

For sale

Industrial yard or
parking area

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

75 Commerce Court
Vacaville, CA 95687

 JLL SEE A BRIGHTER WAY



Property features

- Strategic Location:
 - ±3 miles from I-80
- Total Acres: ±6.79
- Metal Building:
 - ±3,900 SF (±195’ x 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	• Automobile/Vehicle Sales and Leasing, New Vehicles
• Contractor Shops	• Automobile/Vehicle Service and Repair, Minor
• Light Industrial	• Automobile/Vehicle Repair, Major
• Research and Development	• 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



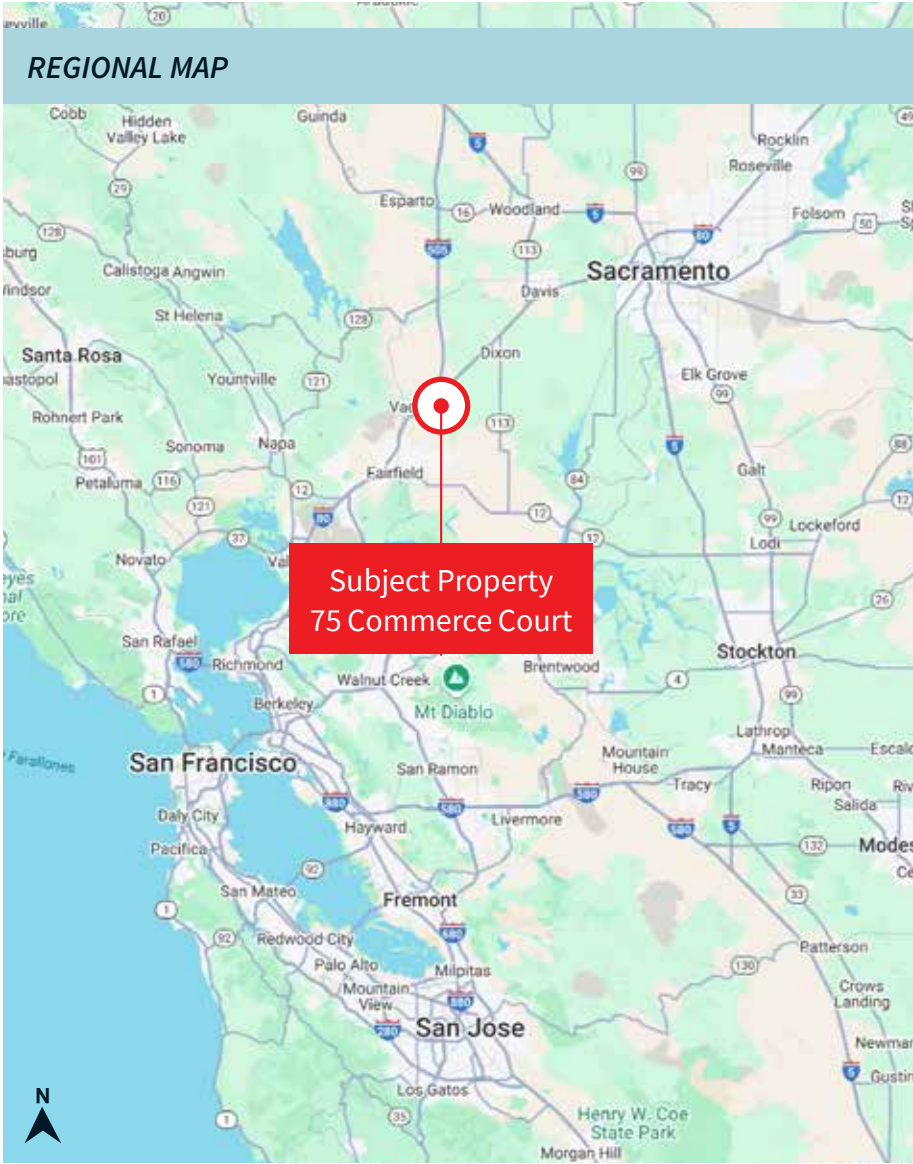
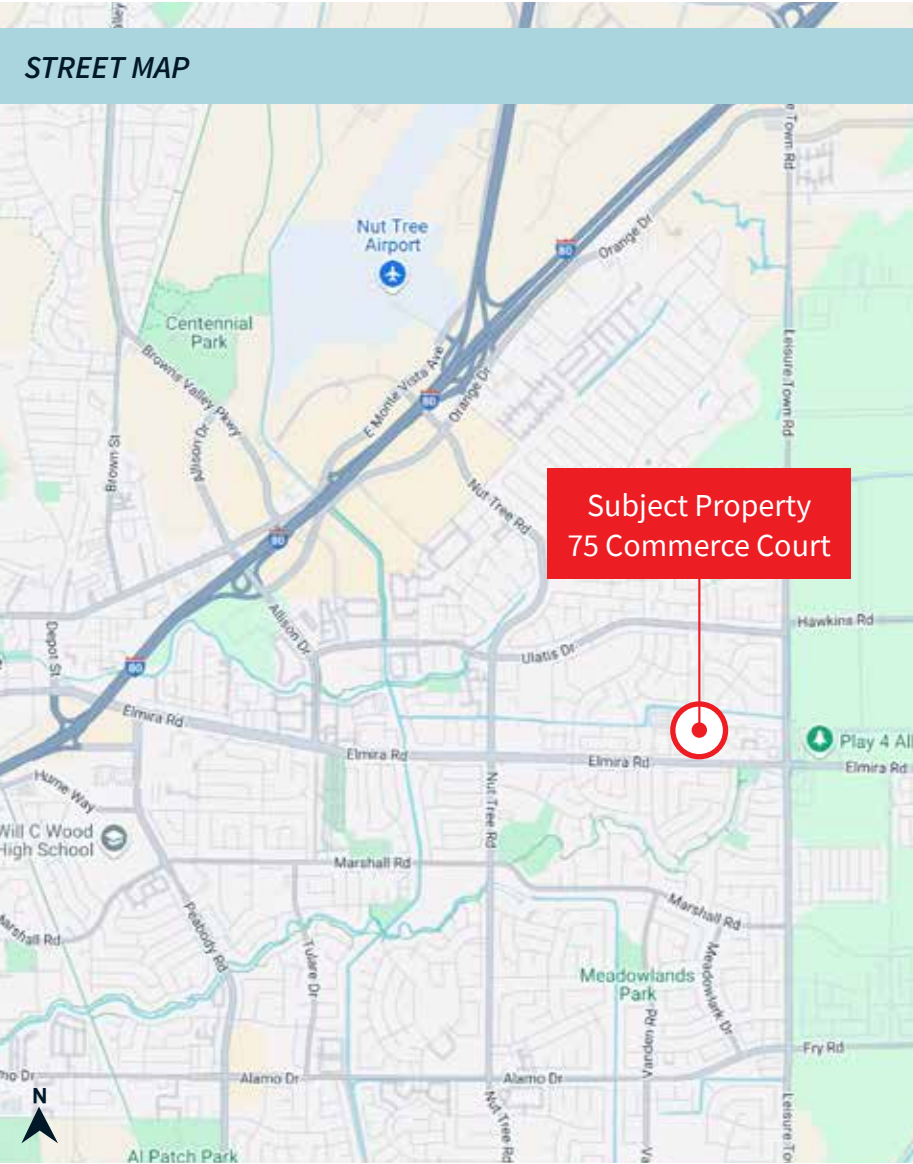
Conceptual drawing only.
The site is not currently fully paved or striped.
Please contact us for more information.

MAP NOT TO SCALE

Photos



Location Maps



MAPS NOT TO SCALE

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JLL Industrial

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