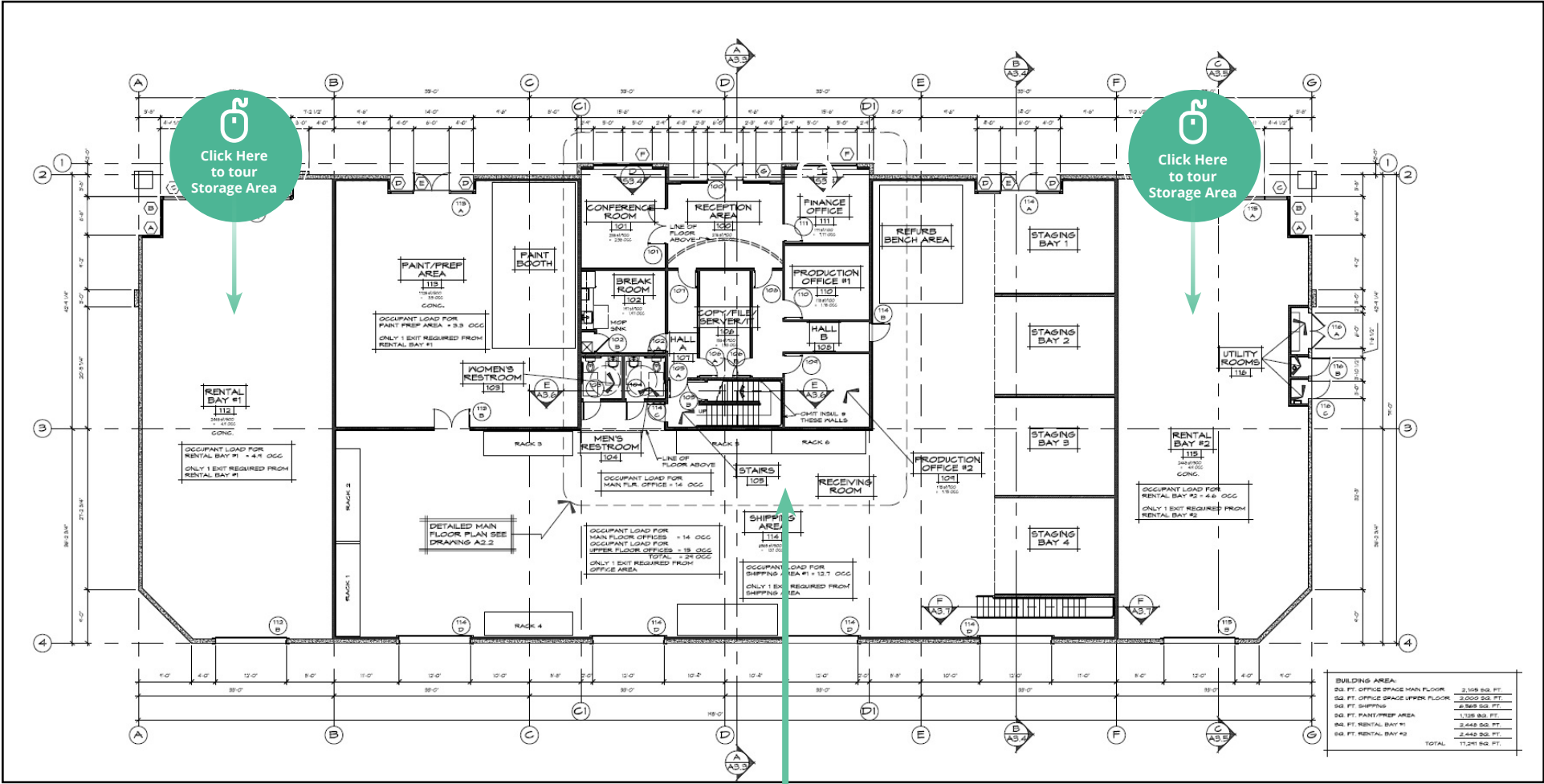
Land Size
±1.0 Acres



Parking
Parking 25 car parking



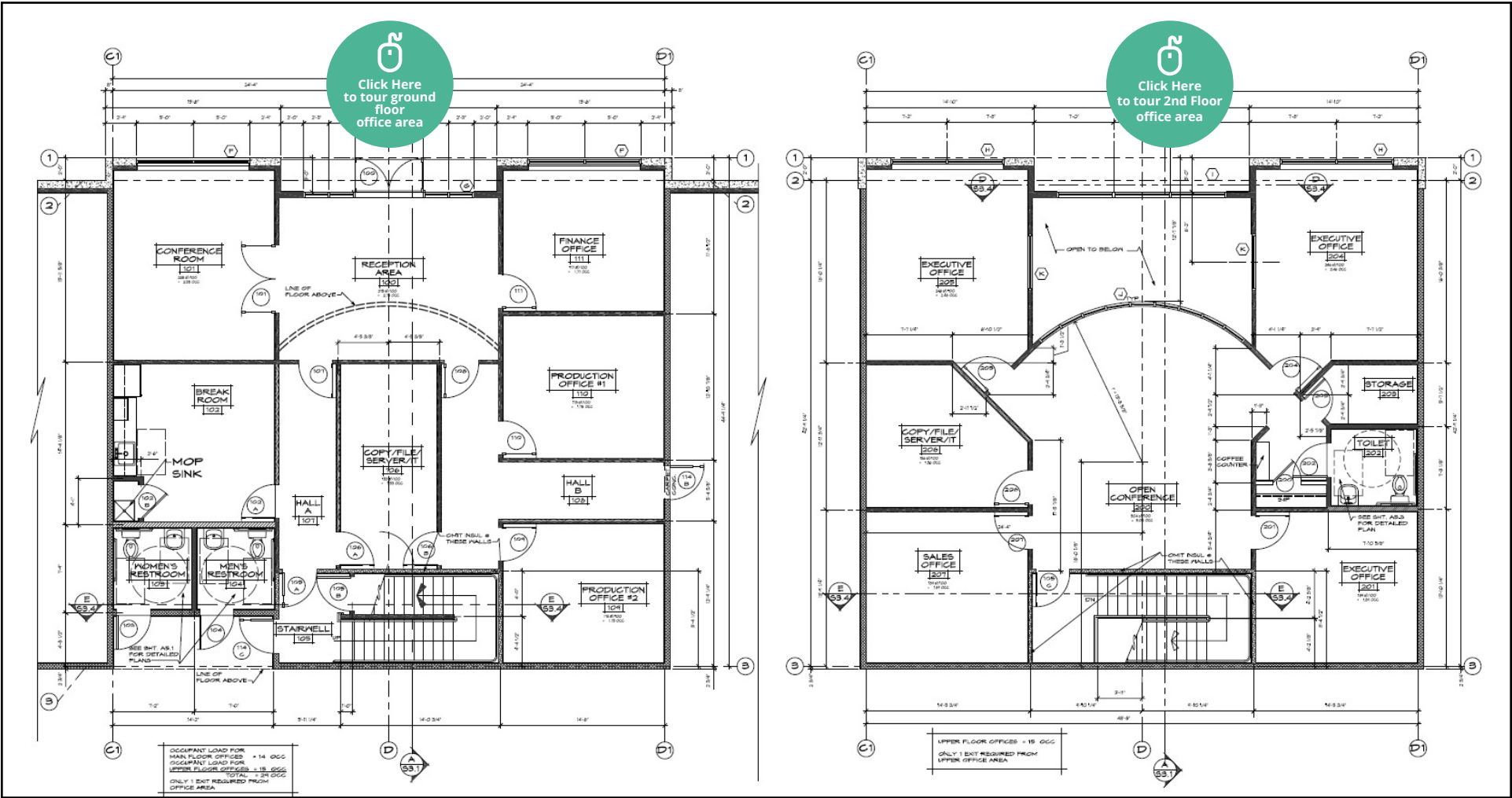
Main Floor Plan



Main Floor Plan - Upper Floor Plan

Main Floor Plan

Upper Floor Plan



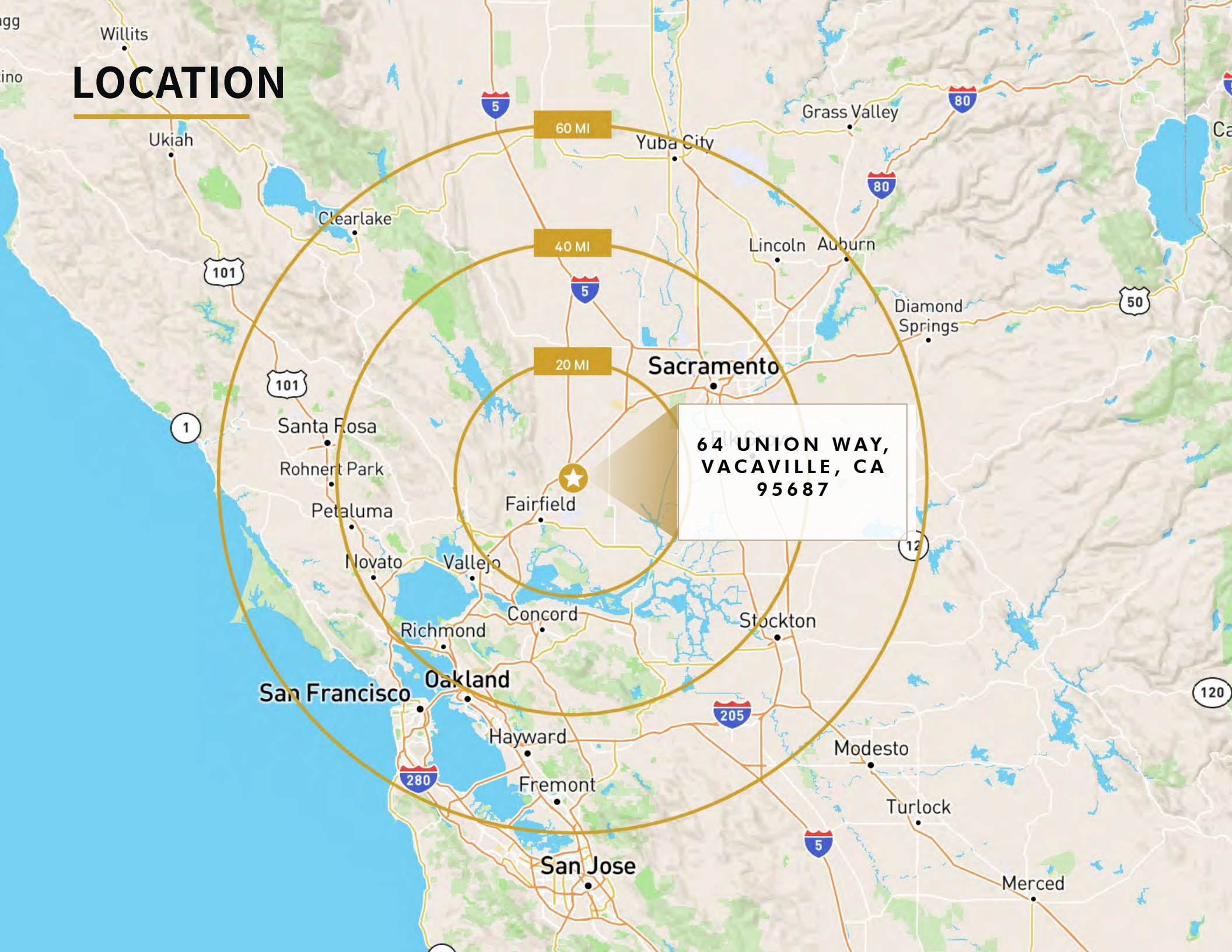


Certified Paint Booth





LOCATION



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Demographics

Population	1 Mile	3 Miles	5 Miles
2028 Estimate	15,764	81,354	117,652
2023 Census	15,589	80,466	115,951
2020 Census	14,297	78,022	112,130
Income	1 Mile	3 Miles	5 Miles
Average HH Income	151,093	122,152	130,660
Median HH Income	131,785	96,534	101,567
Households	1 Mile	3 Miles	5 Miles
2028 Estimate	5,409	27,672	40,263
2023 Census	5,300	27,172	39,405
2020 Census	4,790	26,119	37,864



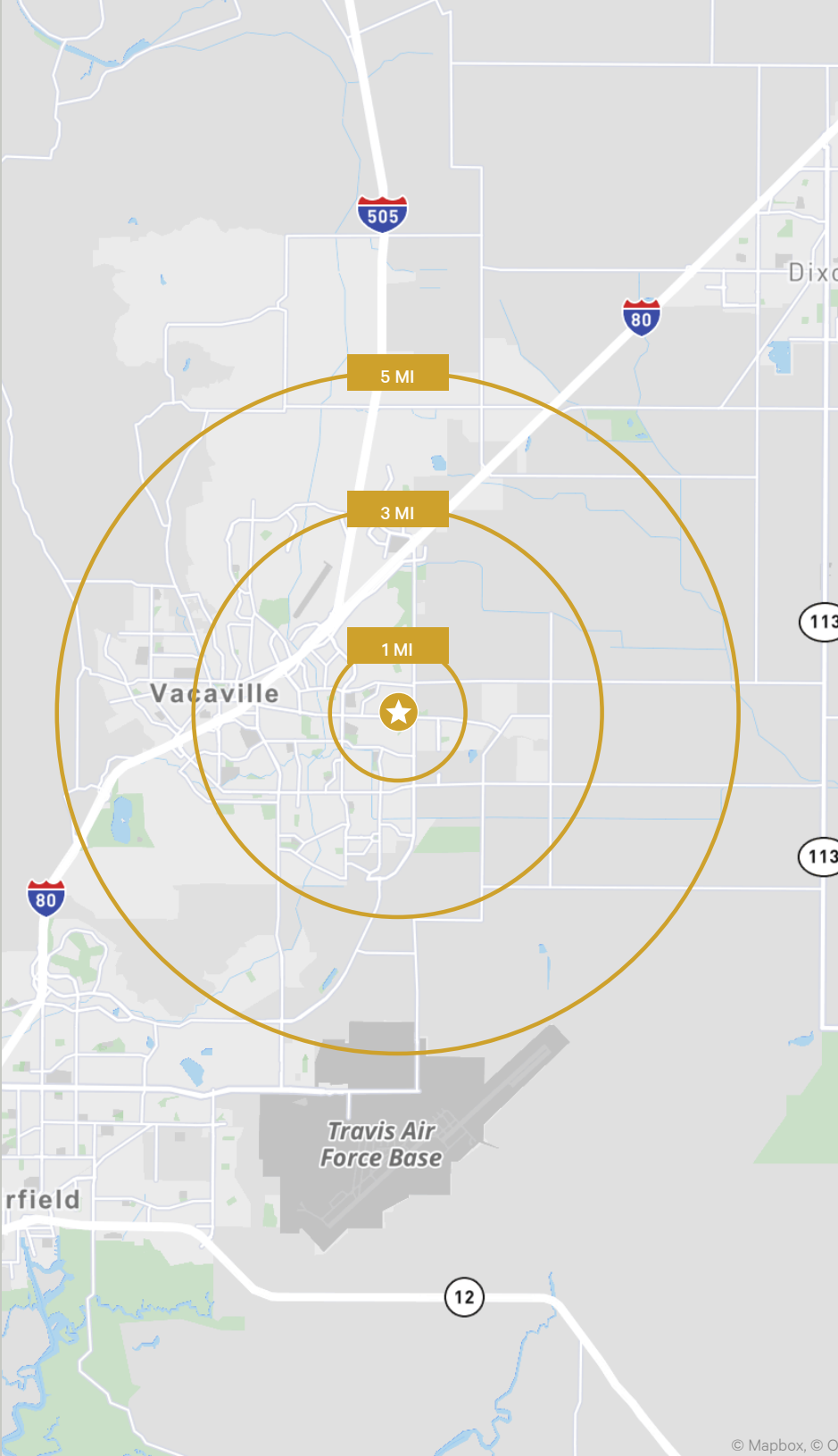
Average HH Income
5 Mile Radius
\$130,660



Households within
5 Mile Radius
39,405



Population
5 Mile Radius
115,951



Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at 64 Union Way, Vacaville, CA (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

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EXCLUSIVE ADVISORS

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