

**NorthBay** CENTER  
LOGISTICS

700 CROCKER DRIVE  
VACAVILLE, CA



**For Lease**  
**±404,950 Square Feet**  
**Divisible To ±73,240 Square Feet**

**CLICK TO WATCH VIRTUAL TOUR** 

**BROOKS PEDDER** SIOR  
+1 925 627 2480  
brooks.pedder@cushwake.com  
Lic. 00902154

**JOHN MCMANUS** CCIM  
+1 510 891 5817  
john.mcmanus@cushwake.com  
Lic. 01129064

**TONY BINSWANGER** SIOR  
+1 925 627 2482  
tony.binswanger@cushwake.com  
Lic. 01861701

# NorthBay

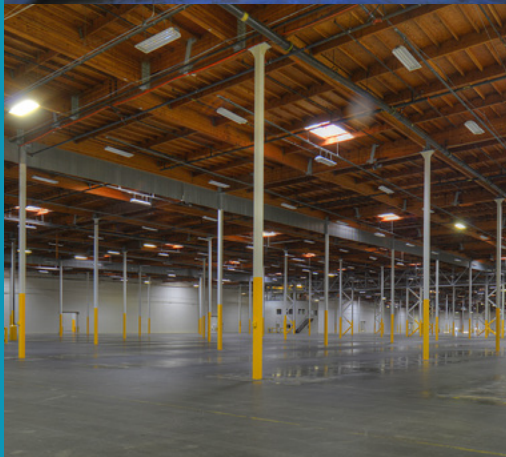
CENTER  
LOGISTICS



## Features:

### Highlights:

- ±404,950 SF Cross Dock space available in a ±843,248 SF facility
- Situated on a ±124.14 gross acre site
- Dimensions: ±400' - ±750' deep x ±230' - ±735' wide (see floor plan)
- Secure gated site with Guard Shack
- Concrete truck court and staging areas
- New Roof installed 2015
- Parking:  
Over 400 employee parking stalls expandable.  
Separate entrance
- APN: 8106-240-340 & 350



### Main Warehouse:

- Dock Doors: ±40 (Forty) doors upgraded with lights and hydraulic levelers (25,000 & 45,000 lbs), Eight (8) additional knock-out dock door openings
- Grade Doors: Four (4)
- Clear Height: ±23' - ±36' (most areas outside of speedbays are ±28' plus - see attached)
- Sprinklers:  
±0.58 GPM/2,000 SF supported by water tanks, pumps, and back up generators  
Temperature controlled area: ±0.405 GPM/2,000 SF
- Cross Loaded Staging: ±200' - ±350' deep
- Lighting: T-5 motion
- Power: 15KVA/6000 AMPS @ 277/480 volts at main substation divided into five (5) 1,200 amp @ 277/480 volt subpanels
- Column Spacing: ±62' Deep x ±42' - ±56' Wide typical
- ±55,000 SF Insulated and temperature controlled area (55° capability).

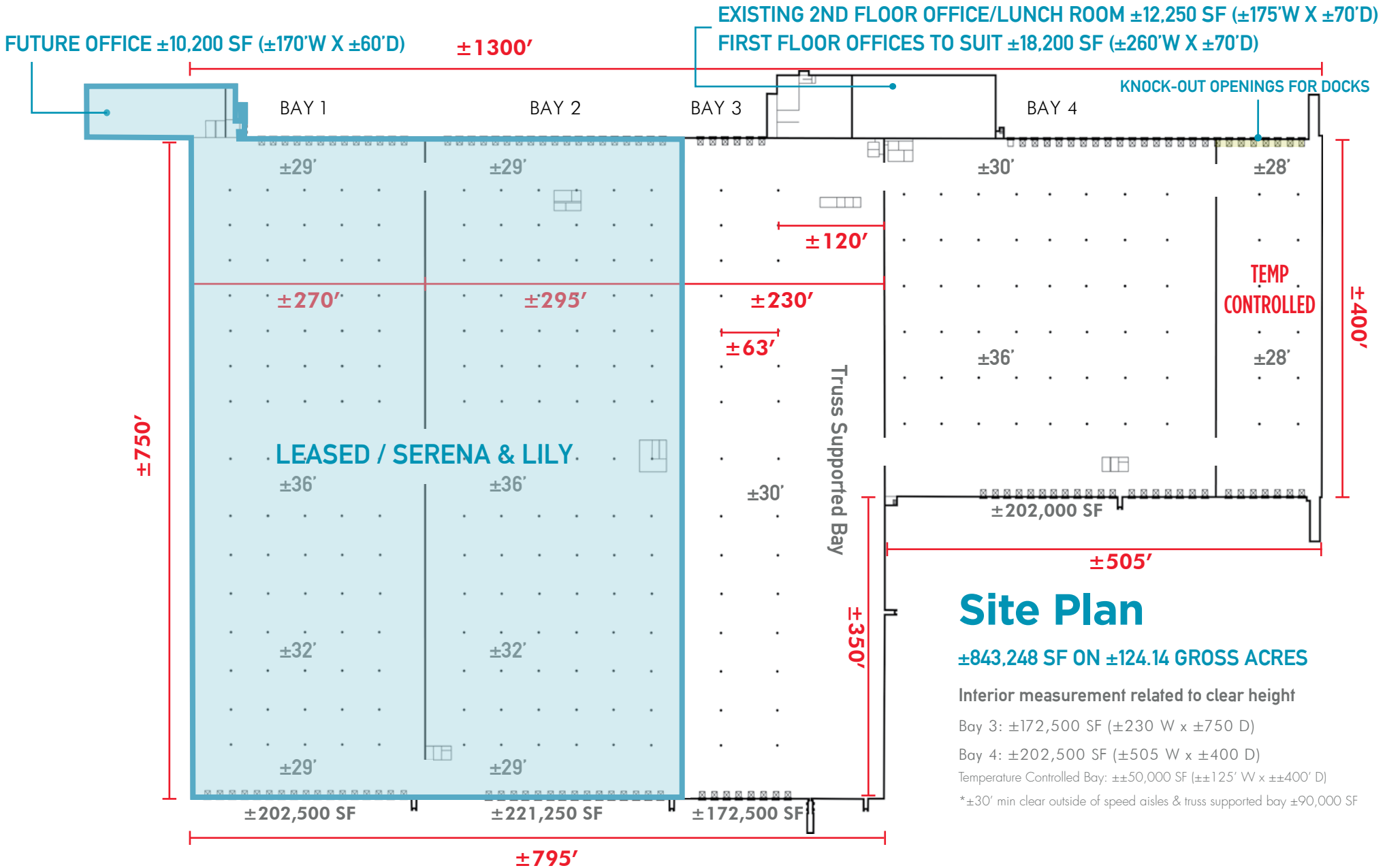
### Utilities:

- Sewer: City of Vacaville
- Storm Drain: City of Vacaville
- Water: Onsite deep well; (City water available)
- ISP: 50 MB AT&T circuit and a 20 MB Telepacific circuit

### Office/Auxillary:

- To Suit
- Up to ±30,000 SF on two floors





## Site Plan

±843,248 SF ON ±124.14 GROSS ACRES

Interior measurement related to clear height

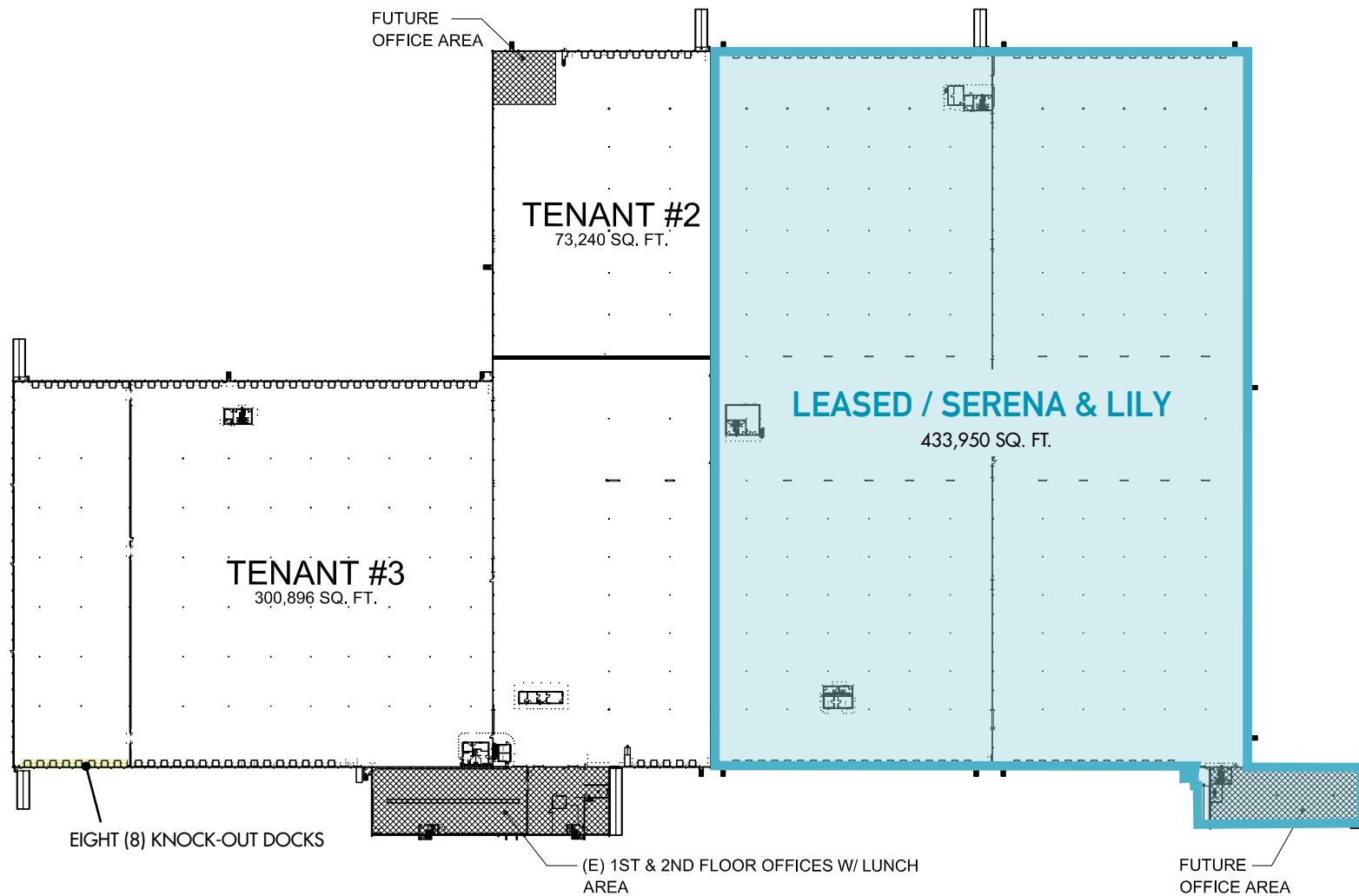
Bay 3: ±172,500 SF (±230 W x ±750 D)

Bay 4: ±202,500 SF (±505 W x ±400 D)

Temperature Controlled Bay: ±±50,000 SF (±±125' W x ±±400' D)

\*±30' min clear outside of speed aisles & truss supported bay ±±90,000 SF

## Potential Demising Plan





Crocker Dr.

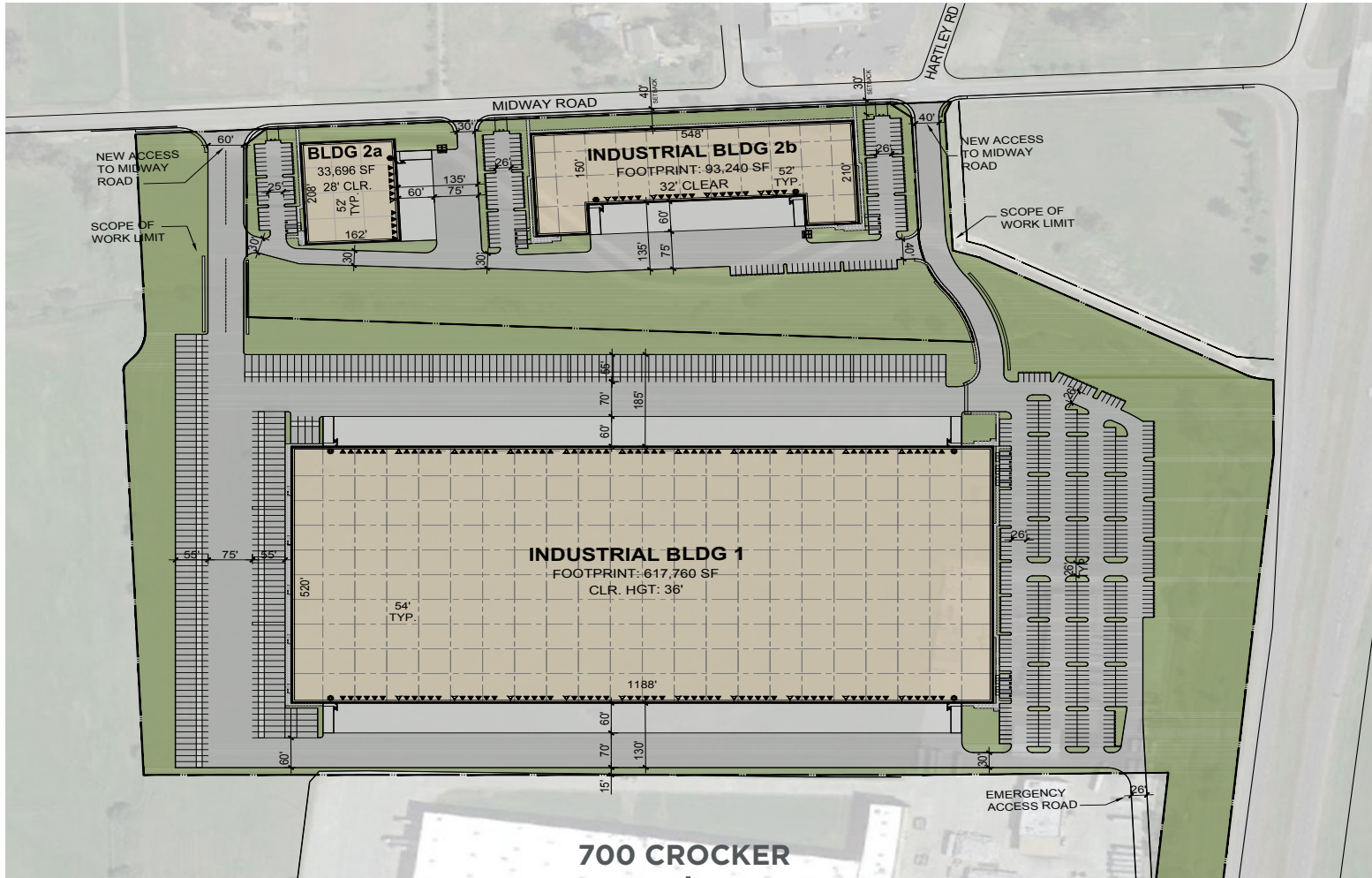


## Building Upgrades

- Upgraded elevation
- Fully painted exterior and interior walls
- Fully demised utilities
- New entry and project monument signage
- Upgraded store fronts
- New offices to suit
- Existing restrooms to be upgraded

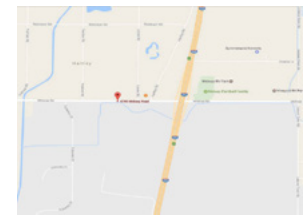
Eubanks Dr.

## Phase II



**PROJECT DATA:**

<b>SITE 1 AREA:</b>	
GROSS:	42.45 AC
OPEN SPACE:	1,849,113 SF
NET:	41.50 AC
<b>BUILDING FOOTPRINT:</b>	<b>1,807,937 SF</b>
COVERAGE:	617,760 SF
GROSS:	33%
<b>PARKING REQUIRED:</b>	
WAREHOUSE	1/2000 SF 309 STALLS
<b>PARKING PROVIDED:</b>	
AUTO:	493 STALLS @0.8/1000 SF
REG. ACCESSIBLE	19 STALLS
TRAILER:	233 STALLS
<b>TRUCK DOCKS:</b>	
▲ DOCK-HIGH DOORS	112
△ KNOCK-OUTS	20
○ GRADE-LEVEL DOORS	4
<b>SITE AREA 2:</b>	
GROSS:	11.35 AC
OPEN SPACE:	494,226 SF
NET:	10.66 AC
<b>BUILDING AREA:</b>	<b>33,696 SF</b>
BUILDING 2a	30,053 SF
BUILDING 2b	93,240 SF
<b>TOTAL FOOTPRINT:</b>	<b>126,936 SF</b>
<b>COVERAGE:</b>	
GROSS:	26%
NET:	27%
<b>BUILDING 2a</b>	
▲ DOCK-HIGH DOORS	10
△ KNOCK-OUTS	1
○ GRADE-LEVEL DOORS	1
AUTO PARKING	36 STALLS @1.07/1000 SF
REG. ACCESSIBLE	2 STALLS
<b>BUILDING 2b</b>	
▲ DOCK-HIGH DOORS	17
△ KNOCK-OUTS	4
○ GRADE-LEVEL DOORS	2
AUTO PARKING	124 STALLS @1.33/1000 SF
REG. ACCESSIBLE	5 STALLS



schema: 1

Conceptual Site Plan

Crocker Vacaville  
Vacaville, California 95688

This conceptual design is based upon a preliminary review of performance requirements and an unverified and possibly incomplete site and/or building information, and is intended solely to assist in exploring the project's design for development.



WARE MALCOMB

88817-0043-00  
07.25.2018

SHEET  
1

# NorthBay

CENTER  
LOGISTICS

CUSHMAN & WAKEFIELD

LDK  
VENTURES



Genentech



# North Bay

CENTER  
LOGISTICS

CUSHMAN &  
WAKEFIELD

LDK  
VENTURES



PACIFIC CYCLE

Wunder-Bar  
Automatic Bar Controls Inc.

North Bay  
Distribution

ICON

PACIFIC CYCLE

RXD Nova  
Pharmaceuticals

Transpac  
Everyday is a Holiday

Janssen  
A Johnson & Johnson Company

ALL WEATHER  
INDUSTRIAL SUPPLY

AWIP  
ALL WEATHER  
INSULATED PANELS

Mariani

North Bay  
LOGISTICS



SIMONTON

North Bay  
Distribution

North Bay  
Distribution

STATE  
INSURANCE  
FUND

Genentech

amazon.com

KAISER  
PERMANENTE

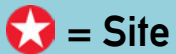


# NorthBay

CENTER  
LOGISTICS

LDK  
VENTURES

CUSHMAN &  
WAKEFIELD



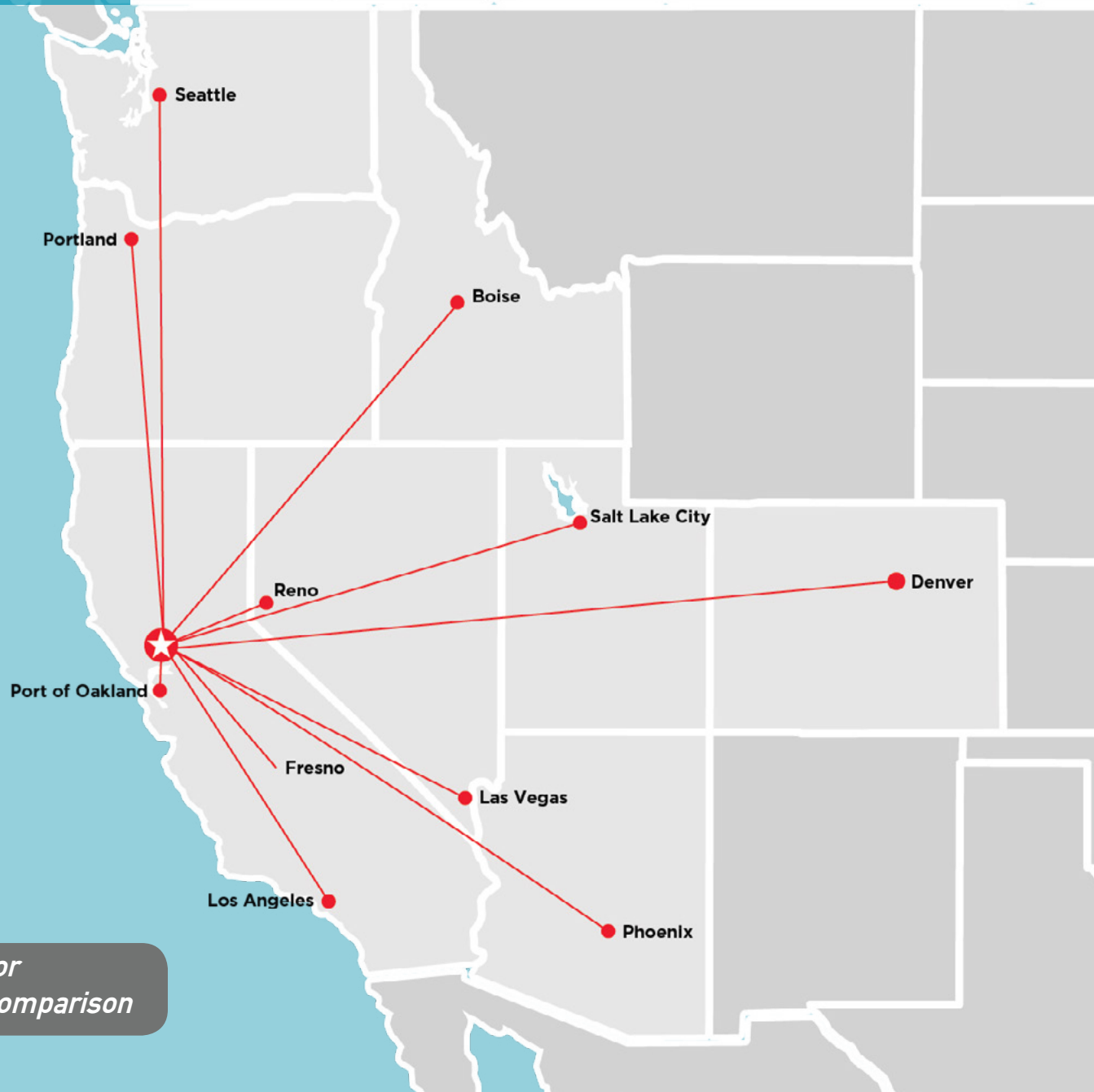
= Site

## Drive Distance Key: (Miles)

Sacramento	32
Tracy	80
San Jose	91
San Francisco	60
Fresno	188
Reno	163
Las Vegas	593
Boise	584
Portland	579
Phoenix	777
Salt Lake	680
Denver	1196
<b>Port of Oakland</b>	<b>54</b>
Port of Stockton	62
Port of Sacramento	29
Port of LA	433
Port of Seattle	755

[Click for  
Demographics](#)

[Click for  
Labor Market Comparison](#)





**SPEEDBAY**



**INTERIOR WAREHOUSE VIEW**



**ABUNDANT TRAILER PARKING & EMPLOYEE SKYBRIDGE**



**NEW EXTERIOR PAINT**



**INTERIOR WAREHOUSE VIEW**



**VEHICLE MAINTENANCE FACILITY**



**GUARD SHACK & SECURE ACCESS**



**COLD STORAGE**



**Entrance**



**Entrance to Employee Parking Lot**



**Staging**



**Employee Access**



**Employee Parking Lot**



**Concrete Staging**



**Truck Maintenance**



**Cross Dock**



**Rear Staging**



**Water Tanks and Sprinkler Pumps**



**CLICK TO WATCH VIRTUAL TOUR**

**BROOKS PEDDER** SIOR  
+1 925 627 2480  
brooks.pedder@cushwake.com  
Lic. 00902154

**JOHN MCMANUS** CCIM  
+1 510 891 5817  
john.mcmanus@cushwake.com  
Lic. 01129064

**TONY BINSWANGER** SIOR  
+1 925 627 2482  
tony.binswanger@cushwake.com  
Lic. 01861701

**NorthBay** CENTER  
LOGISTICS

1333 N. California Blvd., Ste. 500,  
Walnut Creek, CA 94596

T: +1 925 935 0770  
F: +1 925 935 3409

[cushmanwakefield.com](http://cushmanwakefield.com)



Cushman & Wakefield Copyright 2018. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.