

# For sale

Industrial yard or parking area

Sale Price: \$2,700,000 (\$9.13 per land SF)

75 Commerce Court Vacaville, CA 95687





## Property features

- Strategic Location:
  - ±3 miles from I-80
- Total Acres: ±6.79
- Metal Building:
  - $-\pm3,900 SF (\pm195' \times 20')$
  - Approximately 1,000 SF enclosed with 2, grade-level roll-up doors (±10' x 14')
- Electrical Panel Rating:
  - 225 Amps / 480v, 3-Phase, 4 wire (electrical service is not currently connected; rating to be independently verified by buyer prior to entering into a binding agreement)
- Site Condition:
- Fenced and gated
- Partially paved and gravelled
- Zoned IS:
- Industrial Service (City of Vacaville)

### Permitted Uses

Partial list of Uses in IS Zone:

•	Construction and Material Yards	٠	Automobile/Vehicle Sales and Leasing, New Vehicles
•	Contractor Shops	•	Automobile/Vehicle Service and Repair, Minor
•	Light Industrial	•	Automobile/Vehicle Repair, Major
•	Research and Development	٠	Large Vehicle and Equipment Sales, Service, and Rental
•	Storage, Warehousing, and Wholesaling (indoor)	•	Repair and Maintenance Services
•	Automobile Rental		and many more!

For a complete list of uses please visit the Vacaville Municipal Code **here** 

Or contact the City of Vacaville Planning Department at:

P: (707) 449-5140

E: communitydevelopment@cityofvacaville.com

Please verify any intended use with the City of Vacaville Planning Department.

## Possible parking plan



The site is not currently fully paved or striped.

Conceptual drawing only.

Please contact us for more information.

MAP NOT TO SCALE

### **75 Commerce Court / Vacaville, CA 95687**

## Photos



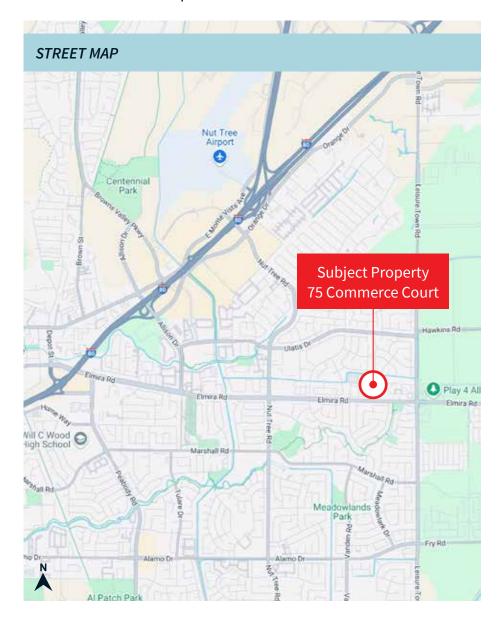


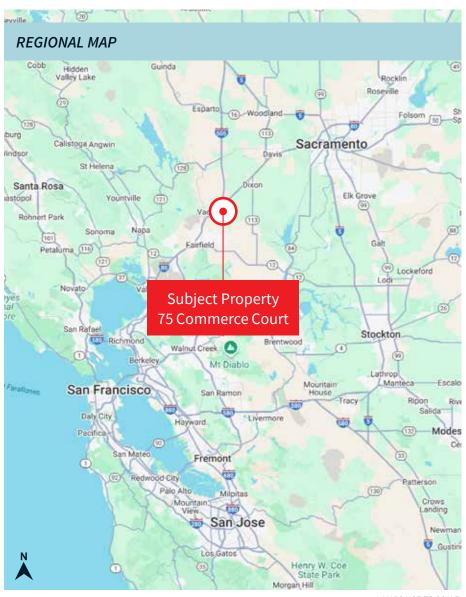






## Location Maps





MAPS NOT TO SCALE



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