

MIDWAY COMMERCE CENTER

NEW CLASS "A" LOGISTICS PARK

BUILDING B

±105,834 SF ON ±8.19 ACRE SITE
VACAVILLE, CALIFORNIA

PERMIT READY FOR PRE-LEASE

FIRST CLT BUILDING IN CALIFORNIA!
CROSS-LAMINATED TIMBER CONSTRUCTION

I-505 AT I-80 MIDWAY BETWEEN SF BAY AREA AND SACRAMENTO



Sustainable
Performance



Reduced
Carbon Footprint



Revolutionary
CLT Engineering



Superior Thermal
Performance



Structural
Integrity



Superior
Slab Finish



Workplace
Wellbeing

BROOKS PEDDER SIOR
1 925 627 2480
brooks.pedder@cushwake.com
Lic. 00902154
MIDWAYCOMMERCECENTER.COM

TONY BINSWANGER SIOR
1 925 627 2482
tony.binswanger@cushwake.com
Lic. 01861701

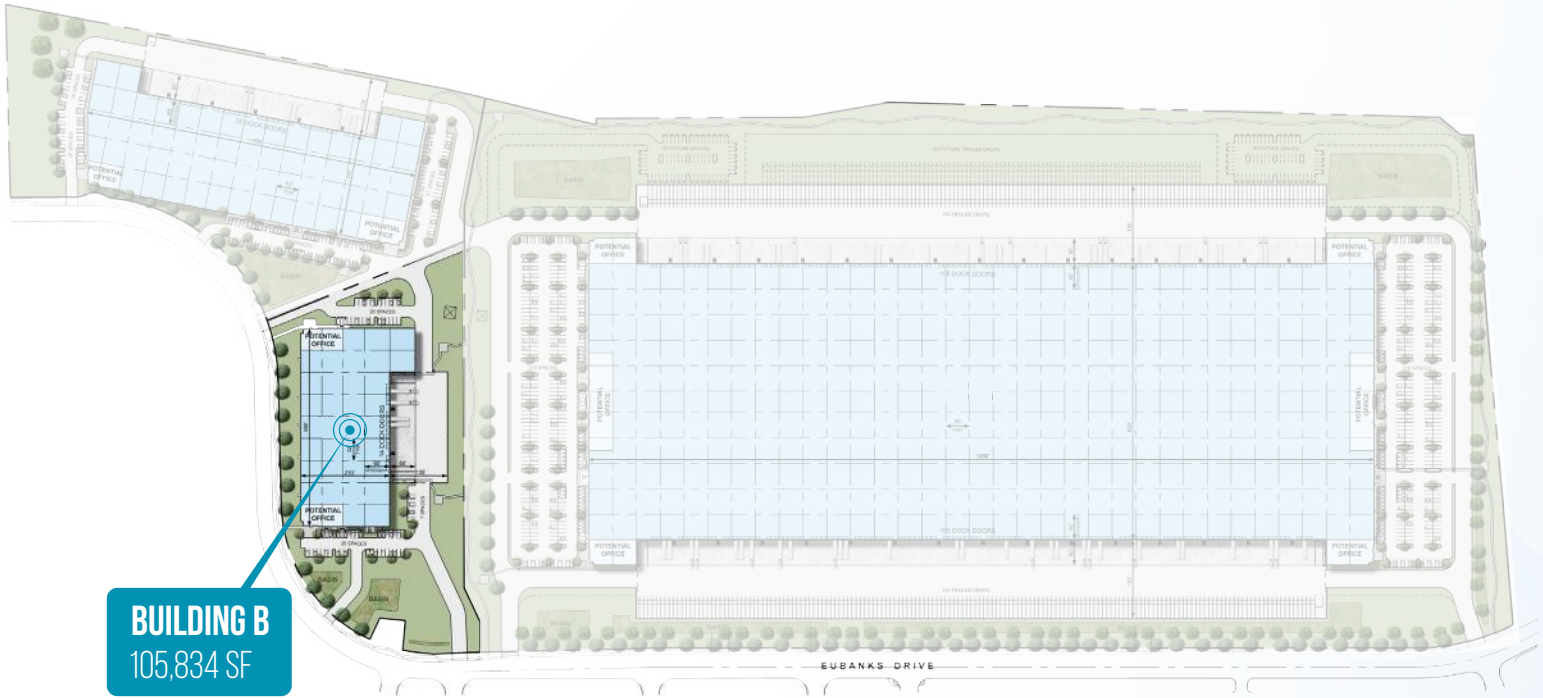
JOHN MCMANUS CCIM
1 510 891 5817
john.mcmanus@cushwake.com
Lic. 01129064



MIDWAY
COMMERCE
CENTER

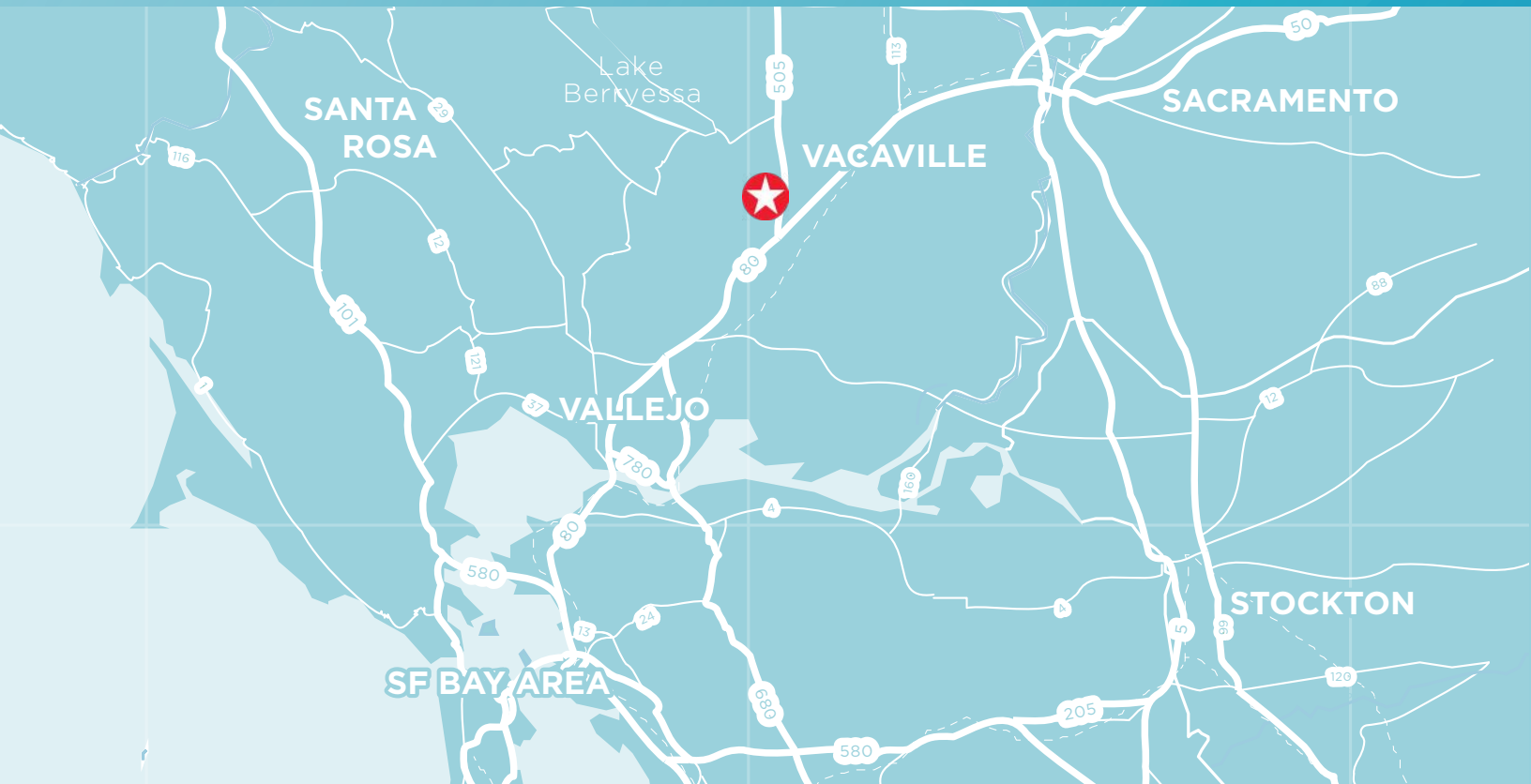
NEW CLASS "A" LOGISTICS PARK

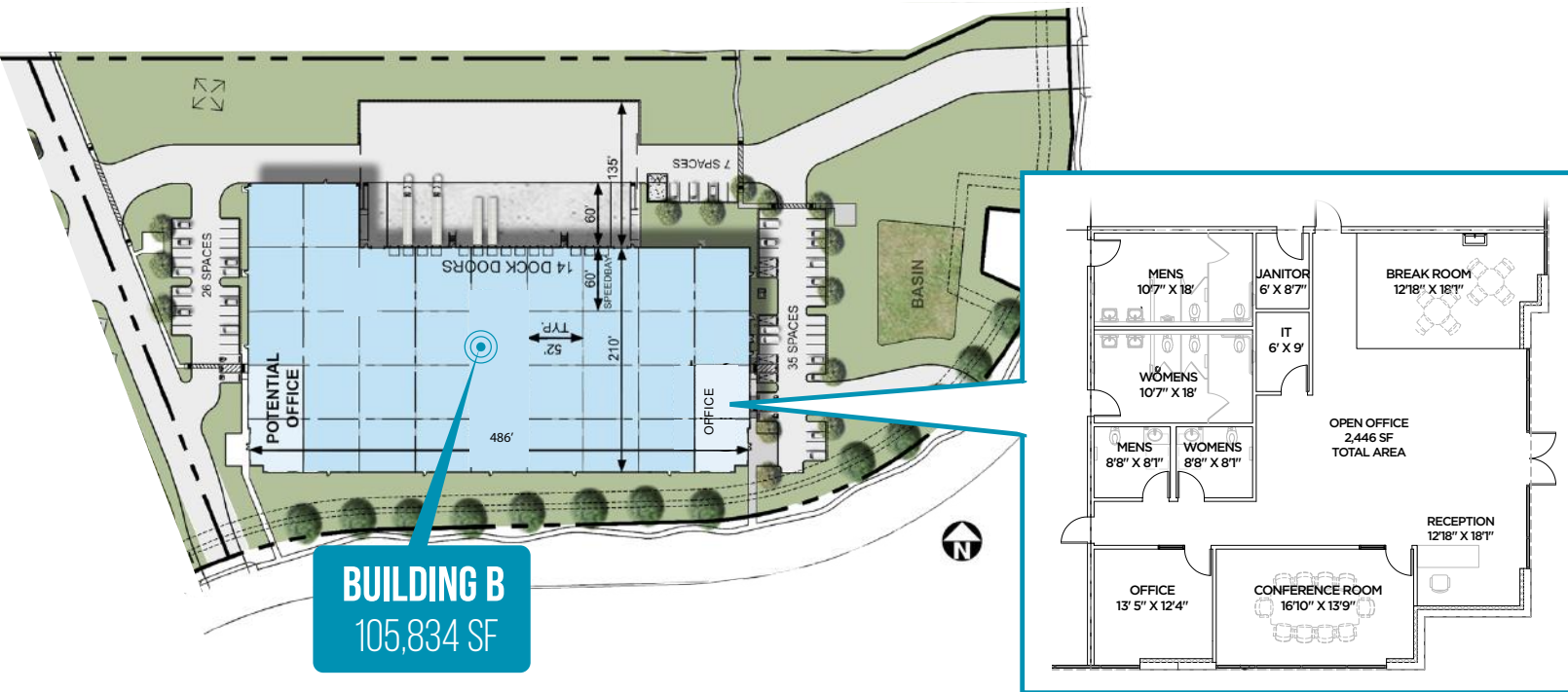
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VACAVILLE, CALIFORNIA



BUILDING B

±105,834 SF Warehouse Facility on ±8.19 Acres





BUILDING B

±105,834 SF Warehouse Facility on ±8.19 Acres

BUILDING B FEATURES

- ±105,834 SF rear loaded building divisible to ±52,000 SF
- Office Ground Floor: ±2,039 SF, Second Story Office: ±1,862 SF
- ±32' Clear | Columns: ±52' W x ±50' D with ±60' speed bay
- ESRF
- Power: ±2,500 Amps @ ±277/480V, 3 Phase Power
- Lighting: LED Motion Lighting, 28 foot candles at 3' with 15' sweeps
- Slab: 4,000 PSI Concrete Slab
- Roof: 20-year NDL TPO membrane roof, over R-19 Rigid Insulation and cover board, over OSB decking over hybrid roof structure
- R-5 Outer Wall Insulation Value
- Fourteen (14) Dock High Doors, Two (2) Grade Level Doors
- 135' Staging with ±60' Concrete Apron
- Auto Parking: ±68
- 45,000 lb. Mechanical Levelers at every other door
- LEED Certified
- Perimeter Walking/Jogging Trail
- Employee Break Areas

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BUILDING B

CROSS-LAMINATE TIMBER (CLT)

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Cross-Laminated Timber (CLT) represents the next generation of high-performance wood building technology. What is CLT?

- ✔ CLT is a large flat-panel engineered wood product made from pressing perpendicular layers of lumber together with adhesive
- ✔ The fusion of orthogonal wood layers provides CLT biaxial strength, durability and stability
- ✔ CLT is naturally fire resistant. In a fire event, the wood mass will produce a char layer protecting the structural integrity of the CLT panel

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SITE MAP



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AFFINIUS CAPITAL **RIDGELINE PROPERTY GROUP**

CUSHMAN & WAKEFIELD

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VACAVILLE, CALIFORNIA

AREA MAP



CLICK FOR
LABOR MARKET
COMPARISON



CLICK HERE FOR WEEKLY
DRONE FLIGHT



CLICK HERE FOR
WEBSITE

For more information, contact:

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