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MARKET LANE :: DIXON, CA

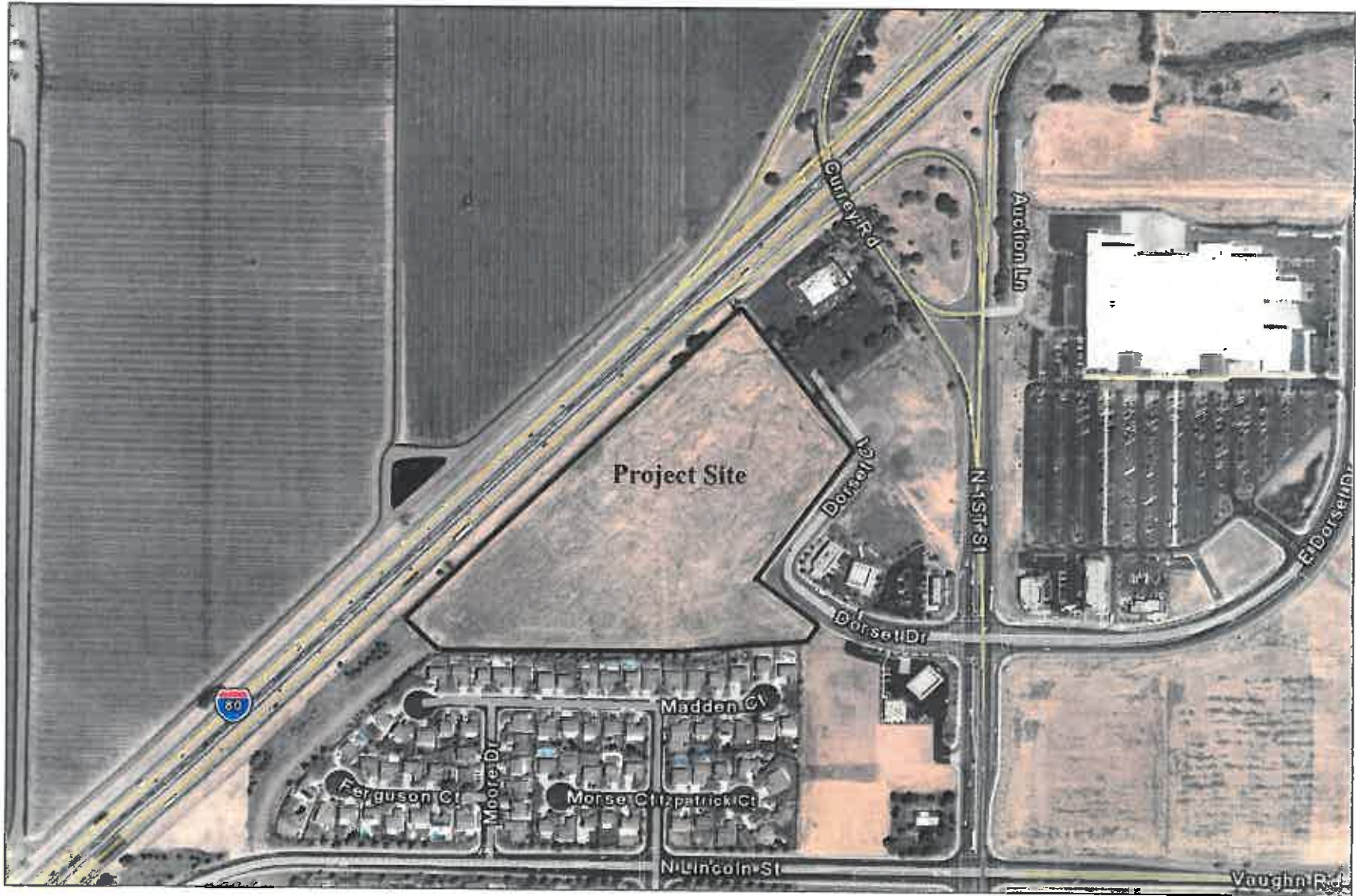


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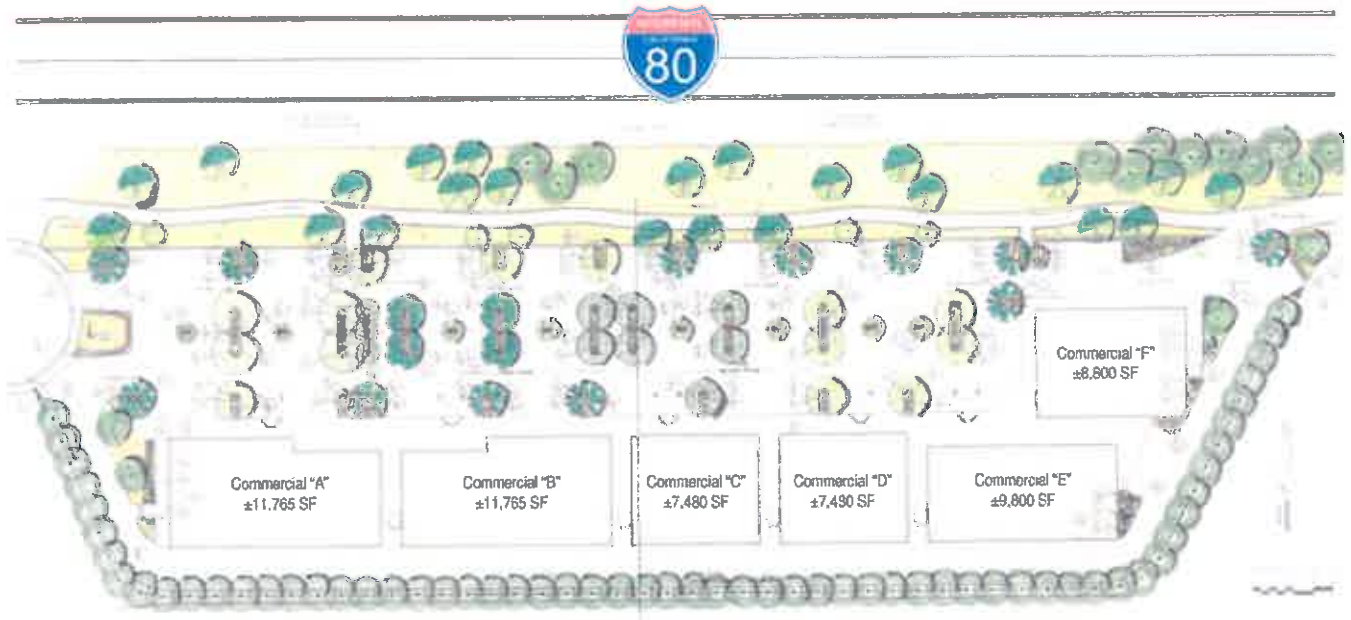
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Figure 2
Project Location Map



SITE PLAN



1000 Vaughn Road | Dixon, CA

An approximately 325,500 square foot industrial space, situated on a ±25.73 acre parcel of land (APN: 0111-090-480). Building may be expandable to ±437,820 square feet. Strategically located within a mile of Interstate 80 and 19 miles of Interstate 5.

Property Features

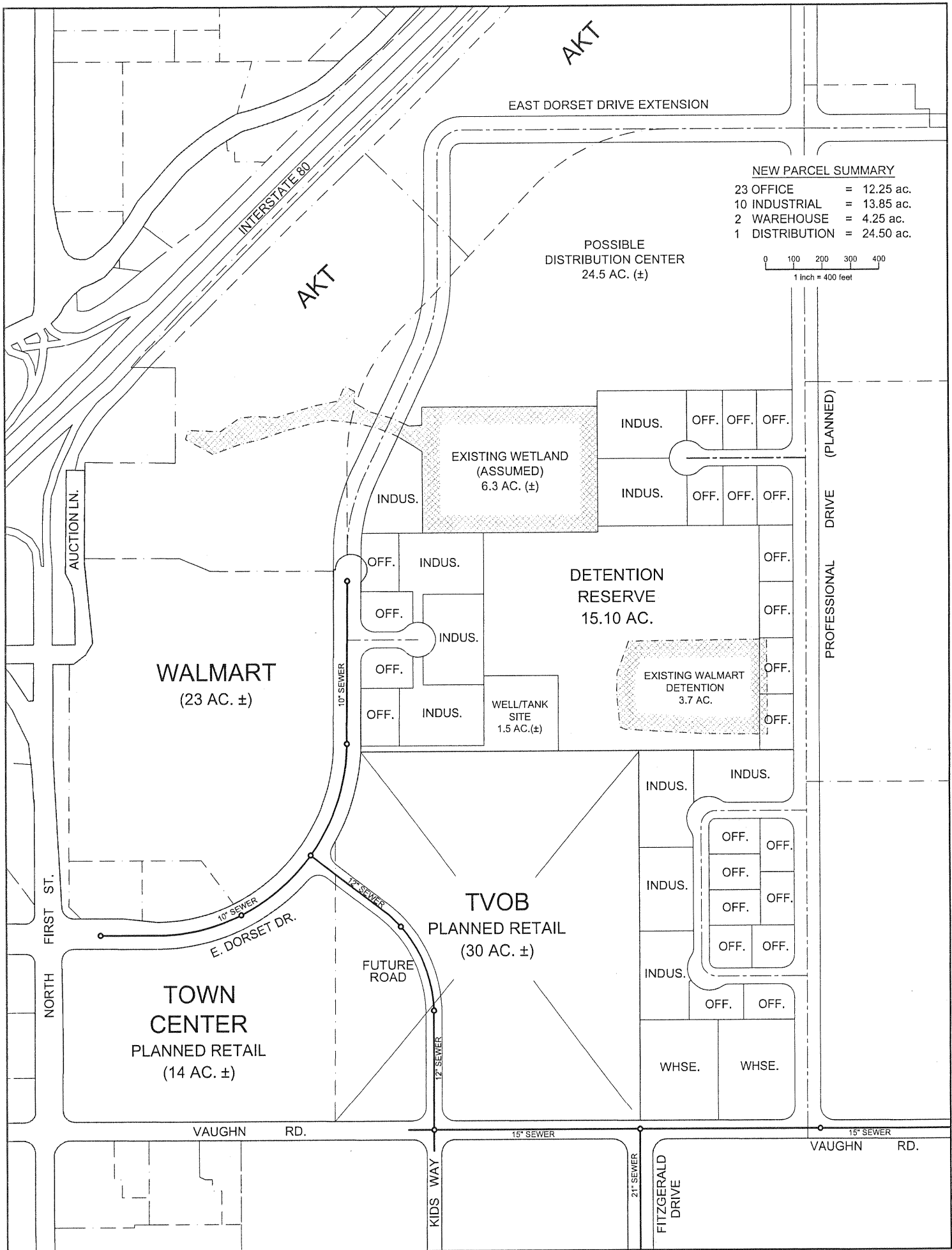
- Dimensions: ±700' wide by ±465' deep
- Divisible to ±116,250 square feet
- Office space: ±9,040 total SF (±6,000 SF on 2nd floor & ±3,040 SF on 1st floor)
 - Includes break room, restrooms, admin and computer room (raised floor and halon system - ±26' x 20')
- Forty-three (43) 10'x10' dock-high doors (48 possible) and two (2) drive-in doors
- Ten (10) hydraulic dock levelers & thirty-three (33) mechanical dock levelers
- Forty-three (43) dock lights
- Rail service: Union Pacific mainline runs along the rear of the site. Rail service can be made available to-suit.
- ±30'-37' clear height
- ±50' wide by ±40' deep column spacing
- ±276 vehicle parking stalls and abundant trailer parking
- New roof: February 2006
- Insulated roof deck
- ±14,000 square foot H-3 rated room
- 3,000 amps, 480 volts, 3-phase power
- High bay metal halide lights
- Sprinkler density: 0.35/2,000 GPM, 0.6/2,000 GPM within H-3 Room & ESFR within ±62,000 SF area as outlined on site plan. Full upgrade to ESFR to-suit
- Secure site, fenced and gated

TRANSPORTATION & LOGISTICS

Dixon is ideally situated along Interstate 80 and the transcontinental railway corridor. Interstate 80 is the second largest interstate highway in America, lending the ability to travel from the San Francisco Bay area all the way to the Eastern Seaboard without diversion. Dixon boasts excellent proximity to inland ports such as West Sacramento and Stockton as well as the 4th largest port in the country—Oakland.

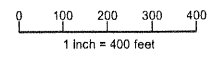
Plans have recently been unveiled (and partially funded) to provide for container barge transportation from the Port of Oakland into the Port of West Sacramento. When this occurs it is expected that the region will see an influx of activity from distributors. Dixon, which is just 18 miles from the Port of Sacramento, is sure to benefit from this. For western regional distributors, Dixon boasts 1-day drives to cities such as San Francisco, Los Angeles, Las Vegas, San Diego, Salt Lake City and Portland.





NEW PARCEL SUMMARY

23 OFFICE	=	12.25 ac.
10 INDUSTRIAL	=	13.85 ac.
2 WAREHOUSE	=	4.25 ac.
1 DISTRIBUTION	=	24.50 ac.



POSSIBLE
DISTRIBUTION CENTER
24.5 AC. (±)

WALMART
(23 AC. ±)

TVOB
PLANNED RETAIL
(30 AC. ±)

TOWN
CENTER
PLANNED RETAIL
(14 AC. ±)

EXISTING WETLAND
(ASSUMED)
6.3 AC. (±)

EXISTING WALMART
DETENTION
3.7 AC.

DETENTION
RESERVE
15.10 AC.

15" SEWER

10" SEWER

12" SEWER

12" SEWER

21" SEWER

15" SEWER

PROFESSIONAL DRIVE (PLANNED)

AKT

AKT

EAST DORSET DRIVE EXTENSION

INTERSTATE 80

AUCTION LN.

FIRST ST.

NORTH

E. DORSET DR.

FUTURE ROAD

VAUGHN RD.

KIDS WAY

FITZGERALD DRIVE

VAUGHN RD.

INDUS. OFF. OFF. OFF.

INDUS. OFF. OFF. OFF.

INDUS.

OFF. INDUS.

OFF.

INDUS.

OFF.

INDUS.

WELL/TANK SITE
1.5 AC. (±)

OFF.

DETENTION
RESERVE
15.10 AC.

OFF.

OFF.

OFF.

OFF.

INDUS.

INDUS.

OFF.

OFF.

INDUS.

OFF.

OFF.

INDUS.

OFF.

OFF.

WHSE.

WHSE.

Available Commercial/Business Sites:

<http://www.chuckkrouse.com/1025%20N.%20Adams%20St.%20Dixon%20Flyer.pdf>

<http://www.chuckkrouse.com/200%20Dorset%20Ct%20Flyer.pdf>

<http://www.chuckkrouse.com/Dependable%20Lease%20Ste%20C%20Flyer.pdf>

<http://www.chuckkrouse.com/2755NFirstStDixonFlyer.pdf>

<http://www.chuckkrouse.com/N.%20Lincoln%20.85%20Ac%20Flyer.pdf>

<http://www.chuckkrouse.com/Stratford-Lincoln%20Dixon%20Flyer.pdf>