



**FOR LEASE**  
**SUITE K: ±3,840 SF**

**1031 Aldridge Road, Vacaville, CA**

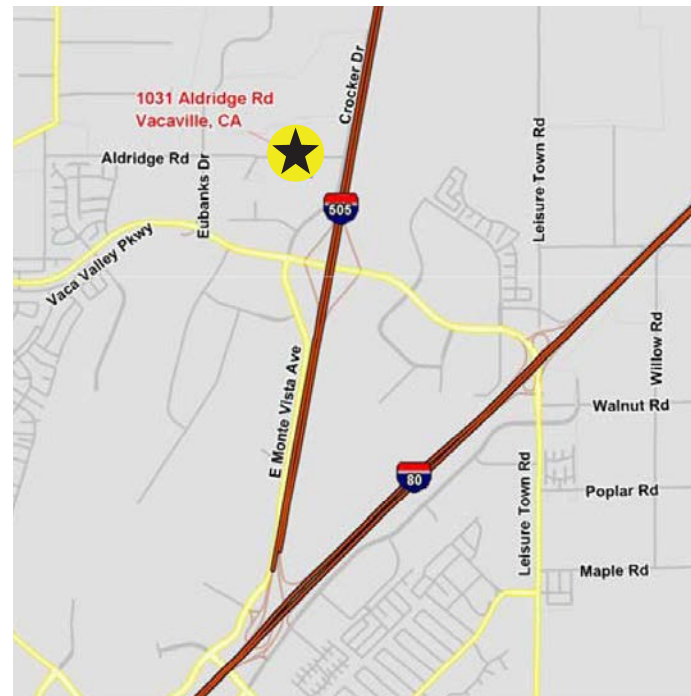


## Property Overview

- ▶ Excellent Manufacturing and Service Commercial Building
- ▶ +/- 3,840 SF (48' X 80') with 830 SF of Office Space
- ▶ Adjacent Space to Expand Into
- ▶ Available Now

## Features

- ▶ Power: 100 AMPS @ 120/208 Volt 3 Phase
- ▶ Parking Ratio: 1.5/1,000 SF
- ▶ Roll Up Grade Level Door: 12' X 14'
- ▶ Warehouse Clear Height: 16' to 17' Clearance
- ▶ Sprinklered Density: .33/3,000 SF
- ▶ Zoning: Industrial
- ▶ Insulated roof, Insulated Interior Walls & Skylights
- ▶ Close proximity and easy access to I-505 and I-80



**CHRIS PETRINI**

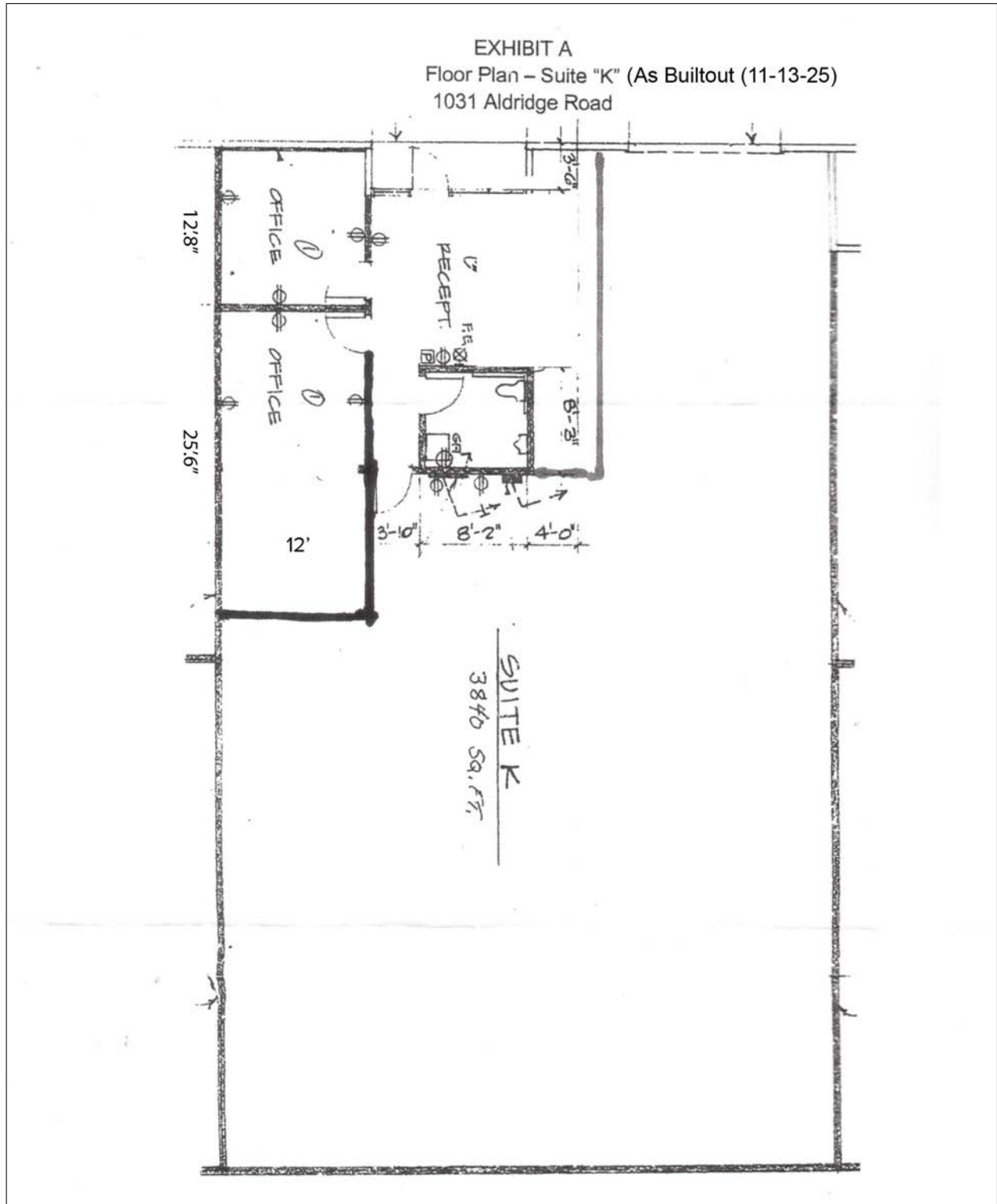
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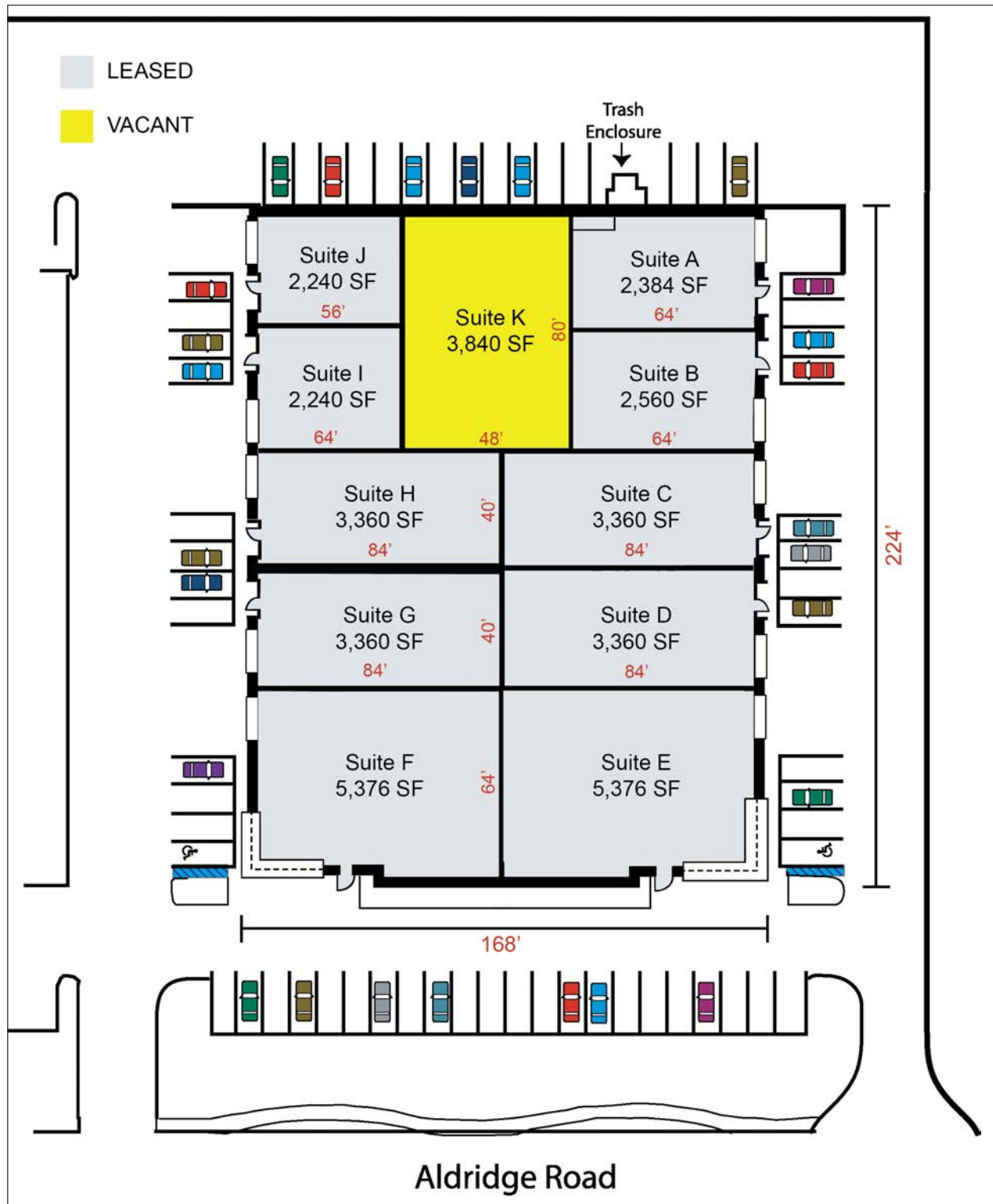


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