



**DIXON
COMMERCE
CENTER**

FOR LEASE | 447,042 SF
2299 Commerce Way, Dixon, CA
Climate Controlled Distribution Facility

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Property Features

| | | | |
|-----------------------------|--|----------------------|--|
| Available Building SF Total | ±447,042 SF | Construction Type | Concrete Tilt |
| Phase 1 | ±269,765 SF | Truck Court | 155' |
| Phase 2 | ±145,230 SF | Column Spacing | 48' x 54' |
| Divisible SF | ±145,230 SF | Speed Bays | 48' |
| Office SF | Phase 1: ±16,916 SF Phase 2: ±21,022 SF (17,134 SF Mezz Level) | Roof Insulation | R-19 Batt Insulation |
| Space Dimensions | Phase 1: 384' x 702' Phase 2: 384' x 378' | Prismatic Sky Lights | 1.2/1,000 SF |
| Parcel Size | ±29.79 Acres | Climate Control | Phase 1 @ ±70°F |
| Year Built | Phase 1: 1997 Phase 2: 2007 | Interior Walls | Reflective white |
| Clear Height | Phase 1: ±27.5' @ First Column Phase 2: ±36' @ First Column | Fire Sprinklers | ESFR |
| Dock Doors | 30 | Auto Parking | 443 Stalls |
| Grade Level Doors | 2 | Trailer Parking | 144 Stalls (Expandable to 226) |
| Concrete Truck Apron | 60' | Indicated Power | 4,000amps, 277/480v, 3Phase |
| Warehouse Lighting | Long-life florescent with motion sensors | Back-up Power | Generac 750kw (1,200 Gal) Generac 350kw (693 Gal) |
| | | Fencing | Perimeter Fenced Facility |
| | | Zoning | MH- ML- PD, City of Dixon |



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Reception/Open Walkway



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Main Office



Patio



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Control Room



Call Center



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Phase I Warehouse



Phase II Warehouse



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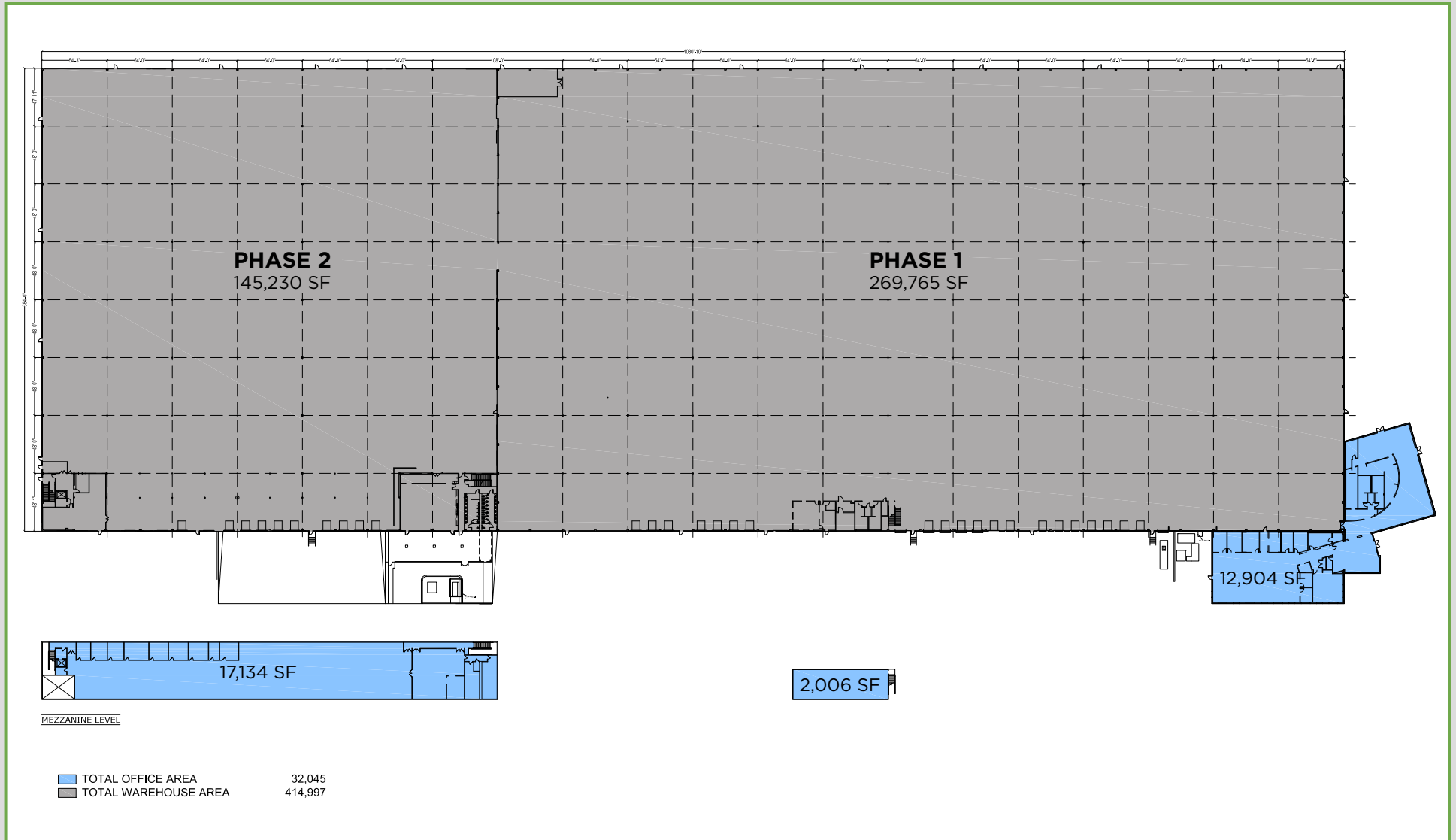
Truck Court



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Site Plan



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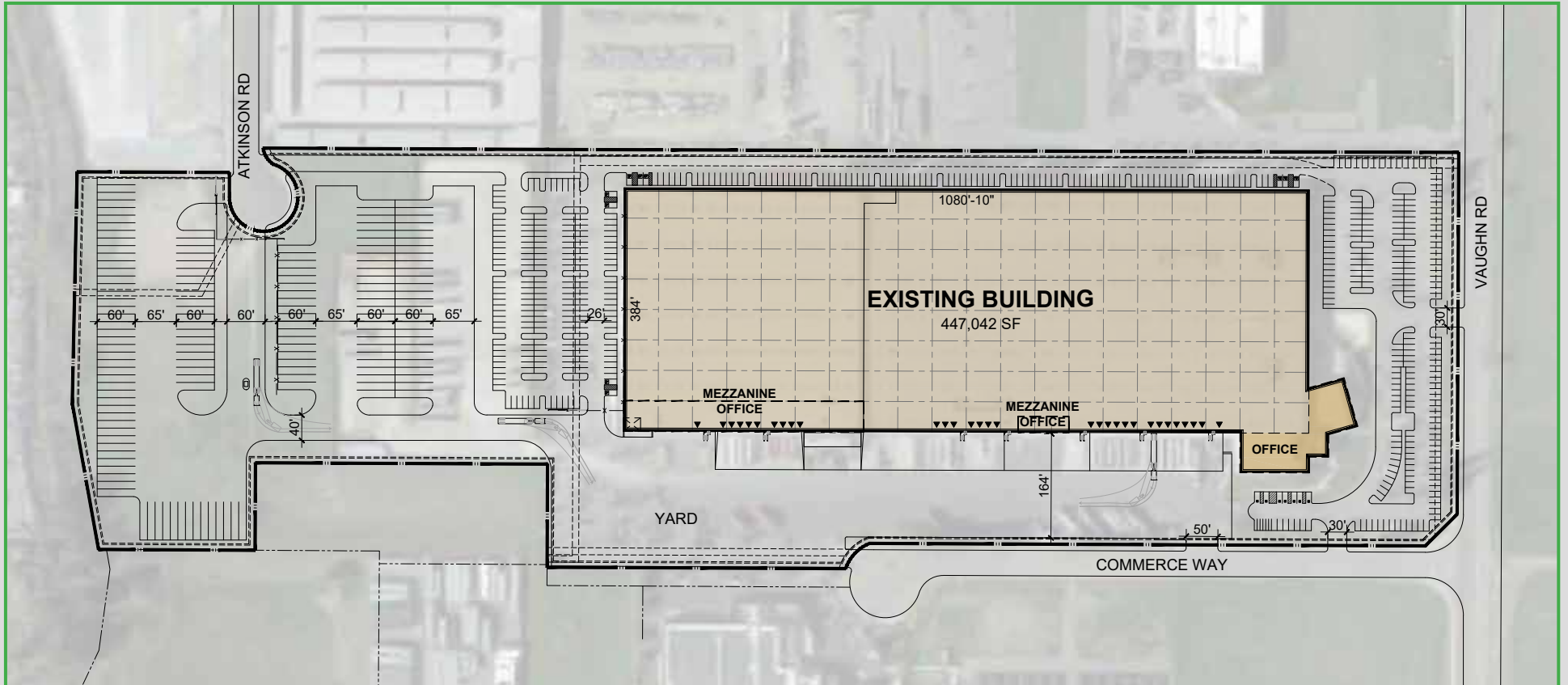
Project Aerial



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Conceptual Site Plan - Additional Employee and Trailer Parking



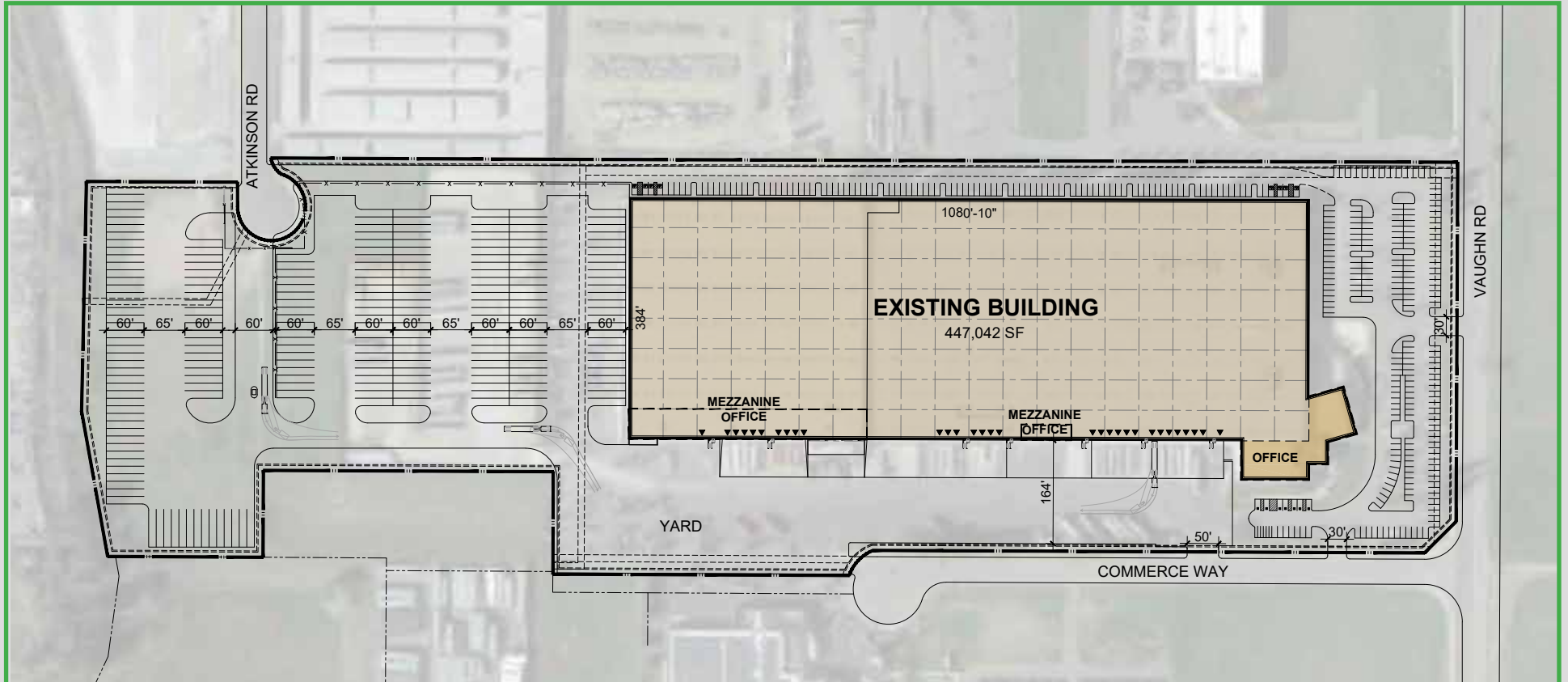
PROJECT DATA

| | | | | | | |
|-------------------|--------------|--------------|---------------|-----------|-----------|-------------------|
| Site Area | 29.71 AC | | | | | |
| Gross | 1,294,115 SF | | | | | |
| Building RSF | | Building Use | | Parking | | Truck Docks |
| Existing Building | 447,042 SF | Warehouse | 414,997 SF | Warehouse | 1/1400 SF | 296 Stalls |
| | | Office | @5% 32,045 SF | Office | 1/560 SF | 57 Stalls |
| | | | | Total | | 354 Stalls |
| | | | | | | Δ Dock High Doors |
| | | | | | | 30 |

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Conceptual Site Plan - Additional Trailer Parking



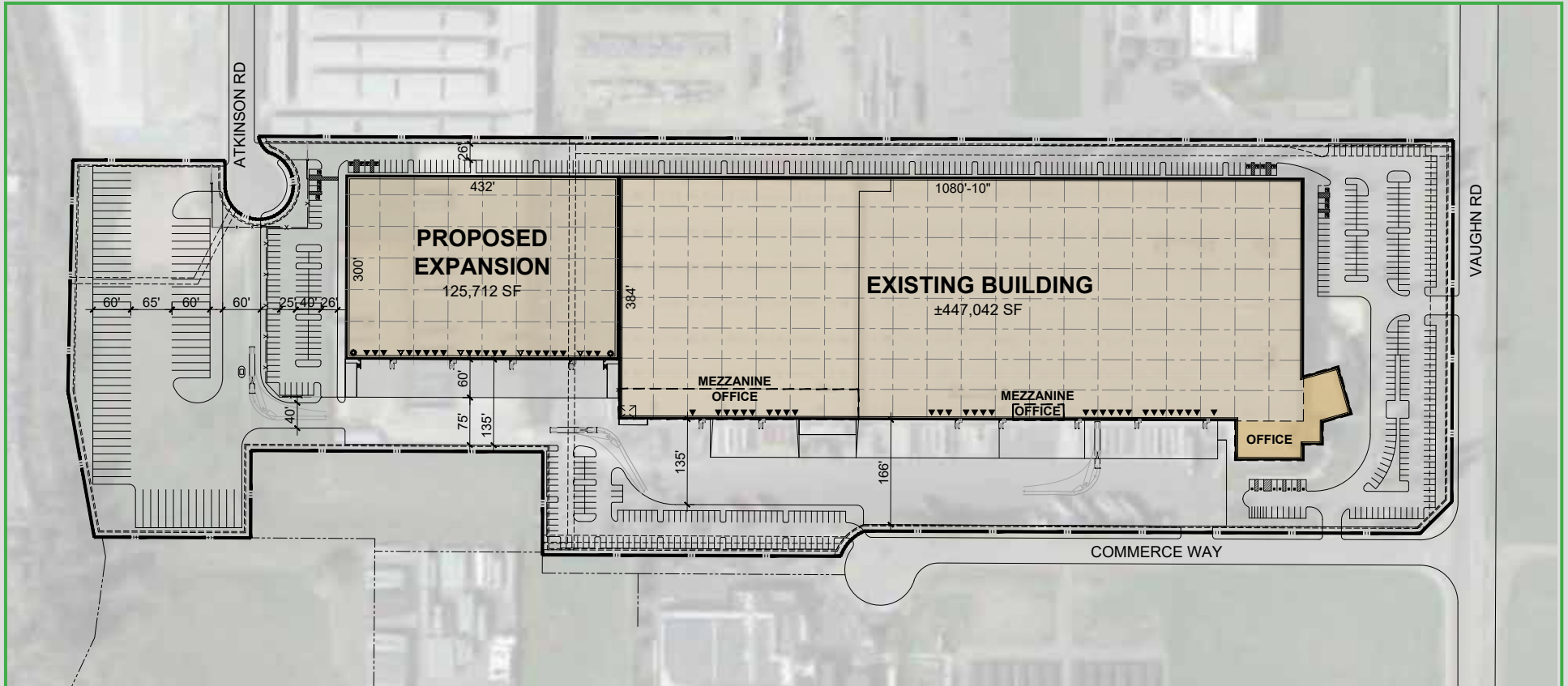
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Conceptual Site Plan - Building Expansion with Additional Trailer Parks



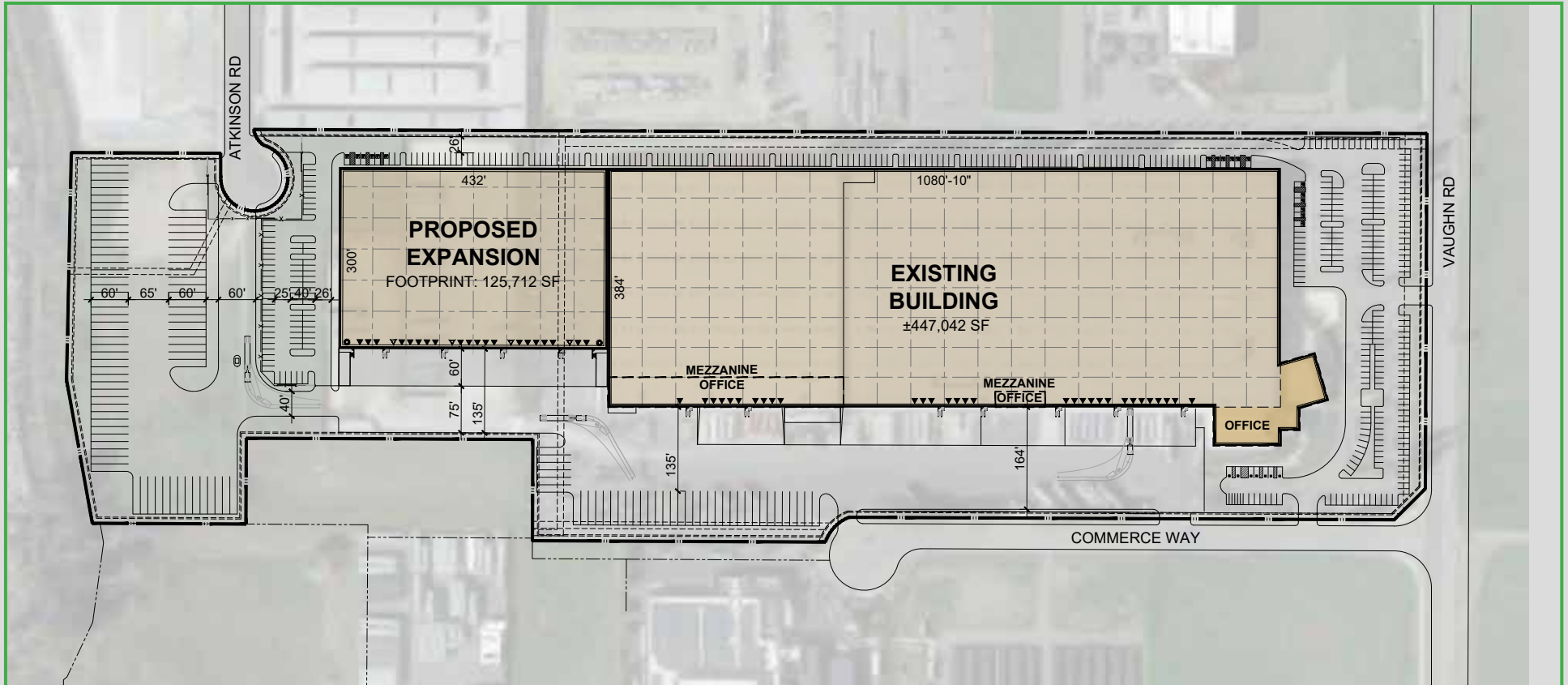
PROJECT DATA

| | | | | | | | |
|--------------------|--------------|--------------|------------|-----------|-----------|---------------------|----|
| Site Area | 29.71 AC | | | | | | |
| Gross | 1,294,115 SF | | | | | | |
| Building RSF | | Building Use | | Parking | | Truck Docks | |
| Proposed Expansion | 125,712 SF | Warehouse | 540,709 SF | Warehouse | 1/1400 SF | Proposed Expansion | |
| Existing Building | 447,042 SF | Office | 32,045 SF | Office | 1/560 SF | ▲ Dock High Doors | 50 |
| Total | 572,754 SF | @4% | | Total | | △ Potentially Rated | 4 |
| | | | | | | ● Grade Level Doors | 2 |

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Conceptual Site Plan - Building Expansion with Additional Employee Parks



PROJECT DATA

| | |
|--------------------|--------------|
| Site Area | 29.71 AC |
| Gross | 1,294,115 SF |
| Detention @3% | 36,971 SF |
| Building RSF | |
| Proposed Expansion | 125,712 SF |
| Existing Building | 447,042 SF |
| Total | 572,754 SF |

| | | |
|--------------|------------|--|
| Building Use | | |
| Warehouse | 540,709 SF | |
| Office @5% | 32,045 SF | |

| | | |
|-----------|-----------|------------|
| Parking | | |
| Warehouse | 1/1400 SF | 386 Stalls |
| Office | 1/560 SF | 57 Stalls |
| Total | | 443 Stalls |

| | |
|---------------------|----|
| Truck Docks | |
| Proposed Expansion | |
| ▲ Dock High Doors | 50 |
| △ Potentially Rated | 4 |
| ● Grade Level Doors | 2 |

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Nearby Tenants



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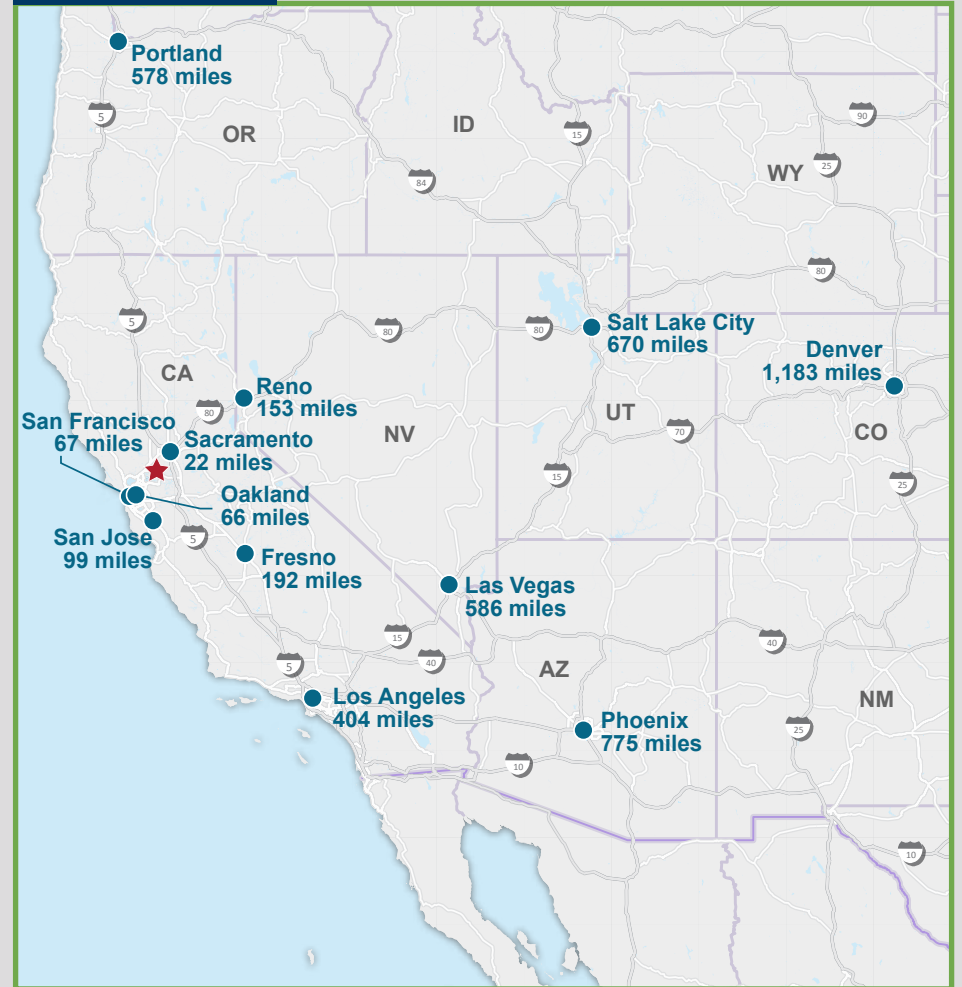
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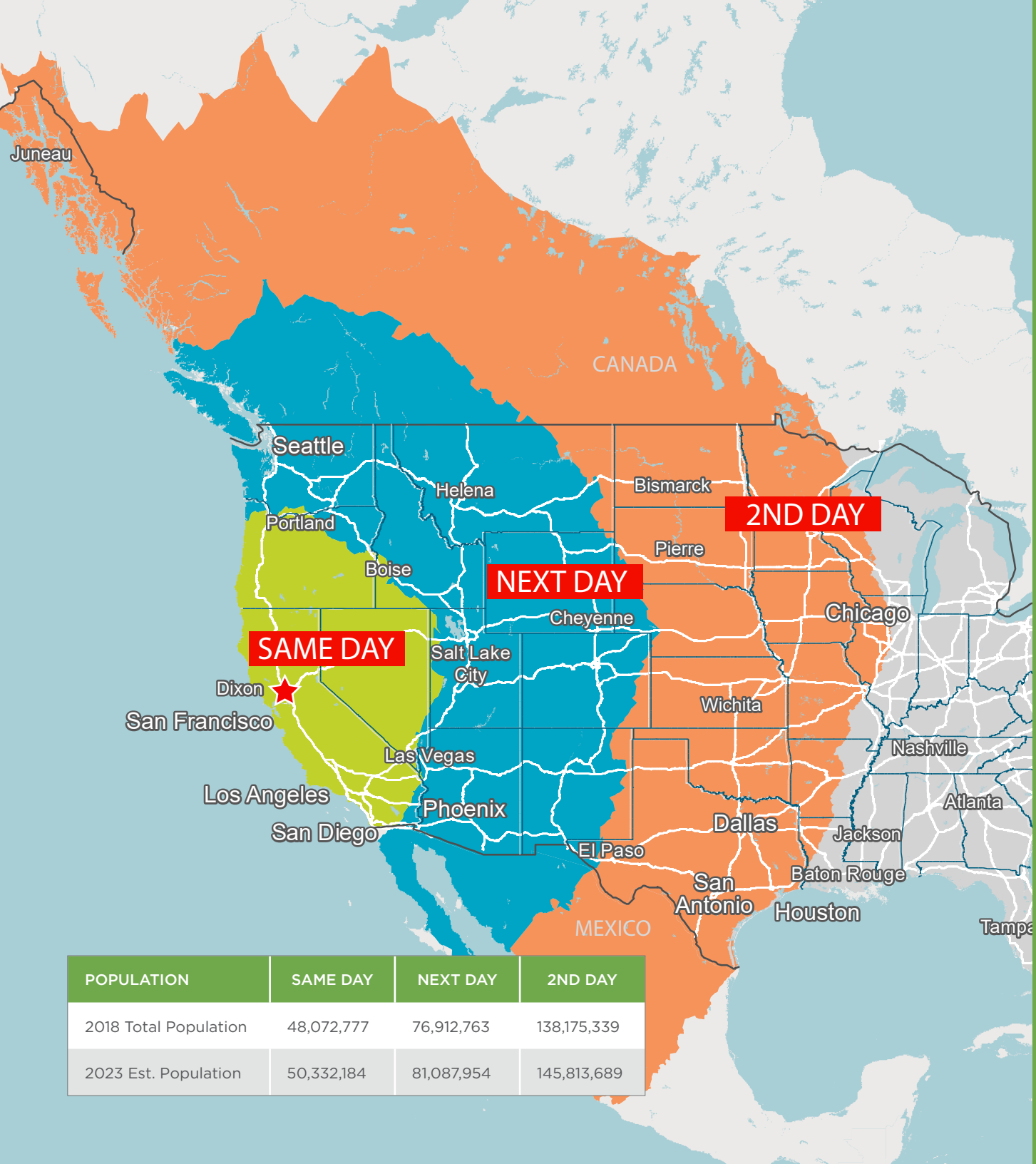
Location

Regional Map



Distance Map





| POPULATION | SAME DAY | NEXT DAY | 2ND DAY |
|-----------------------|------------|------------|-------------|
| 2018 Total Population | 48,072,777 | 76,912,763 | 138,175,339 |
| 2023 Est. Population | 50,332,184 | 81,087,954 | 145,813,689 |