



# For sublease

2140 Icon Way | Suite 300 | Vacaville, CA  
±5,750 SF Warehouse Space

## Space highlights

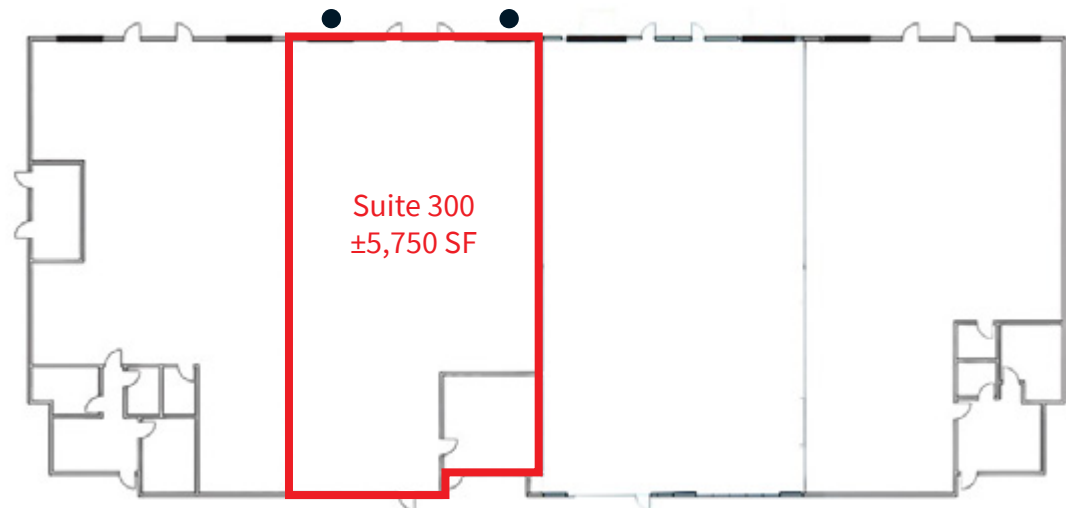
### ±5,750 SF Warehouse Space for Sublease

- ±500 SF office space
- Two (2) grade-level doors
- ±16' clear height
- Skylights throughout
- ±200 amps @ 277/480v (*Tenant to confirm*)
- ±2.75/1,000 parking ratio
- ±100' truck staging
- Potential for small yard area
- ESRF sprinklers
- Immediate access to I-80 & I-505
- Lease Exp Date: 7/31/2027

**Option for direct lease -  
contact brokers for more info**



### Site plan



● = Grade-level door

# Location



**2140 ICON WAY**

VACAVILLE, CA 95688

NUT TREE AIRPORT

NUT TREE PLAZA

VACAVILLE PREMIUM OUTLETS

SOUTH TO  
SAN FRANCISCO

NORTH TO  
SACRAMENTO

**Chris Neeb**

CA Lic# 01324612  
chris.neeb@jll.com  
+1 707 495 7777

**Chris Burns**

CA Lic# 01880060  
christopher.burns@jll.com  
+1 925 389 0292

**Matt Bracco**

CA Lic# 01185434  
matt.bracco@jll.com  
+1 925 200 35374

**Glen Dowling**

CA Lic# 00890450  
glen.dowling@jll.com  
+1 707 227 7800

**Zack Cauz**

CA Lic# 02340691  
zack.cauz@jll.com  
+1 415 912 0794

jll.com



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