



# VACAVILLE INDUSTRIAL PORTFOLIO

VACAVILLE, CA

INVESTMENT SUMMARY



**100% LEASED TWO PROPERTY INDUSTRIAL PORTFOLIO TOTALING 279,185 SQUARE FEET**

Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413



# THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 877 Cotting Court & 902 Aldridge Road (the "Property") located in Vacaville, a highly desirable submarket in the North Bay.

The Property consists of two single tenant 100% leased industrial warehouse buildings totaling 279,185 square feet, situated on 12.70 acres (0.50 FAR) at the intersection of I-505 and I-80. Built in 1982 and 1983, the Property is fully leased to DuraVent through December 2030 (5.0 years of WALT as of January 2026) with in-place rents 31.85% below market. The buildings are highly functional with 22' to 26' clear heights, ample auto parking (0.75/1,000 SF), 20 dock-high doors, and 17 grade-level doors.

The Property is in the strategic Vacaville submarket of the North Bay, offering convenient local and regional access via I-505 and I-80.

877 Cotting Court & 902 Aldridge Road present a rare opportunity to acquire an infill 279,185 square foot industrial Portfolio in a supply-constrained submarket with access to 10.2M individuals within a 2-hour drive.



ADJACENT LAND OWNED BY SELLER -



## PROPERTY SUMMARY

Address	877 COTTING COURT	902 ALDRIDGE ROAD	VACAVILLE INDUSTRIAL PORTFOLIO
Submarket	Vacaville	Vacaville	Vacaville
APN	0133-020-540	0133-020-970	0133-020-540, 0133-020-970
Size (RSF)	120,300	158,885	279,185
Lot Size (Acres)	5.79	6.91	12.70
Building FAR	48%	53%	50%
Year Built	1982	1983	1982 / 1983
Clear Height	22' - 26'	24' - 25'	22' - 26'
Occupancy	100%	100%	100%
Dock-High/Grade-Level Doors	13 / 10	7 / 7	20 / 17
Column Spacing	23' X 60'	36' X 60'	-
Power	600 Amps, 120/208V, 3 phase 4 Wire.	4,000 Amps, 480/277V, 3 Phase 4 Wire	-
Fire Sprinklers	1 Riser – Density .60/3,000	4 Risers – Density in MFG Area .33/3000	-



**902**  
ALDRIDGE

AVAILABLE FOR INQUIRY



# INVESTMENT SUMMARY

## PROPERTY HIGHLIGHTS

- **Long-Term Sticky Tenant**

- ◇ DuraVent has occupied 902 Aldridge since it was built in 1983 and expanded into 877 Cotting in 1994 when the original tenant moved out. This Property is a mission critical facility for DuraVent to manufacture and distribute their product. They have invested heavily in the Property, including an electrical system that runs throughout 902 Aldridge to operate their specialized machinery.

- **Discount to Replacement Cost with Mark-to-Market Opportunity**

- ◇ The Property offers investors the opportunity to acquire an industrial asset well below replacement cost, which is estimated to be \$250/SF. In-place rents are 31.9% below market, offering investors the ability to achieve an outsized market yield once DuraVent's lease expires in 2030.

- **Outsized Power**

- ◇ 902 Aldridge has 4,000 Amps of power which can attract a larger pool of tenants with Manufacturing/Warehouse needs.

## LOCATION HIGHLIGHTS

- **Strategic Infill Vacaville Submarket Location**

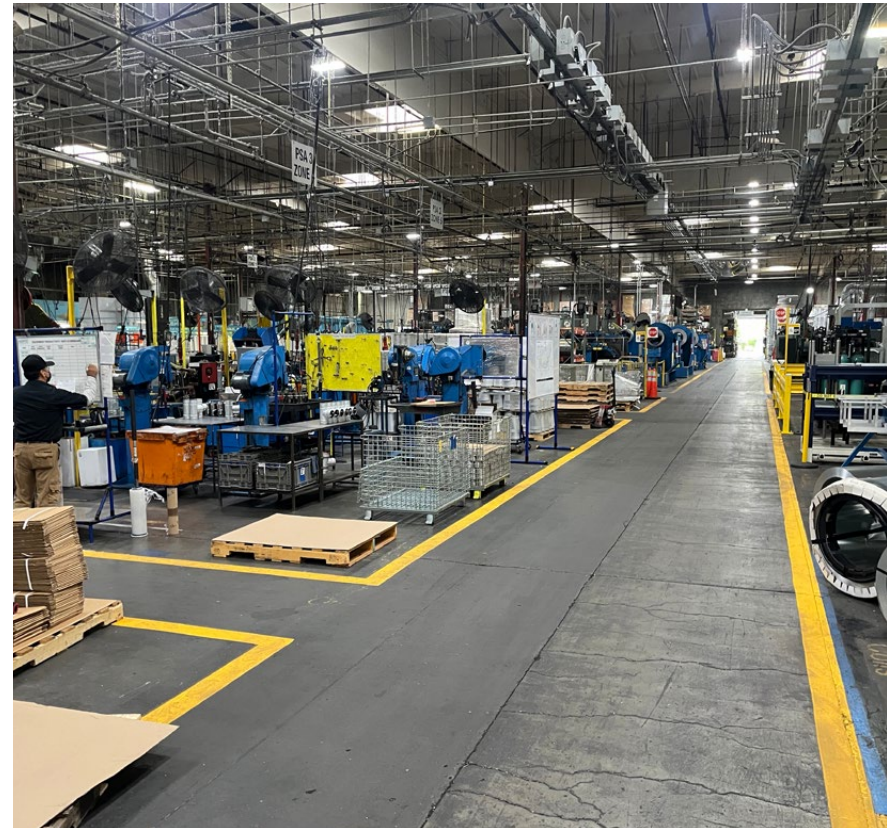
- ◇ The Property is located 1 mile from I-505 and 2.4 miles from the I-80, providing ease of access to the I-5 and the broader Northern California market.
- ◇ Situated approximately 50 miles northeast of downtown San Francisco and 30 miles southwest of downtown Sacramento, the Property is less than 2 hours from both Sacramento International Airport and Sacramento McClellan Airport as well as Oakland International Airport and San Francisco International Airport. The Property also benefits from less than a 2 hour proximity to 3 seaports and 3 rail intermodal yards. This access makes the Property ideal for a diverse set of tenants.

- **High Barrier to Entry Industrial Market**

- ◇ The North Bay Market is one of the most difficult markets to develop new warehouse products due to CEQA and entitlement restraints, which increase carry and development costs.
- ◇ The Vacaville submarket has no planned / new supply in the construction market. As of Q3 2025, only 15.04% of the North Bay's total industrial inventory sits in the Vacaville submarket.

- **Affordable Alternative to the Core San Francisco Bay Area Markets**

- ◇ Vacaville is within a 1-hour drive from the greater San Francisco Bay Area and Sacramento Metro. As a cheaper alternative to the Bay Area, Vacaville provides considerable savings for tenants in labor, drayage, and rent costs.









nuveen  
A TIAA CompanyDRA  
ADVISORSMariani  
EST. FAMILY 1906DMJ REAL  
ESTATE LP

amazon

Highline  
Warren

BUZZ OATES

INTERCONTINENTAL  
REAL ESTATE CORPORATIONAFFINIUS  
CAPITAL

NEWLEASE

ThermoFisher  
SCIENTIFICSIERRA PACIFIC  
PROPERTIES, INC.

# MICRO MARKET OVERVIEW

The surrounding micro market around the Vacaville Industrial Portfolio has a strong base of institutional ownership and credit tenancy.



amazon

BUZZ OATES

KAISER PERMANENTE

TENANT  
OWNER

ThermoFisher  
SCIENTIFIC

ACORN  
PAPER PRODUCTS COMPANY  
DIVISION OF PAPER PRODUCTS CO. INC.

Lonza

INTERSTATE  
80

STATE  
COMPENSATION  
INSURANCE  
FUND

INTERSTATE  
CALIFORNIA  
505

LINK

OWENS  
CORNING



NUT TREE AIRPORT

VACAVILLE  
INDUSTRIAL  
PORTFOLIO

BUZZ OATES

ICON

PACIFICCYCLE



# VACAVILLE INDUSTRIAL PORTFOLIO



## VACAVILLE, CA

Presented by Jones Lang LaSalle Americas, Inc., California Real Estate License #01223413

### Investment Sales & Advisory

#### ERIK HANSON

Senior Director  
+1 415 395 4964  
erik.hanson@jll.com  
CA DRE Lic #01860062

#### MELINDA MARINO

Director  
+1 818 667 1123  
melinda.marino@jll.com  
CA DRE Lic #02075704

### Debt Advisory

#### TAYLOR GIMIAN

Director  
+1 415 276 6933  
taylor.gimian@jll.com  
CA DRE Lic #02020484

### Analytical Support

#### KYLENE TSAI

Senior Analyst  
+1 206 398 9057  
kylene.tsai@jll.com  
CA DRE Lic #02219503

#### BRENDAN BURY

Analyst  
+1 626 840 4511  
brendan.bury@jll.com  
CA DRE Lic #02259861

Jones Lang LaSalle Brokerage, Inc., California Real Estate License #01856260

### Market Leasing

#### MIKE LUCA, SIOR

Senior Managing Director  
+1 916 214 0466  
mike.luca@jll.com  
CA DRE Lic #01447904

#### DOMINIC SMITH

Senior Associate  
+1 916 995 9396  
dominic.smith@jll.com  
CA DRE Lic #02106714

#### RJ JIMENEZ

Associate  
+1 916 440 1837  
rj.jimenez@jll.com  
CA DRE Lic #02248675

#### MATT BRACCO

Senior Managing Director  
+1 925 200 3537  
matt.bracco@jll.com  
CA DRE Lic #01185434

Real Estate Capital Markets Solutions Delivered Nationwide - From Strategy to Execution.



### Northern California

Erik Hanson  
Melinda Marino

### Southern California

Patrick Nally  
Evan Moran  
Ryan Spradling  
Chad Solomon  
Makenna Peter

### PNW

Buzz Ellis  
Rachel Jones

### Denver

Peter Merrion  
Robert Key

### Salt Lake City

Todd Torok

### Phoenix

Ben Geelan  
Greer Oliver

### Debt

Brian Halpern  
Taylor Gimian  
Jason Carlos

### National Leadership

John Huguenard  
Trent Agnew

[www.us.jll.com/en/industries/industrial](http://www.us.jll.com/en/industries/industrial)

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the properties to market them for sale. Information concerning the properties described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved. Jones Lang LaSalle Americas, Inc. ("JLL"), California real estate license #01223413