



**DIXON
COMMERCE
CENTER**

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

DIXON COMMERCE CENTER

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

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



DIXON COMMERCE CENTER

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

Reception/Open Walkway



DIXON COMMERCE CENTER

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

Main Office



Patio



DIXON COMMERCE CENTER

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

Control Room



Call Center



DIXON COMMERCE CENTER

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

Phase I Warehouse



Phase II Warehouse



DIXON COMMERCE CENTER

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

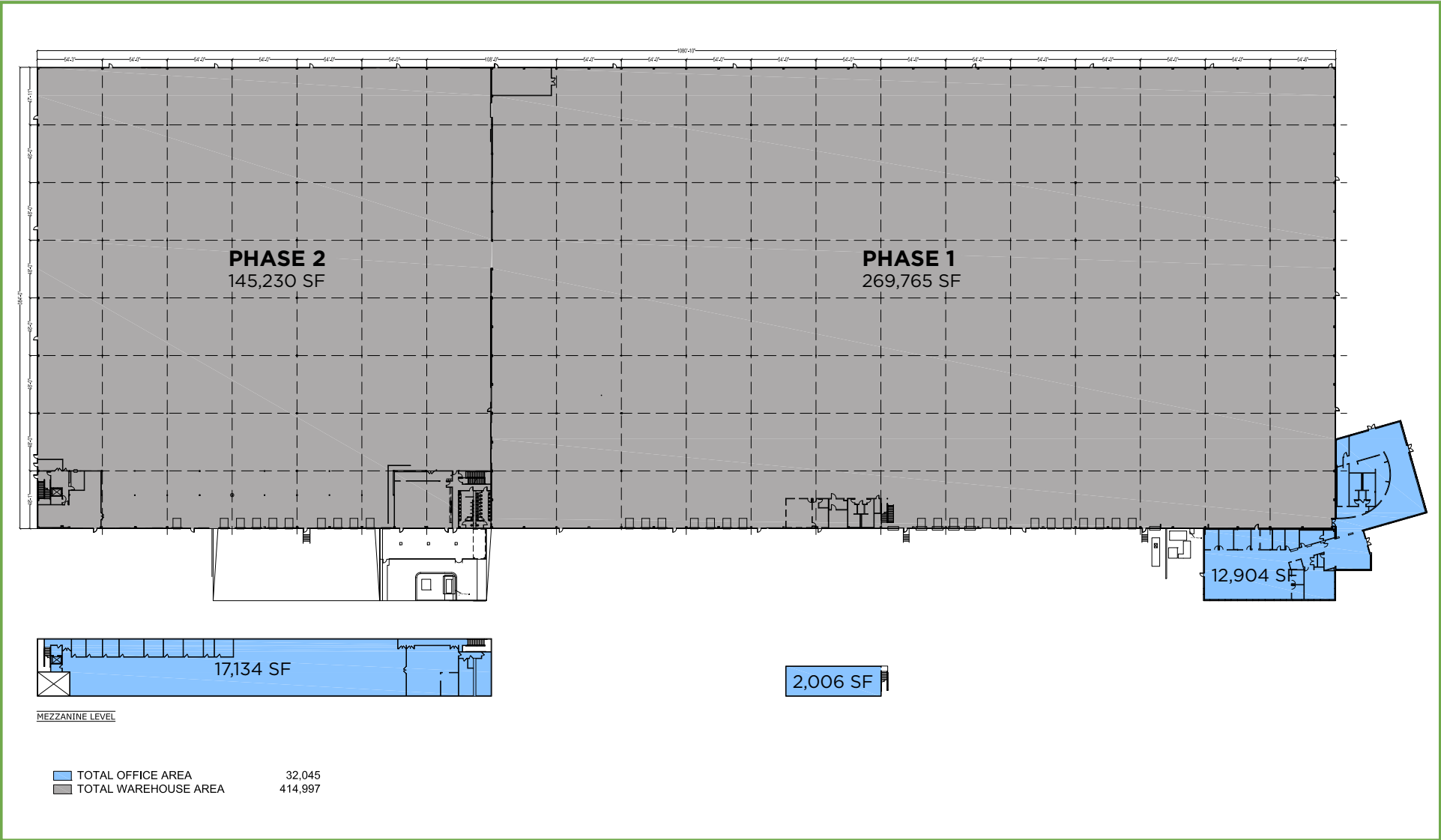
Truck Court



DIXON COMMERCE CENTER

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

Site Plan



DIXON COMMERCE CENTER

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

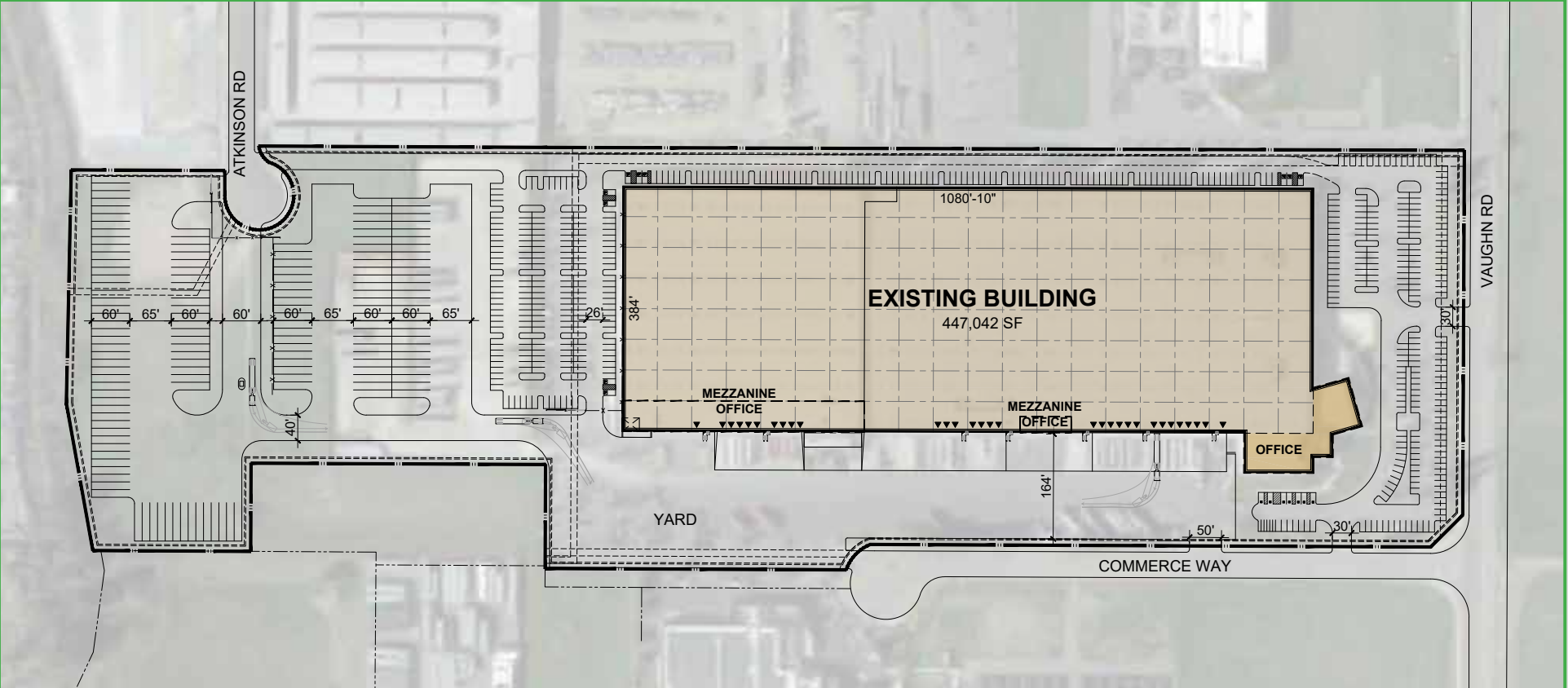
Project Aerial



DIXON
COMMERCE
CENTER

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

Conceptual Site Plan - Additional Employee and Trailer Parking

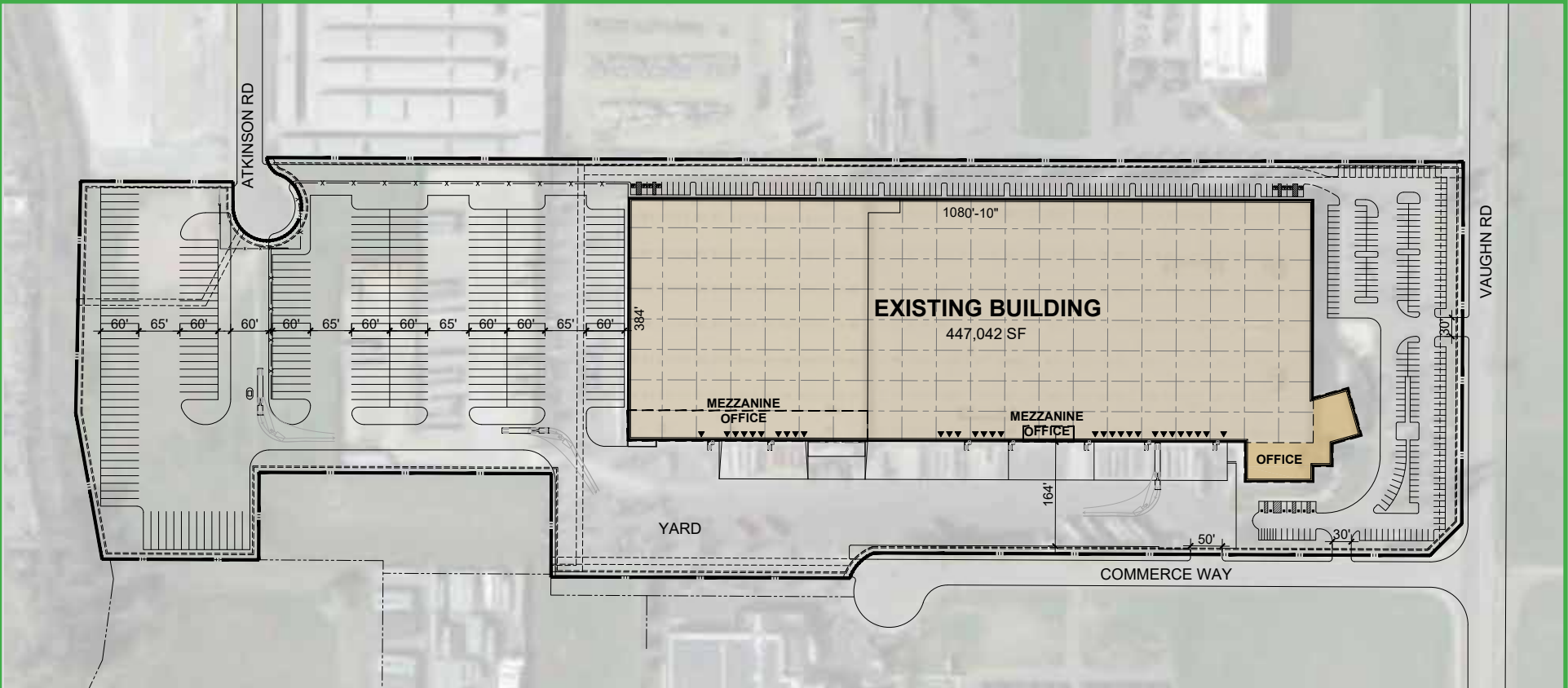


PROJECT DATA							
Site Area	29.71 AC	Building Use	Warehouse	414,997 SF	Parking	Warehouse	Truck Docks
	1,294,115 SF						
Building RSF		Office	@5%	32,045 SF	Office	57 Stalls	Δ Dock High Doors
	Existing Building						
	447,042 SF				Total	354 Stalls	30

DIXON
COMMERCE
CENTER

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

Conceptual Site Plan - Additional Trailer Parking



PROJECT DATA

Site Area	29.71 AC
Gross	1,294,115 SF
Building RSF	
Existing Building	447,042 SF

Building Use	
Warehouse	414,997 SF
Office @5%	32,045 SF

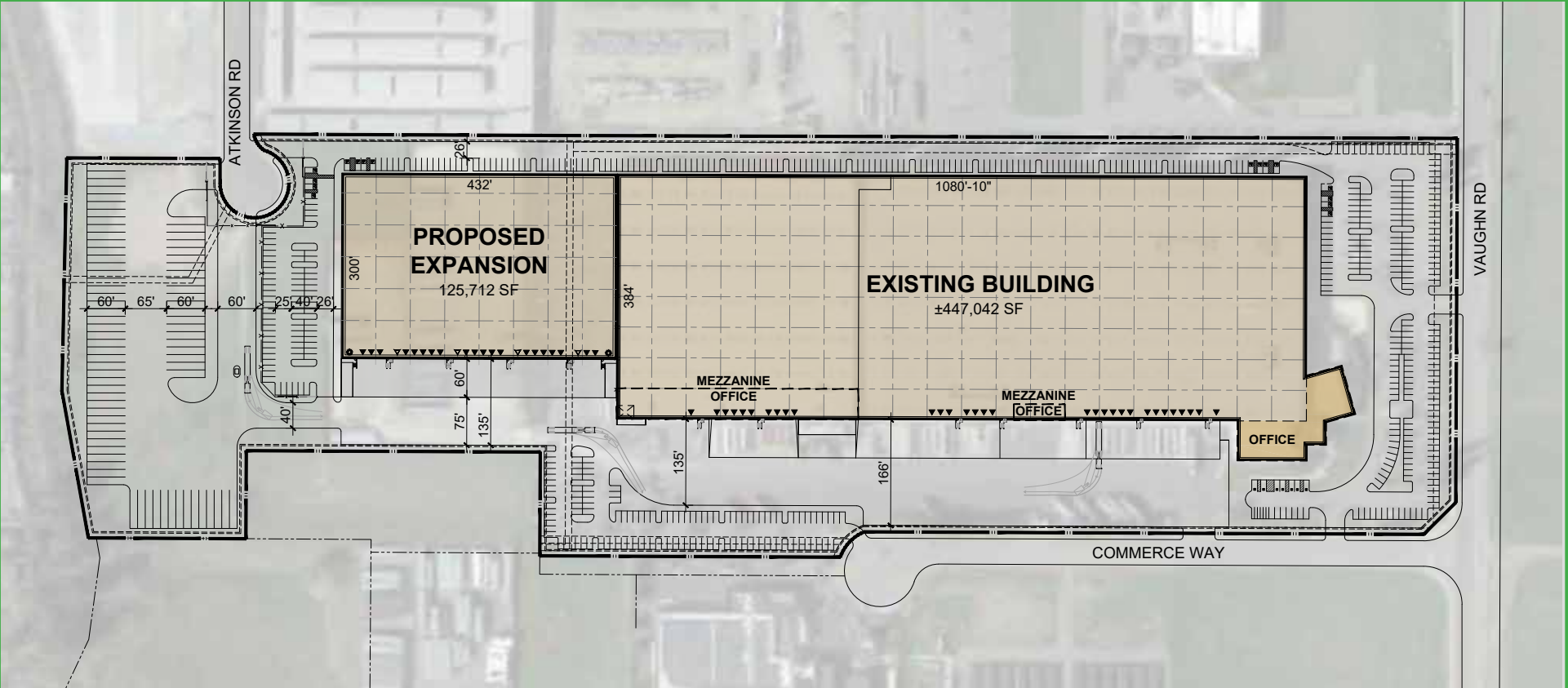
Parking			
Warehouse	1/1400 SF	296 Stalls	
Office	1/560 SF	57 Stalls	
Total		354 Stalls	

Truck Docks	
Δ Dock High Doors	30

DIXON
COMMERCE
CENTER

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

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		Warehouse		Proposed Expansion	
Existing Building		447,042 SF		Office @4%		Office 1/1400 SF		▲ Dock High Doors	
Total		572,754 SF		32,045 SF		1/560 SF		△ Potentially Rated	
								● Grade Level Doors	
								50	
								4	
								2	

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

[illegible]

DIXON COMMERCE CENTER

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

Nearby Tenants



DIXON COMMERCE CENTER

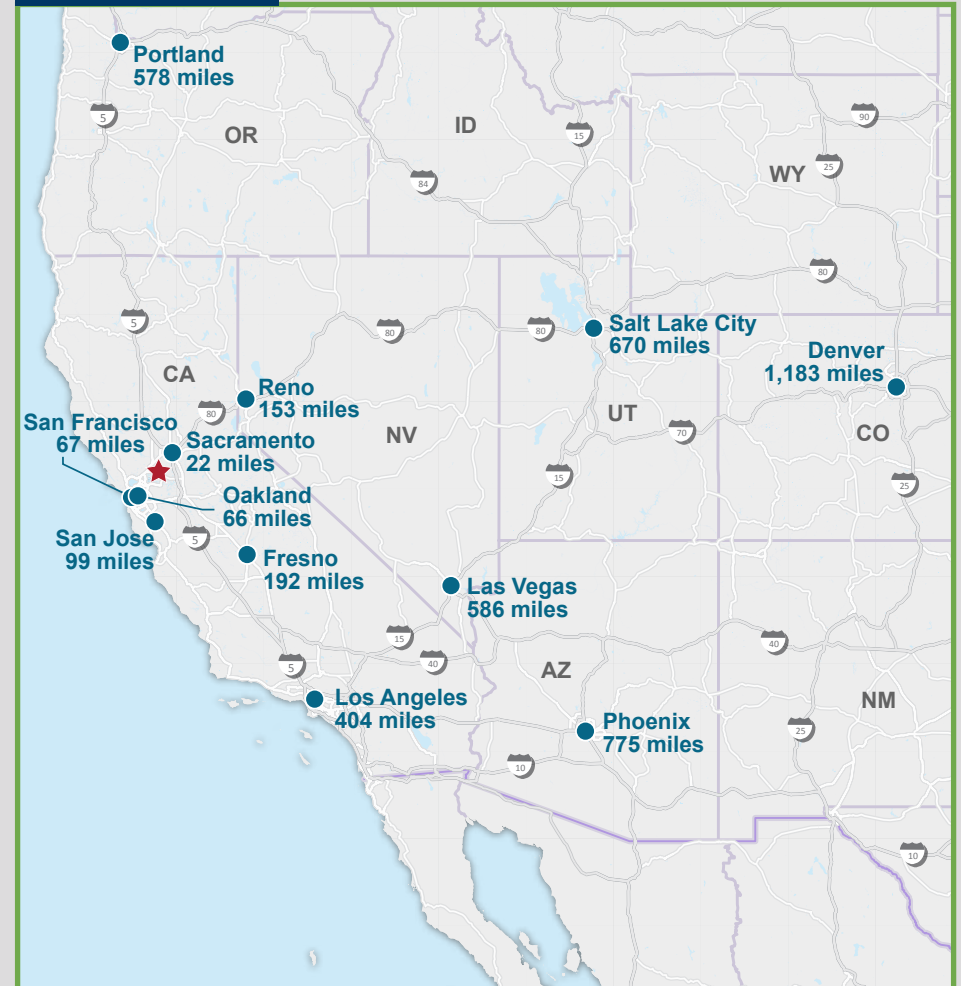
FOR LEASE | 447,042 SF
2299 Commerce Way, Dixon, CA
Climate Controlled Distribution Facility

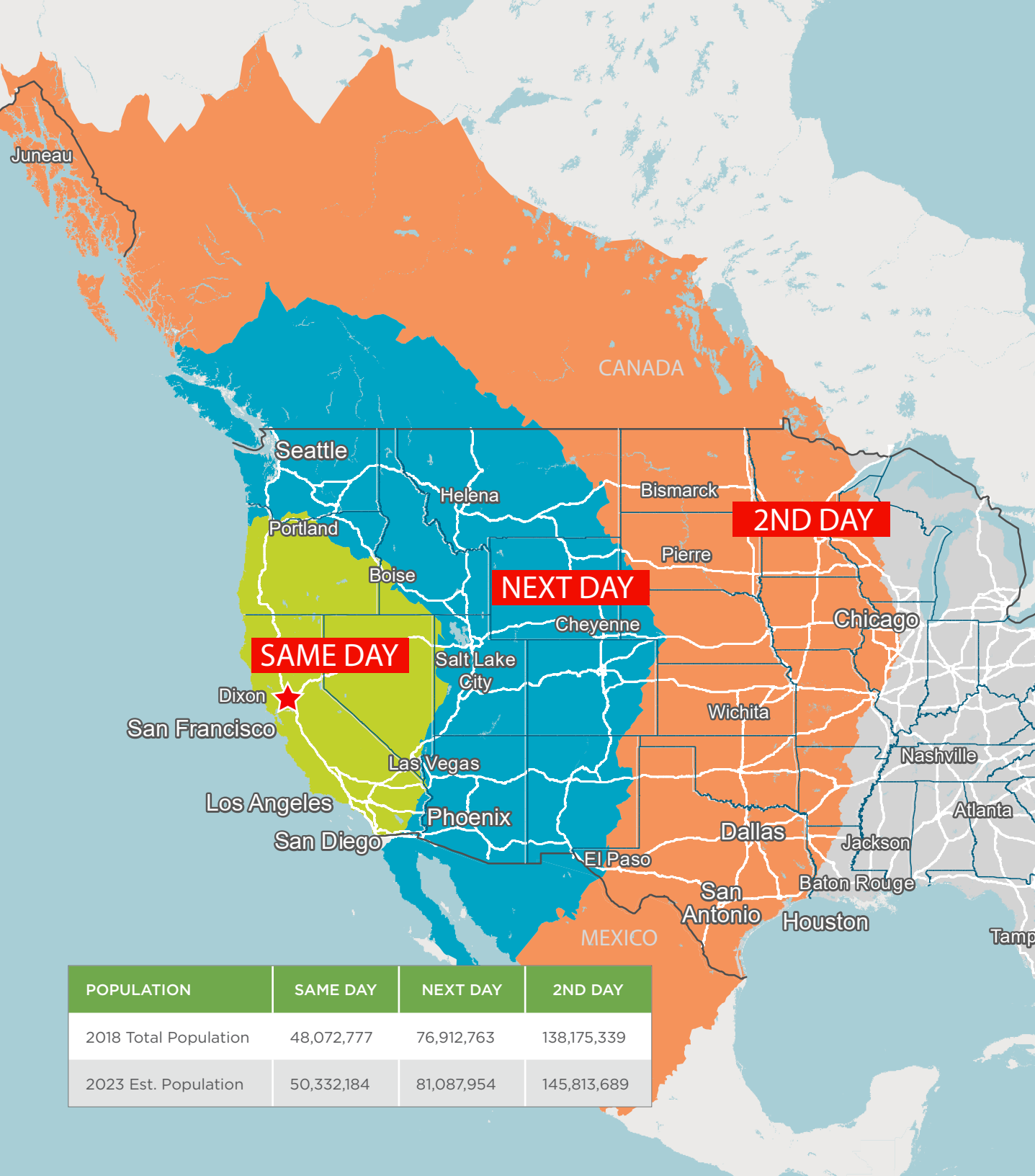
Location

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

CONTACT

Blake Rasmussen

Executive Managing Director
+1 209 481 7044
blake.rasmussen@cushwake.com
LIC #01010250

Kevin Dal Porto

Executive Managing Director
+1 209 601 2476
kevin.dalporto@cushwake.com
LIC #01212935

Brooks Pedder, SIOR

Managing Principal
Executive Managing Director
+1 925 627 2480
brooks.pedder@cushwake.com
LIC #00902154

John McManus, CCIM, MCR

Executive Managing Director
+1 510 891 5817
john.mcmanus@cushwake.com
LIC. #01129064

Tony Binswanger, SIOR

Executive Director
+1 925 627 2482
tony.binswanger@cushwake.com
LIC. #01861701

