



macLaughlin and co

Commercial And Industrial Real Estate Since 1965

Price Reduction!

FOR SALE/LEASE

Purchase Price: \$3,500,000 (\$49.00/SF)
Building Size: 71,438 SF
Suite A: 38,930 SF (Vacant)
Suite A Rate: \$0.25/NNN
Suites B+C: 32,508 SF (Leased)

DIXON DISTRIBUTION CENTER
1100 BUSINESS PARK DR
DIXON CA



PROJECT FEATURES

- GREAT OWNER/USER OPPORTUNITY WITH LEASED INCOME
- ESFR FIRE SPRINKLER SYSTEM
- 54'X56' COLUMN SPACING
- 28'-30' CLEAR HEIGHT
- 1200 AMPS POWER/480 VOLT/3 PHASE
- MULTIPLE DOCK AND GRADE LEVEL DOORS
- R-30 INSULATION / METAL SEAMLESS ROOF
- SMALL YARD
- ONE MILE SOUTH OF I-80



EXCLUSIVE AGENTS
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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.



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