

**±46,057 Square Feet Available for Sublease through 10/31/2029**



# 2401

**EAST MONTE VISTA AVE., SUITE 200  
VACAVILLE, CA**

**TYLER EPTING**

Managing Director

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Lic #01317533

**KRIS HAGAR, SIOR**

Senior Director

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**BRYCE MACDONALD**

Executive Director

916 288 4806

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**CUSHMAN &  
WAKEFIELD**

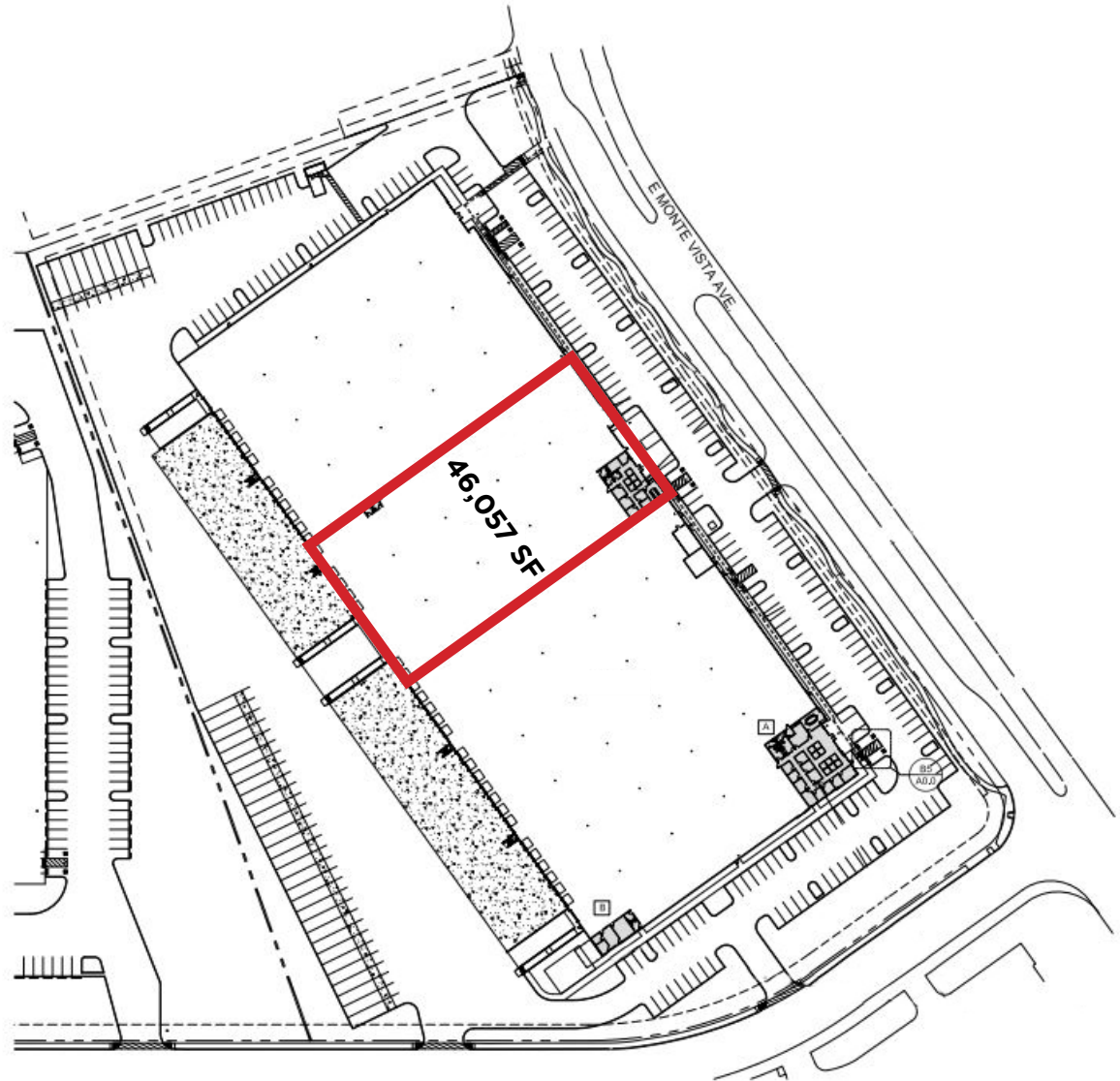
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## Property Features

- ±46,057 SF
- ±2,012 SF Office
  - \*Five (5) Private Offices
  - \*Three (3) Restrooms
  - \*One (1) Large Conference Room
  - \*One (1) Breakroom
- Seven (7) Dock High Doors (9' x 10')
- Two (2) Grade Level Doors (12' x 14')
- ESFR Sprinklers
- ±32' Clear Height (minimum)
- 60' x 52' Column Spacing
- Available Now
- 277/480 V Electrical Service
- Master Lease Expiration: 10/31/2029



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## DISTANCE

Airports:	Miles
Sacramento International	37
Oakland International	60
Nut Tree Airport	2

Ports:	Miles
Port of Oakland	52
Port of San Francisco	56
Port of Redwood City	83
Port of Richmond	47
Port of Benicia/Amports	30
Port of West Sacramento	30
Port of Stockton	64

Amtrak:	Miles
Fairfield Vacaville Station	9



1.3 Miles



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