

# MIDWAY COMMERCE CENTER

NEW CLASS "A" LOGISTICS PARK

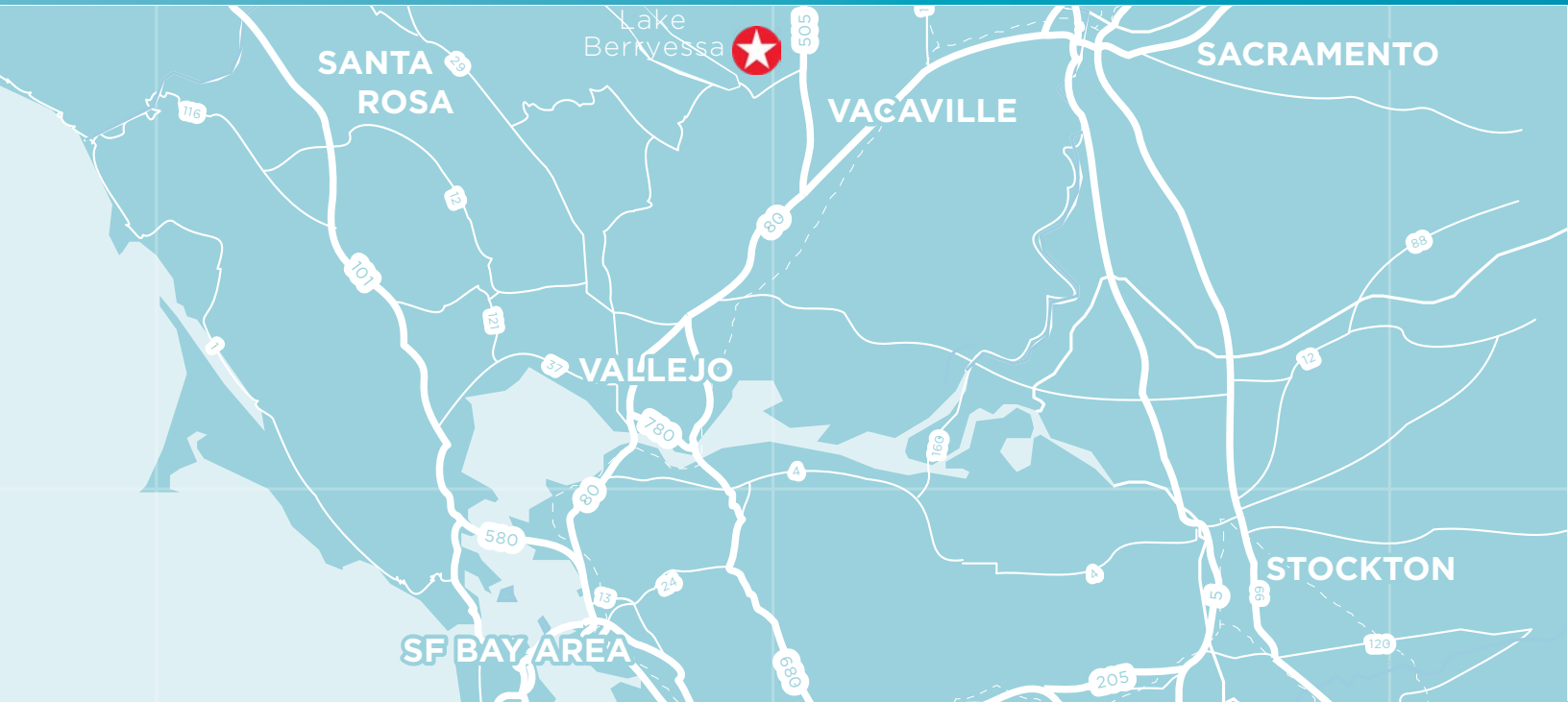
## 5 BUILDINGS TOTALING ±1,680,283 SF ON ±89.7 ACRE SITE VACAVILLE, CALIFORNIA



Building A <b>±198,126 SF</b>	Building B <b>±104,237 SF</b>	Building C <b>±369,119 SF</b>	Building D <b>±600,736 SF</b>	Building E <b>±408,065 SF</b>
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Alternate Site Plan to Accommodate +1.35MSF Build-to-Suit

## I-505 AT I-80 MIDWAY BETWEEN SF BAY AREA AND SACRAMENTO



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[WWW.MIDWAYCOMMERCECENTER.COM](http://WWW.MIDWAYCOMMERCECENTER.COM)



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VACAVILLE, CALIFORNIA



## EXPERIENCED DEVELOPMENT TEAM

welcomes build to suit opportunities.



## MIDWAY

between Sacramento and San Francisco Bay Area



## FLEXIBLE development plan



## QUICK ACCESS

to I-505 and I-80 with I-5 connectivity and close proximity to hotspot consumer market



## UNIQUE

NorCal site large enough to accommodate a **single ±1.35+ MSF tenant**



## STRONG LABOR

[Download report](#)

CITY	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



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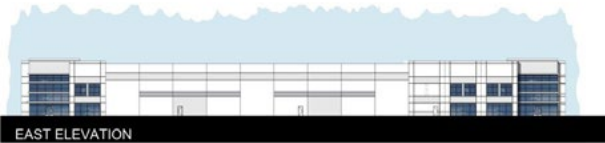
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INSTITUTIONAL QUALITY ARCHITECTURE (BY HPA ARCHITECTURE)



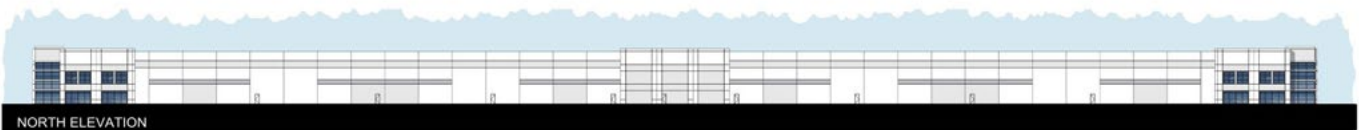
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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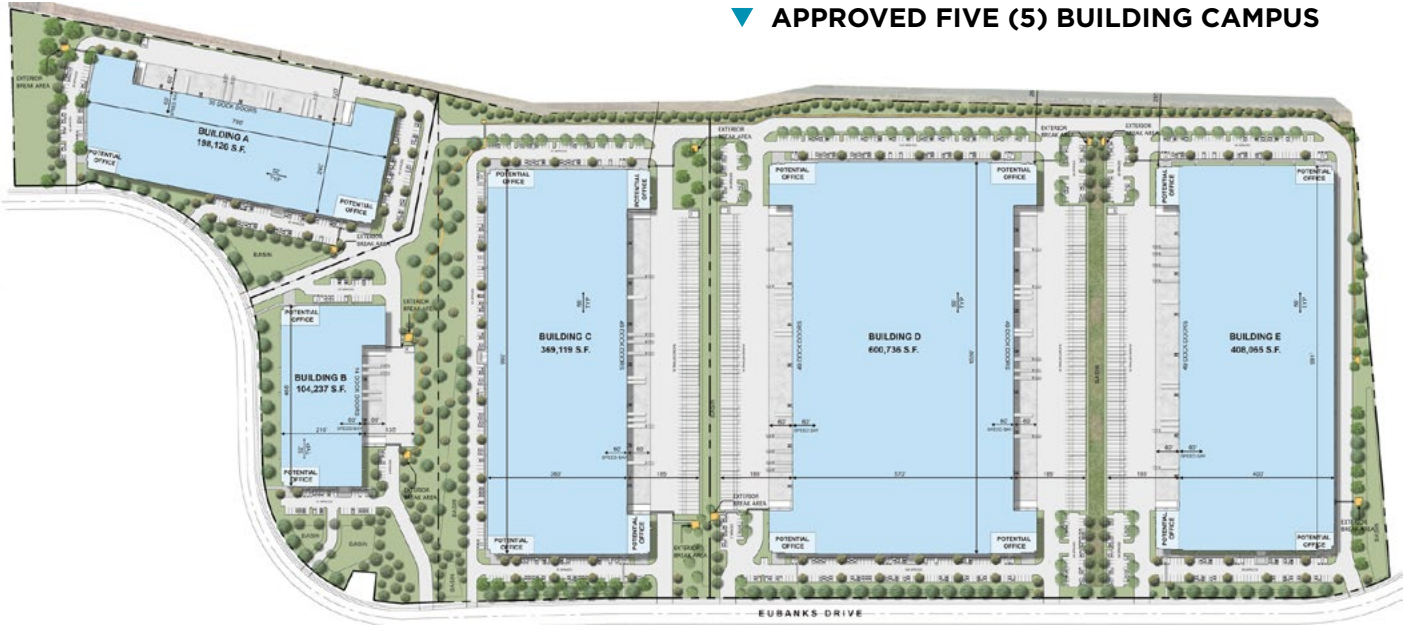
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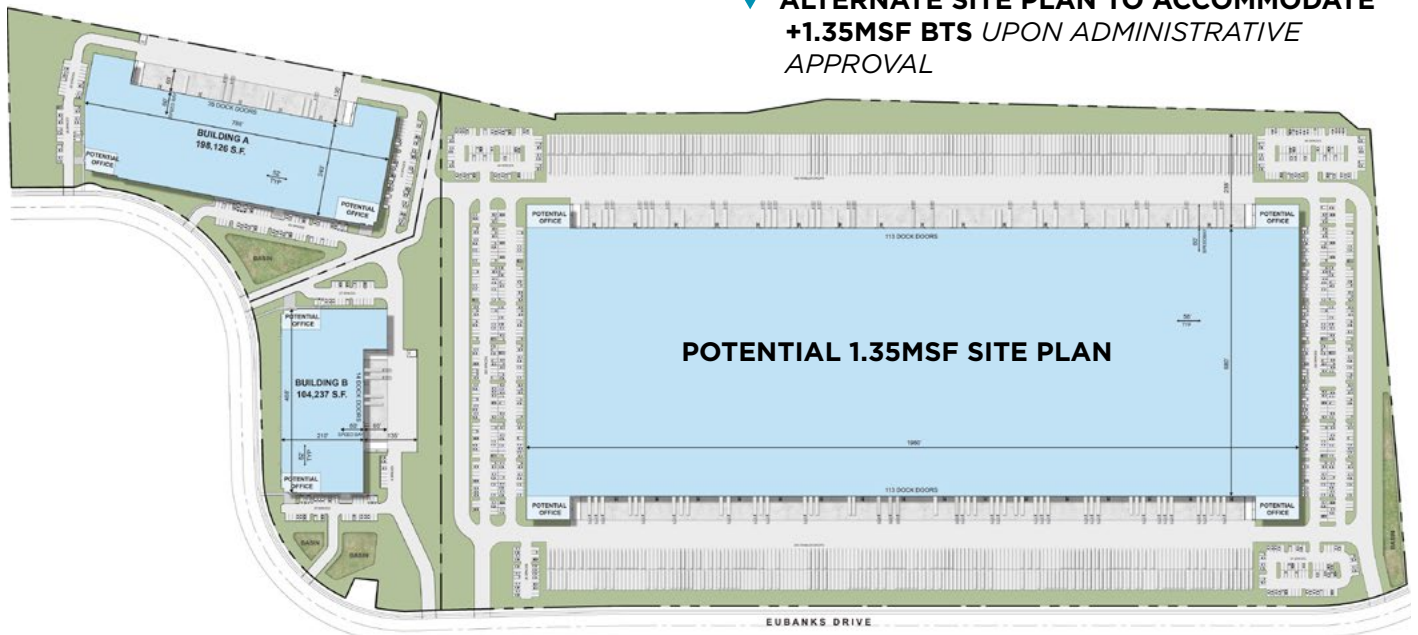


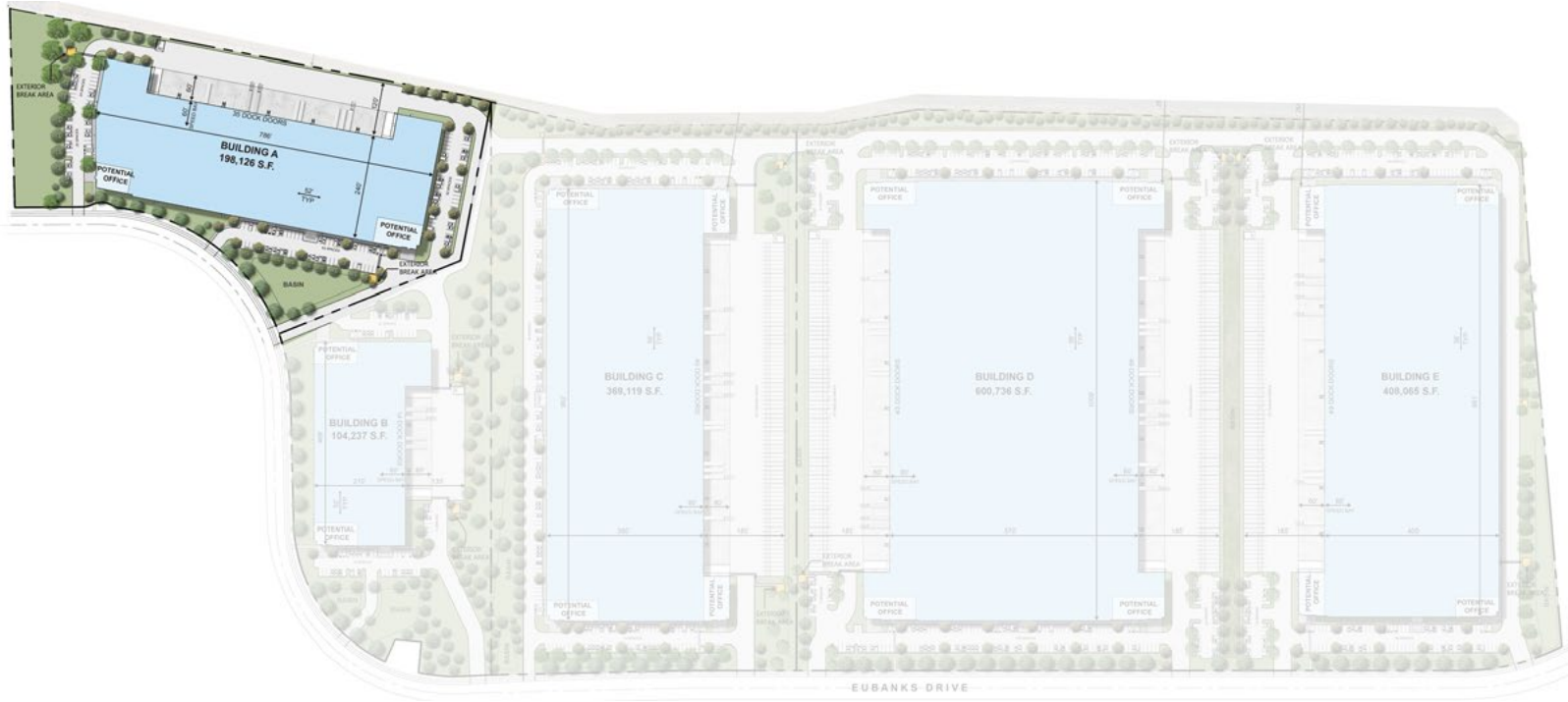
SITE PLAN

▼ APPROVED FIVE (5) BUILDING CAMPUS



▼ ALTERNATE SITE PLAN TO ACCOMMODATE  
+1.35MSF BTS UPON ADMINISTRATIVE  
APPROVAL





## BUILDING A

±198,126 SF on ±11.4 Acres

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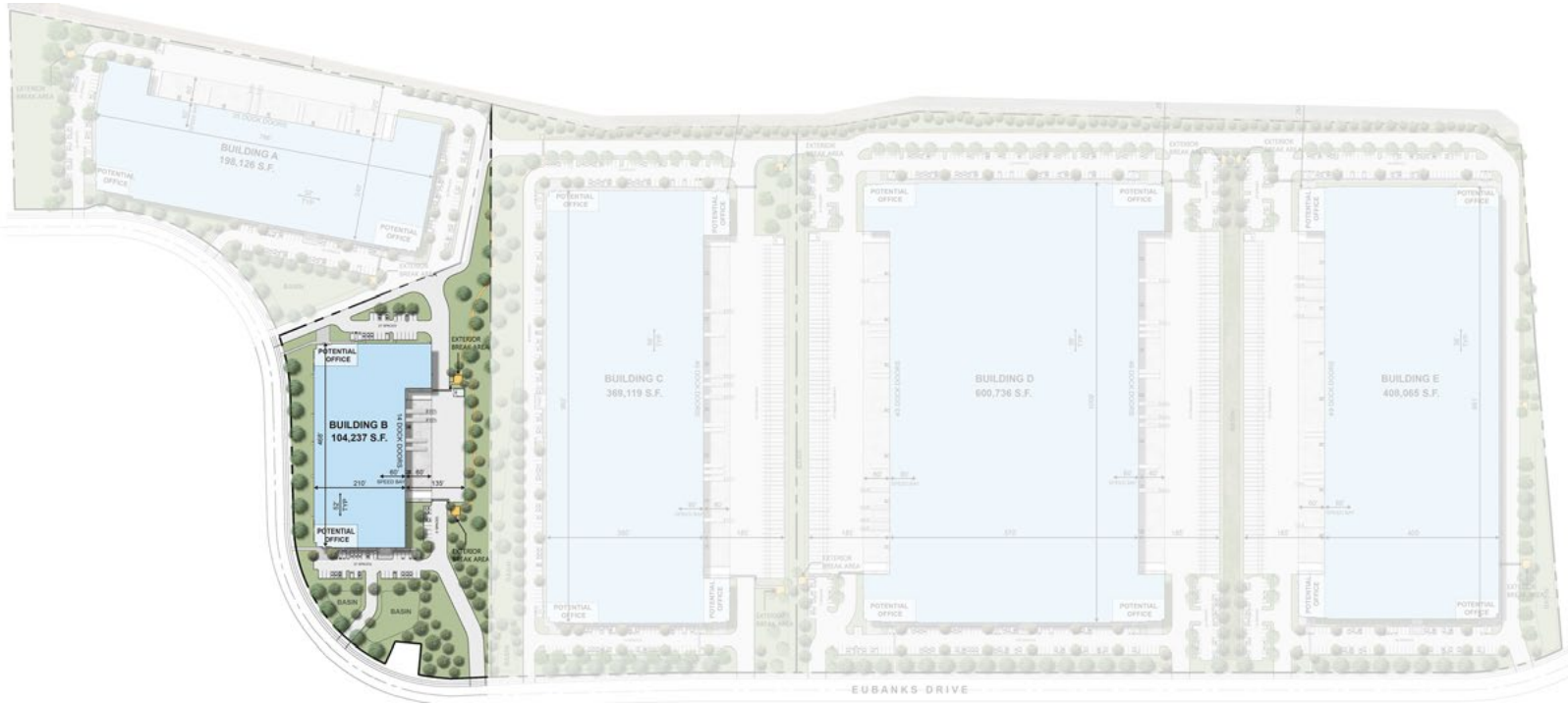
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### BUILDING

- ±198,126 SF Rear loaded concrete tilt-up divisible to ±99,063 SF
- Office: To Suit
- Building A Dimensions: ± 786' W x ±240' D
- ±32' Clear
- Columns: ±52' W x ±60' D (60' @ speed bay)
- ESRF
- ±2,500 Amps @ 277/480
- LED Motion Lightning To-Suit

### LOADING & PARKING

- Thirty Five (35) Dock High Doors (±9' x 10')
- Dock Equipment To-Suit
- Two (2) Grade Level Doors (±12'x±14')
- 120' staging with ±60' concrete apron
- Parking: 160



## BUILDING B

±104,237 SF Warehouse Facility on ±8.8 Acres

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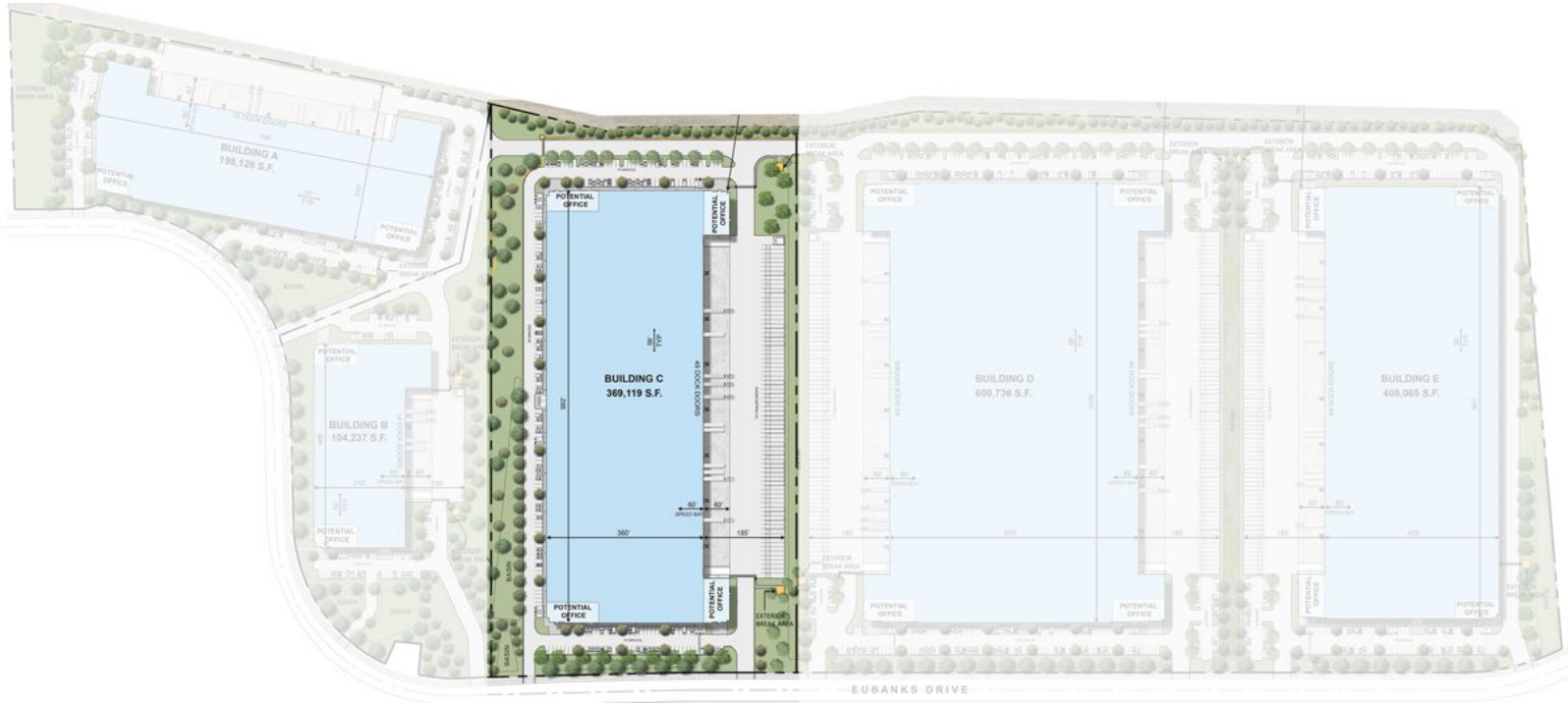
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### BUILDING

- ±104,237 SF rear-loaded concrete tilt-up divisible to ±52,000 SF
- Office: To Suit
- Dimensions: ±468' W x ±210'D
- ±32' Clear
- Columns: ±50' W x ±50' D (±60' @ speedbay)
- ESRF
- ±2,000 amps @ 277/480
- LED Motion Lighting To-Suit

### LOADING & PARKING

- Fourteen (14) Dock High Doors (±9' x ±10')
- Dock Equipment To-Suit
- Two (2) Grade Level Doors (±12' x ±14')
- 135' Staging with ±60' concrete apron
- Auto Parking: 73



## BUILDING C

±369,119 SF Warehouse Facility on ±20.2 Acres

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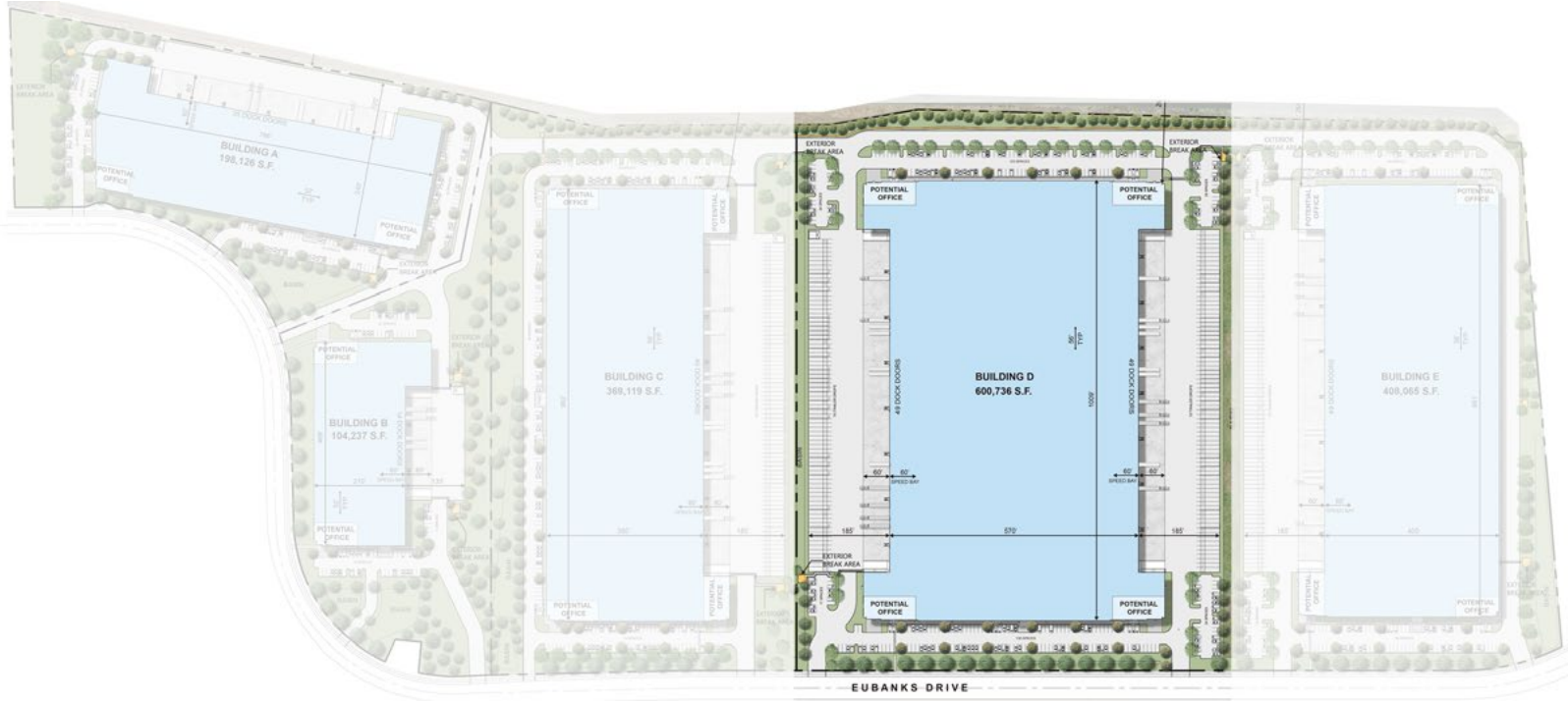
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### BUILDING

- ±369,119 SF rear-loaded concrete tilt-up (divisible) on ±20.2 Acres
- Office: To Suit
- Dimensions: ±992' W x ±360'D
- ±36' Clear
- Columns: ±56' W x ±60'D (±60' @ speedbay)
- ESRF
- ±4,000 amps @ 277/480
- LED Motion Lighting To-Suit

### LOADING & PARKING

- Forty Nine (49) Dock High Doors (±9' x ±10')
- Dock Equipment To-Suit
- Two (2) Grade Level Doors (±12' x ±14')
- 185' Staging with ±60' concrete apron (includes trailer stalls)
- Auto Parking: 241
- Trailer Parking: 76



## BUILDING D

### ±600,736 SF Warehouse Facility

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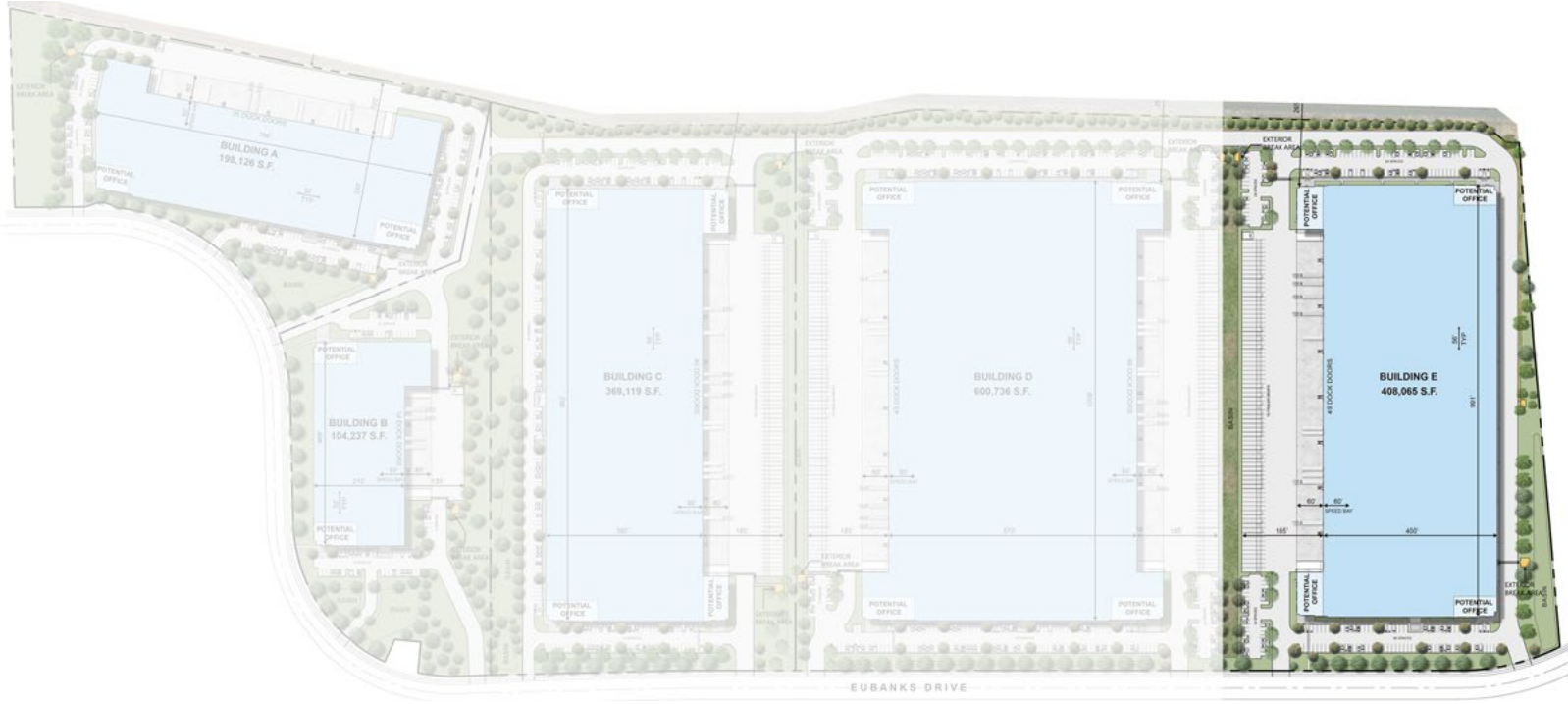
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#### BUILDING

- ±600,736 SF cross-loaded concrete tilt-up (divisible, part of a 49.3 acre lot)
- Office: To Suit
- Dimensions: +1,009' W x +570' D
- ±40' Clear
- Columns: ±56' W x ±60' D (±60' @ speedbay)
- ESRF
- ±4,000 amps @ 277/480
- LED Motion Lighting To-Suit

#### LOADING & PARKING

- Ninety Eight (98) Dock High Doors (±9' x ±10')
- Dock Equipment To-Suit
- Four (4) Grade Level Doors (±12' x ±14')
- 185' Staging with ±60' concrete apron (includes trailer stalls)
- Auto Parking: 356
- Trailer Parking: 154 (76 on each side)



## BUILDING E

±408,065 SF Warehouse Facility

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### BUILDING

- ±408,065 SF rear-loader concrete tilt-up (divisible, part of a 49.3 acre lot)
- Office: To Suit
- Dimensions: ±991' W x ±400' D
- ±36' Clear
- Columns: ±56' W x ±60' D (±60'@ speedbay)
- ESFR
- ±4,000 amps @ 277/480
- LED Motion Lighting To-Suit

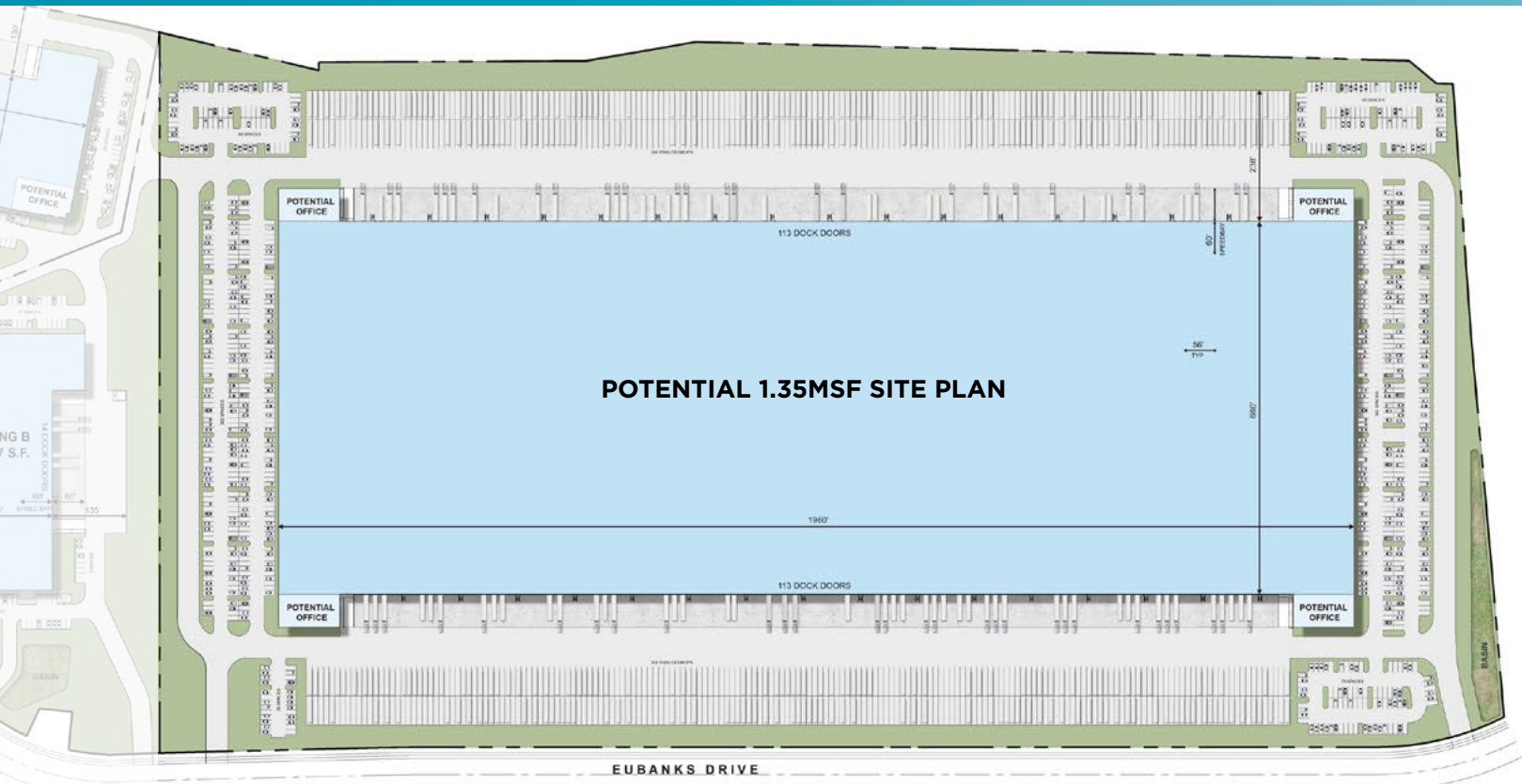
### LOADING & PARKING

- Forty Nine (49) Dock High Doors (±9' x ±10')
- Dock Equipment To-Suit
- Two (2) Grade Level Doors (±12' x ±14')
- 185' Staging with ±60' concrete apron (includes trailer stalls)
- Auto Parking: 232
- Trailer Parking: 76

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## POTENTIAL 60' CLEAR ±1.35 MSF BUILD-TO-SUIT

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### BUILDING

- Up to ±1.35+ MSF cross-loaded concrete tilt-up (divisible) ±69.49 acres
- Office: To Suit
- Dimensions: ±1,960' W x ±680' D
- ±40' Clear
- Up to **70' Building Height** to accommodate multiple floors of mezzanine
- Columns ±56' W x ±60' D (±60' @ speedbay)
- ESFR
- Power to-suit (±16,000 amps)
- LED motion lighting to-suit

### LOADING & PARKING

- ±226 to-suit Dock High doors (±9' x ±10')
- Dock Equipment to-suit
- Four (4) Grade Level doors (±12' x ±14')
- 185' staging with ±60' concrete apron (includes trailer stalls)
- Auto parking: ±820 to-suit
- Trailer Parking: ±716 to-suit



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## SITE MAP



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## AREA MAP



**CLICK FOR  
LABOR MARKET  
COMPARISON**

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