

# FOR LEASE | 101 YOLANO DRIVE

VALLEJO, CA 94589

ADVANCED FOOD  
MANUFACTURING  
BUILDING

BEST VALUE FOR ADVANCED FOOD/BEVERAGE MANUFACTURING FACILITY IN THE BAY AREA

**\$0.95 PSF  
NNN**



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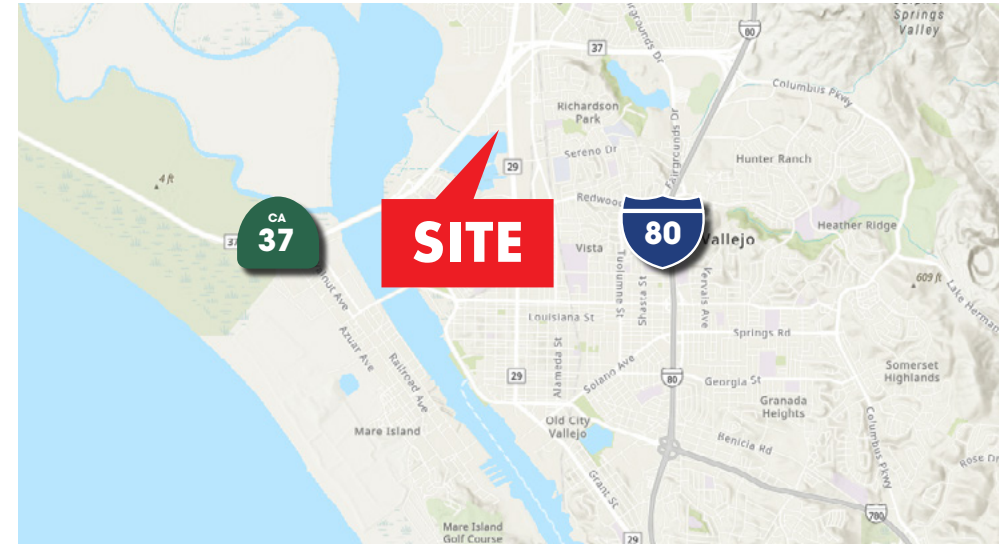
# 101 YOLANO DRIVE

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RARE ADVANCED FOOD MANUFACTURING  
INDUSTRIAL BUILDING FOR LEASE

## PROPERTY HIGHLIGHTS

- Class A food storage & production facility
- Available SF: +/- 40,000 sf (Tenant to verify)
- Heavy Power: 1,200 amps, 480V 3-Phase (Tenant to verify)
- Wet room area total area: ±7,700 SF
- Cooling room totals approximately 1,600 sf.
- Floor drains
- High-bay cold storage capable of 39 degrees
- Five (5) Docks
- Two (2) Grade level loading doors
- Clear Height: 24'
- 5,300,000 BTU Gas Supply, 2 Gas Line Systems
- Chiller, CO2, & Boiler Room
- LED lighting throughout premises
- **Lease Rate: \$0.95 PSF NNN**



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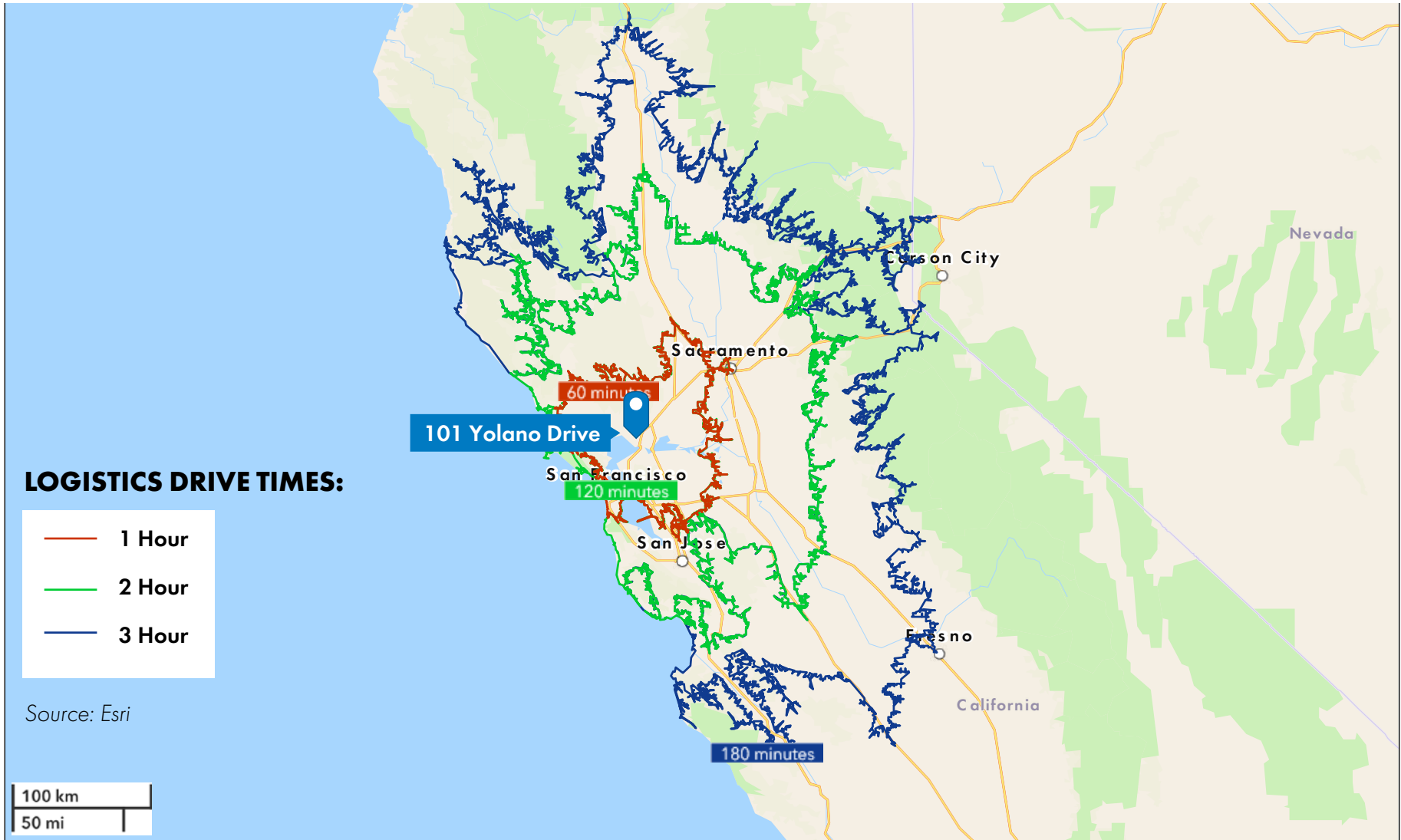


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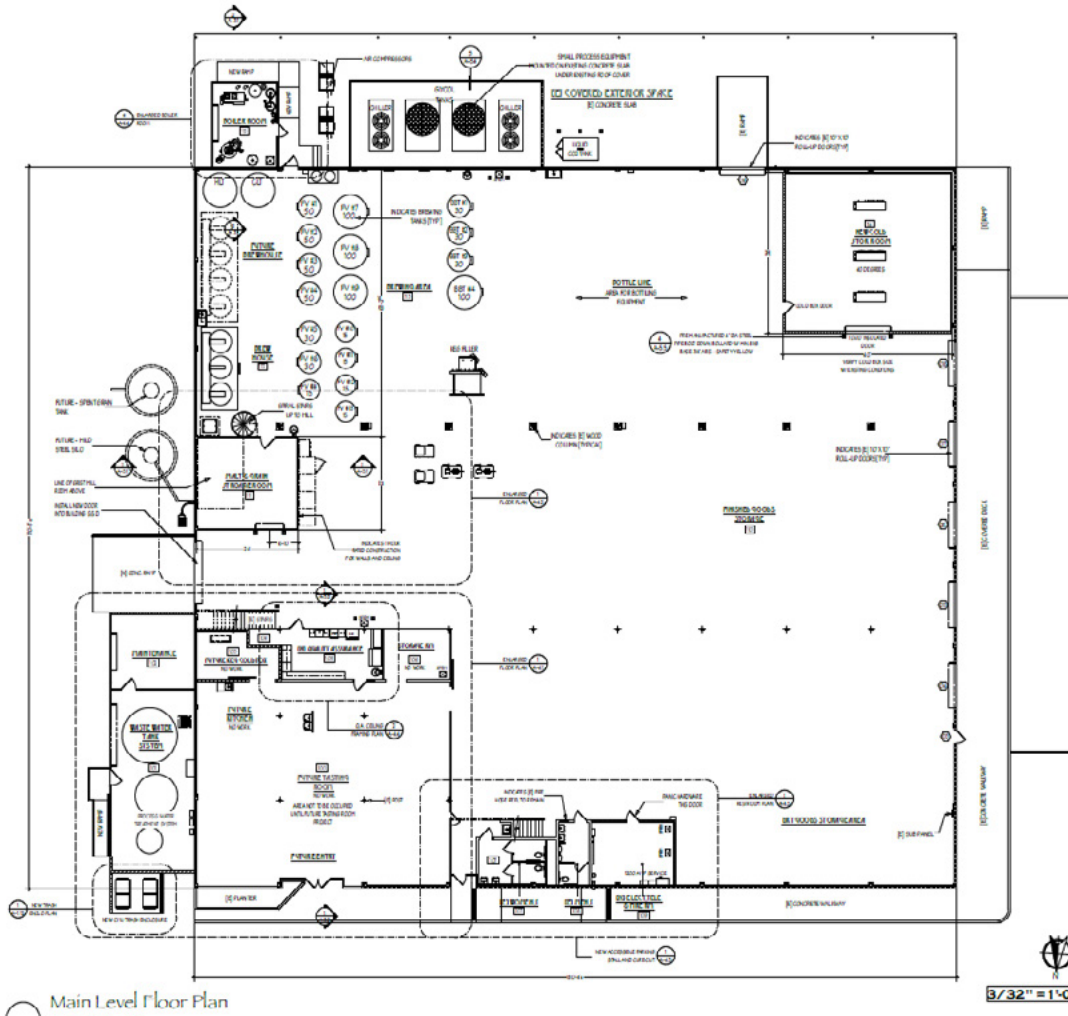


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## PROPERTY HIGHLIGHTS

- Warehouse Building: ±31,000 SF
- ±4,290 SF of mezzanine area
- ±1,249 SF exterior storage room
- Exterior covered storage area: ±5,400 SF
- 4" sewer lateral to sewer main (served by Vallejo Flood & Wastewater District)
- 2" water meter (served by City of Vallejo Water Department)

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## **Vallejo Overview**

Nestled at the heart of Northern California, Vallejo offers a unique blend of prime location, skilled workforce, and robust infrastructure. Within Vallejo, this site has quick access to major highways, rail services, and proximity to the San Francisco Bay.

## **Strategic Location**

- Easily accessible from I-80 and I-780
- Close to major ports

## **Thriving Industrial Ecosystem**

- Home to a diverse mix of industries such as biotech, manufacturing, and medical
- Supportive local government initiatives encouraging growth

## **Ideal for Food Processing**

- Established infrastructure supporting food safety and distribution
- Proximity to major transportation routes, and access to a diverse agricultural base in the Central Valley

## **Advanced Manufacturing Hub**

- Cutting-edge facilities ready for technological integration
- Collaborative environment fostering innovation and sustainability

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## Demographic and Income Profile

101 Yolano Dr, Vallejo, California, 94589  
101 Yolano Dr, Vallejo, California, 94589  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 38.13168  
Longitude: -122.25864

Summary	Census 2010	Census 2020	2024	2029
Population	90,662	99,580	98,412	98,213
Households	30,785	33,032	32,472	32,339
Families	21,240	22,982	22,060	21,934
Average Household Size	2.91	2.97	3.00	3.00
Owner Occupied Housing Units	18,052	18,243	18,012	18,347
Renter Occupied Housing Units	12,733	14,789	14,460	13,992
Median Age	36.9	39.0	40.0	40.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.04%	0.09%	0.38%
Households	-0.08%	0.38%	0.64%
Families	-0.11%	0.37%	0.56%
Owner HHs	0.37%	0.58%	0.97%
Median Household Income	3.15%	2.70%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
Median Household Income	\$83,889		\$97,967	
Average Household Income	\$111,245		\$129,861	
Per Capita Income	\$36,822		\$42,887	

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## TRI is LOCAL

We have been representing properties in the Greater East Bay for decades and we know this market better than any other.



## TRI is REGIONAL

TRI offices span the distance between Roseville and SF, granting us transportational expertise in NorCal.



## TRI is GLOBAL

Our participation with CORFAC gives us 76 worldwide partnerships

### TRI CORPORATE

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### ROSEVILLE AND TRI LAND SERVICES

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### SILICON VALLEY

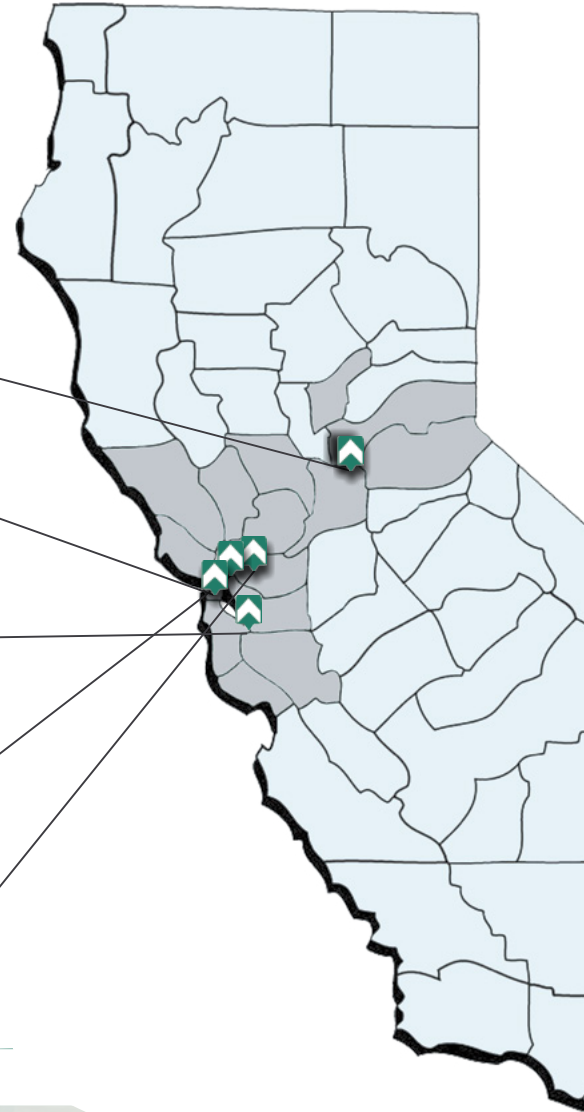
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