

MIDWAY COMMERCE CENTER

NEW CLASS "A" LOGISTICS PARK

3 BUILDINGS TOTALING
±1,533,306 SF ON ±88.64 ACRE SITE
VACAVILLE, CALIFORNIA



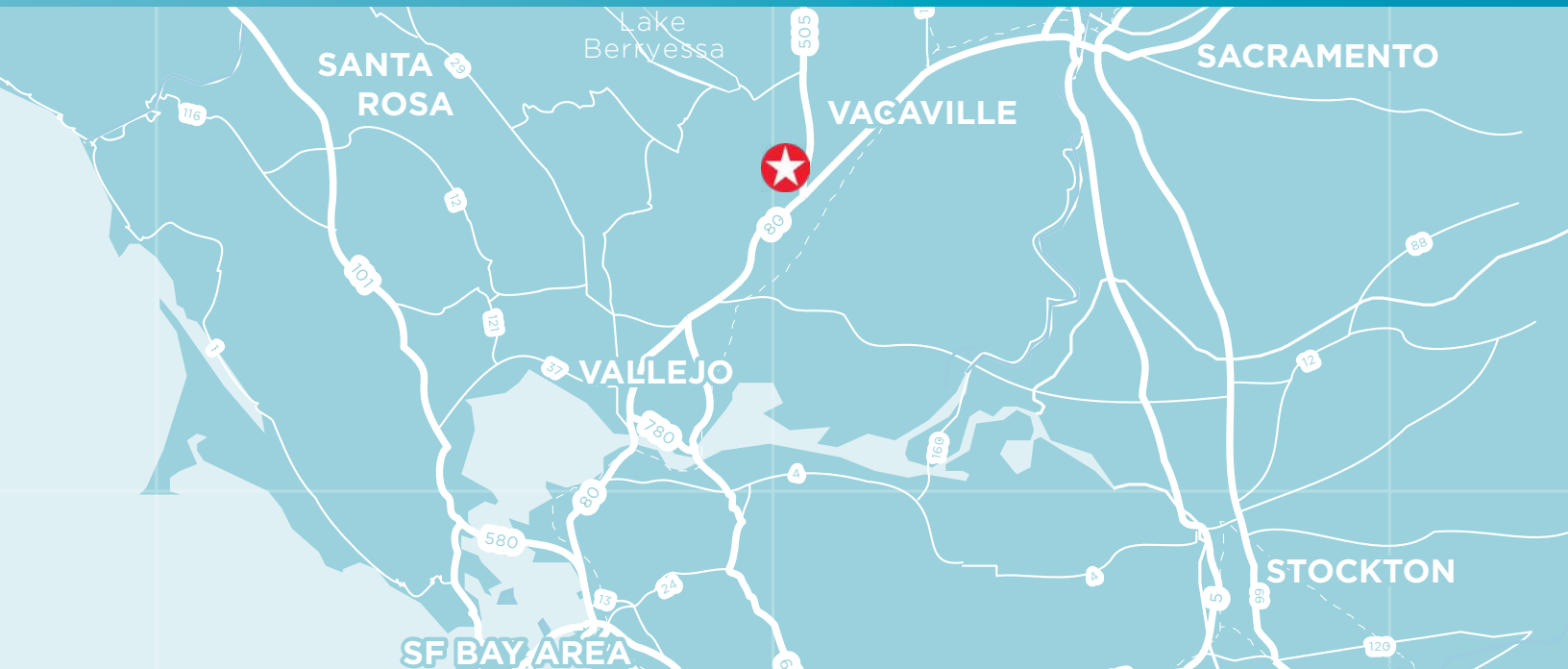
DELIVERING OCTOBER 2023

BUILDING A
± **198,490 SF**
on ±11.6 Acres

BUILDING B
± **105,834 SF**
on ±8.19 Acres

BUILDING C
± **1,228,982 SF**
on ±68.85 Acres

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



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MIDWAYCOMMERCECENTER.COM

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EXPERIENCED DEVELOPMENT TEAM

ready to execute on complex Tenant Improvements or Modifications



MIDWAY

between Sacramento and San Francisco Bay Area



FLEXIBLE

development plan



QUICK ACCESS

to I-505 and I-80 with 1-5 connectivity and close proximity to hotspot consumer market



UNIQUE

NorCal site uniquely suited to accommodate a **single** ±1.23+ MSF tenant



STRONG LABOR

[Download Report](#)

Ox Blue Camera [Link](#) for Live Construction Updates

CITY	MILES
Sacramento	32
Tracy	80
San Jose	91
San Francisco	60
Fresno	188
Reno	163
Las Vegas	593
Boise	584
Portland	579
Phoenix	777
Salt Lake	680
Denver	1196
Port of Oakland	54
Port of Stockton	62
Port of Sacramento	29
Port of LA	433
Port of Seattle	755



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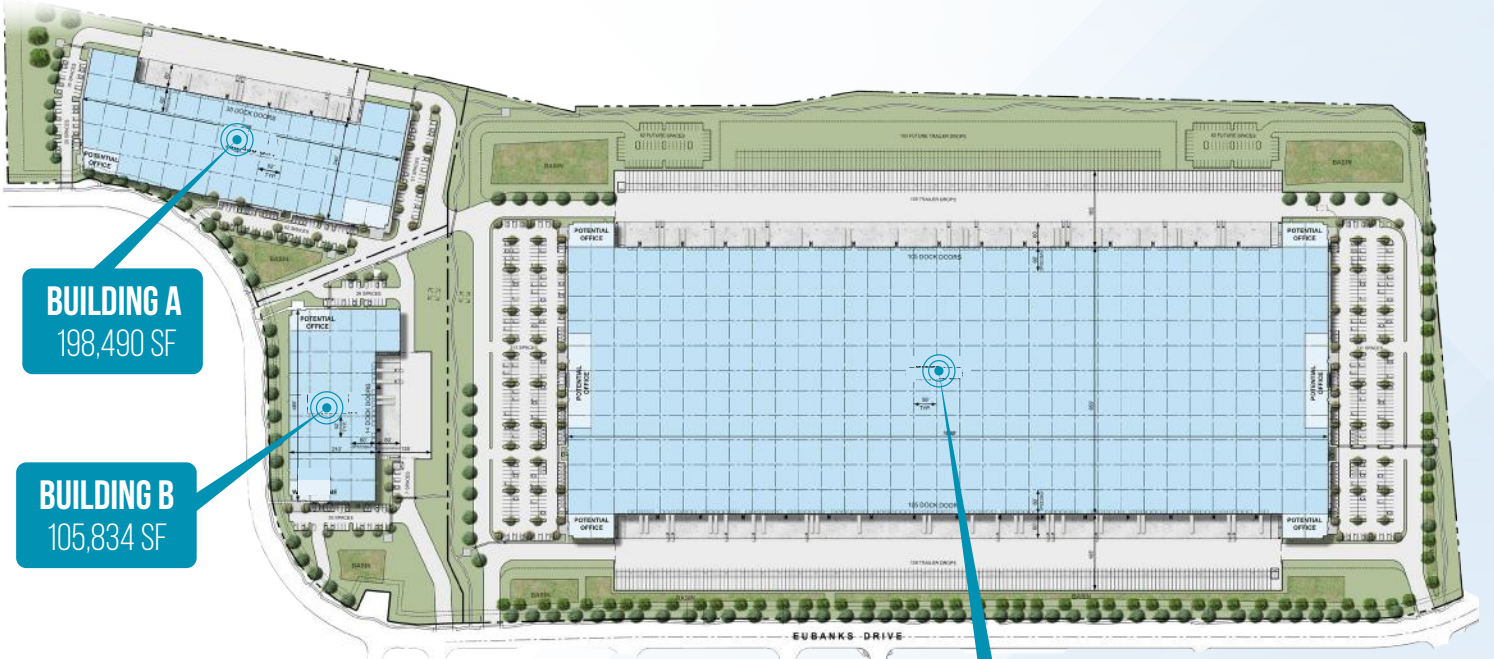


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SITE PLAN



BUILDING A
198,490 SF

BUILDING B
105,834 SF

BUILDING C
1,228,982 SF

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INSTITUTIONAL QUALITY ARCHITECTURE (BY HPA ARCHITECTURE)



BUILDING A

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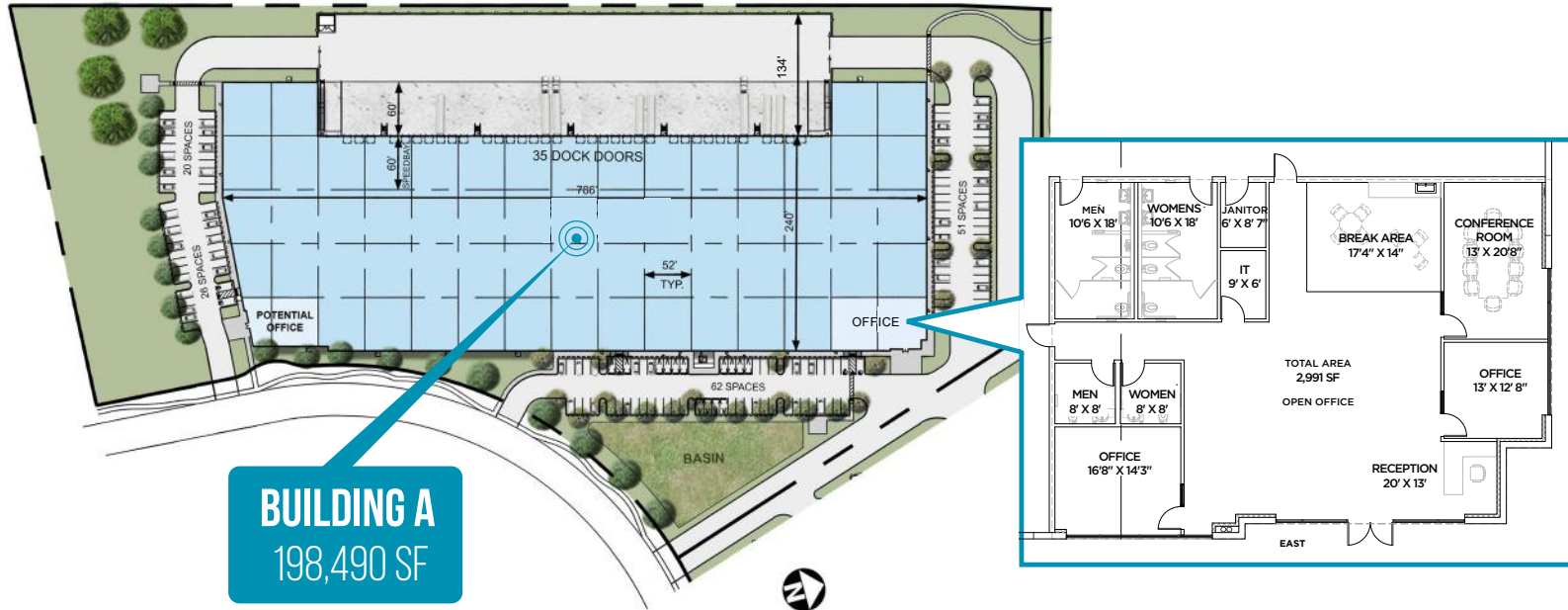
BUILDING A FEATURES

- ±198,490 SF Rear Loaded concrete tilt-up divisible in two (2) units
- Office Space: ±2,991 SF (click above)
- Dimensions: ±786' W x ±240' D
- ±36' Clear
- Columns: ±56' W x ±60' D (60' @ speed bay)
- ESRF
- Power: ±4,000 Amps @ ±277/480V, 3 Phase Power
- Lighting: LED Motion Lighting, 28 foot candles at 3' with 15' sweeps
- Slab: 7" Reinforced Concrete Floor Slab with #3 rebar at 16" on center, over full Vapor Barrier
- Roof: Wide Flange Beam/Metal Roof Deck offers exceptional useful life, with 20 year ND L TPO membrane
- R-19 Rigid Insulation above roof deck
- LEED Certified
- Perimeter Walking/Jogging Trail
- Employee Break Areas

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BUILDING A

±198,490 SF on ±11.6 Acres

LOADING & PARKING

- Thirty Five (35) Dock High Doors (±9' x ±10')
- Two (2) Grade Level Doors (±12'x±14')
- 134' Staging with ±60' Concrete Apron
- Auto Parking: ±159
- 45,000 lb. Mechanical Levelers at every other position, twenty (20) total
- Truck Courts secured with 8' high steel fencing and gates

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FIRST CLT BUILDING IN CALIFORNIA!
PERMIT READY FOR PRE-LEASE

BUILDING B

±105,834 SF Warehouse Facility on ±8.19 Acres



Sustainable
Performance



Reduced
Carbon Footprint



Revolutionary
CLT Engineering



Superior Thermal
Performance



Structural
Integrity



Superior
Slab Finish

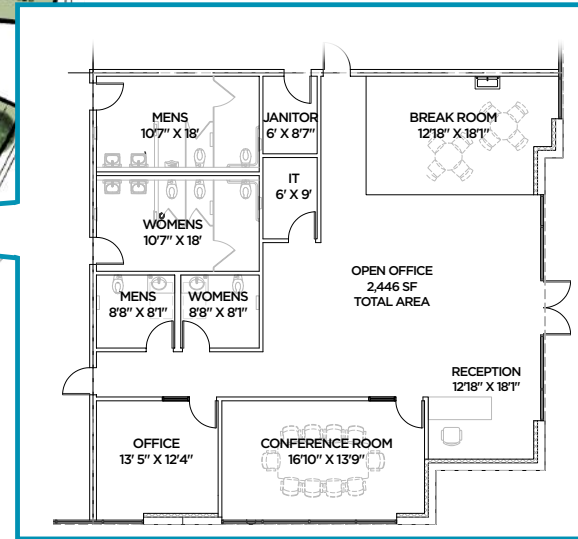
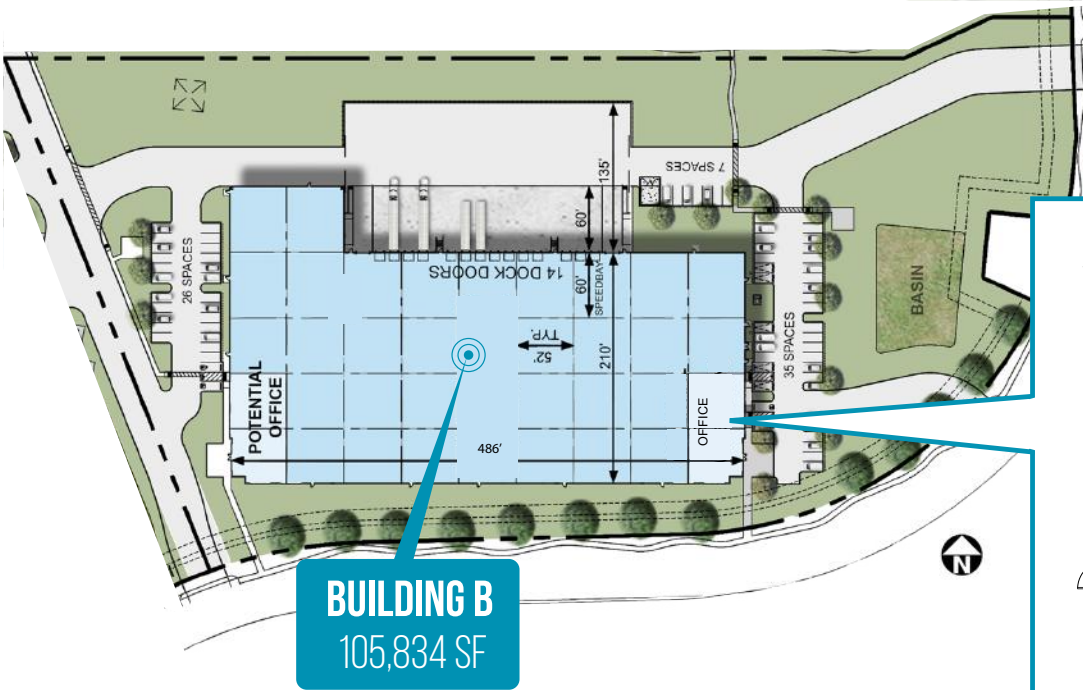


Workplace
Wellbeing

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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 ND L 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 Trails
- Employee Break Areas

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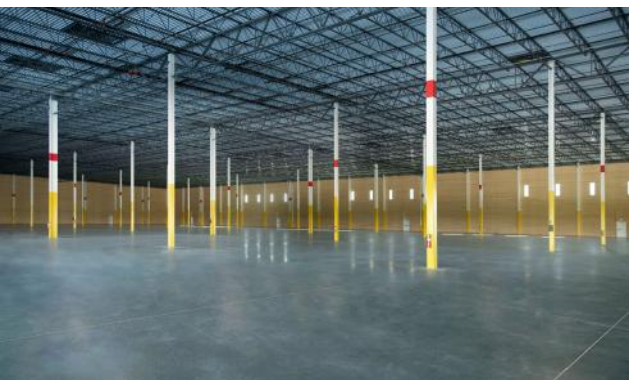
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BUILDING B

CROSS-LAMINATE TIMBER (CLT)

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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BUILDING C

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BUILDING C FEATURES

- ±1,228,982 SF cross-loaded concrete tilt-up Class A Regional Logistics Facility
- Office: ±3,278 SF
 - Shipping/Receiving (optional): ±1,004 SF
- Dimensions: ±1,850' W x ±650' D
- ±42' Clear Height provides Optimal Pallet Flexibility - see page 10
- Columns: ±56' W x ±60' D (±60' @ speedbay)
- ESFR with back up pump room plumbed for electric ESFR Pump to meet FM requirements if needed
- Power: ±8,000 Amp, 277/480V, 3 Phase Power delivered with two (2) 4,000 Amp services
- Lighting: LED Motion Lighting, 28 foot candles at 3' with 15' sweeps
- Slab: 9" Reinforced Concrete Floor Slab with #3 rebar at 14" on center
- Two (2) 150 kW emergency back up generators, one (1) for each 4,000 Amp service
- Roof: Wide Flange Beam/Metal Roof Deck offers exceptional useful life, with 20 year NDL TPO membrane
- R-19 Rigid Insulation above roof deck
- LEED Certified
- Perimeter Walking/Jogging Trails
- Employee Break Areas

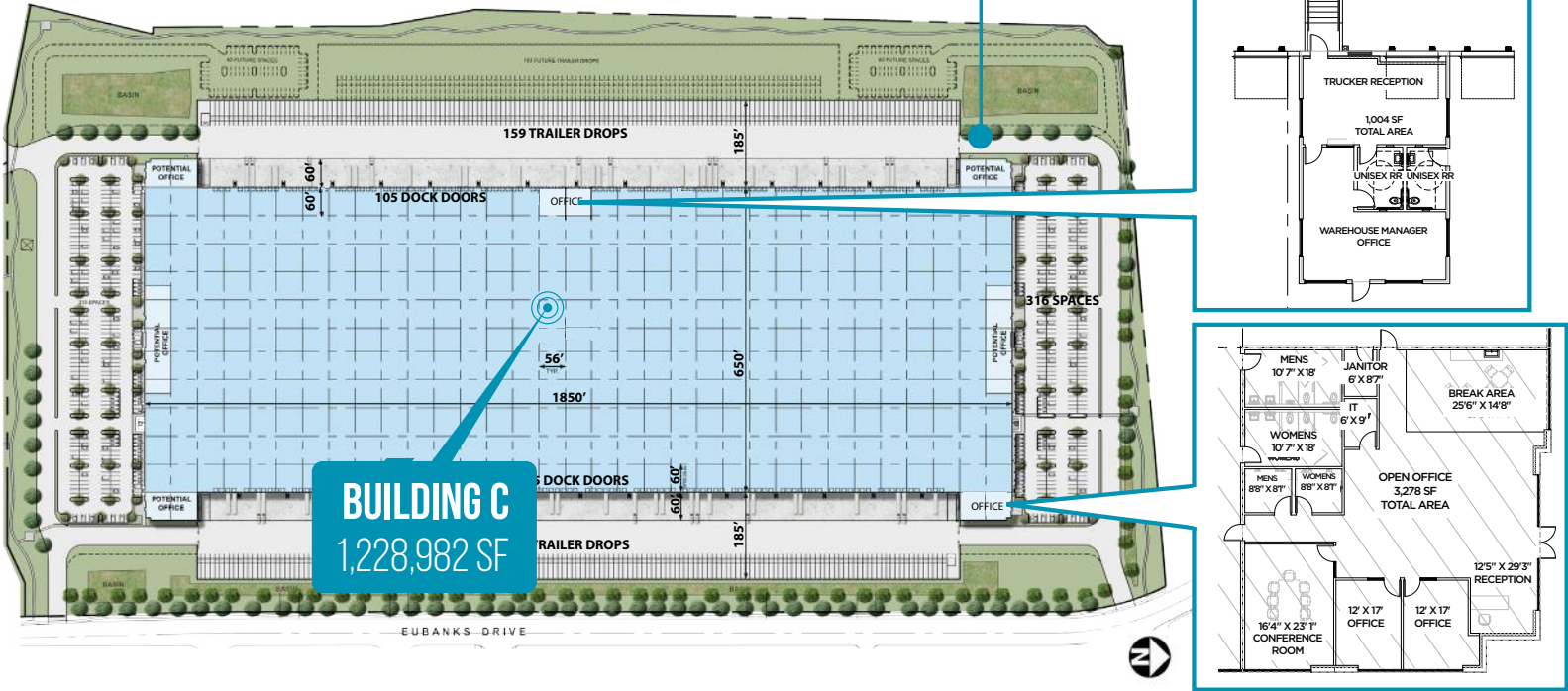


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APPROVED GUARD SHACK LOCATION



BUILDING C
1,228,982 SF

BUILDING C

±1,228,982 SF on ±68.85 Acres

LOADING & PARKING

- 209 Insulated Dock High doors (±9' x ±10')
- Four (4) Grade Level doors (±12' x ±14')
- 185' Staging with ±60' Concrete Apron (includes trailer stalls)
- Auto Parking: 630, plus capacity for 124 future stalls (754 total potential)
- Trailer Parking: 318, plus capacity for 103 future stalls (421 total potential)
- 45,000 lb. Hydraulic Levelers at every dock position
- Truck Courts secured with 8' high steel fencing and gates
- Guard Shack designed and approved at truck court

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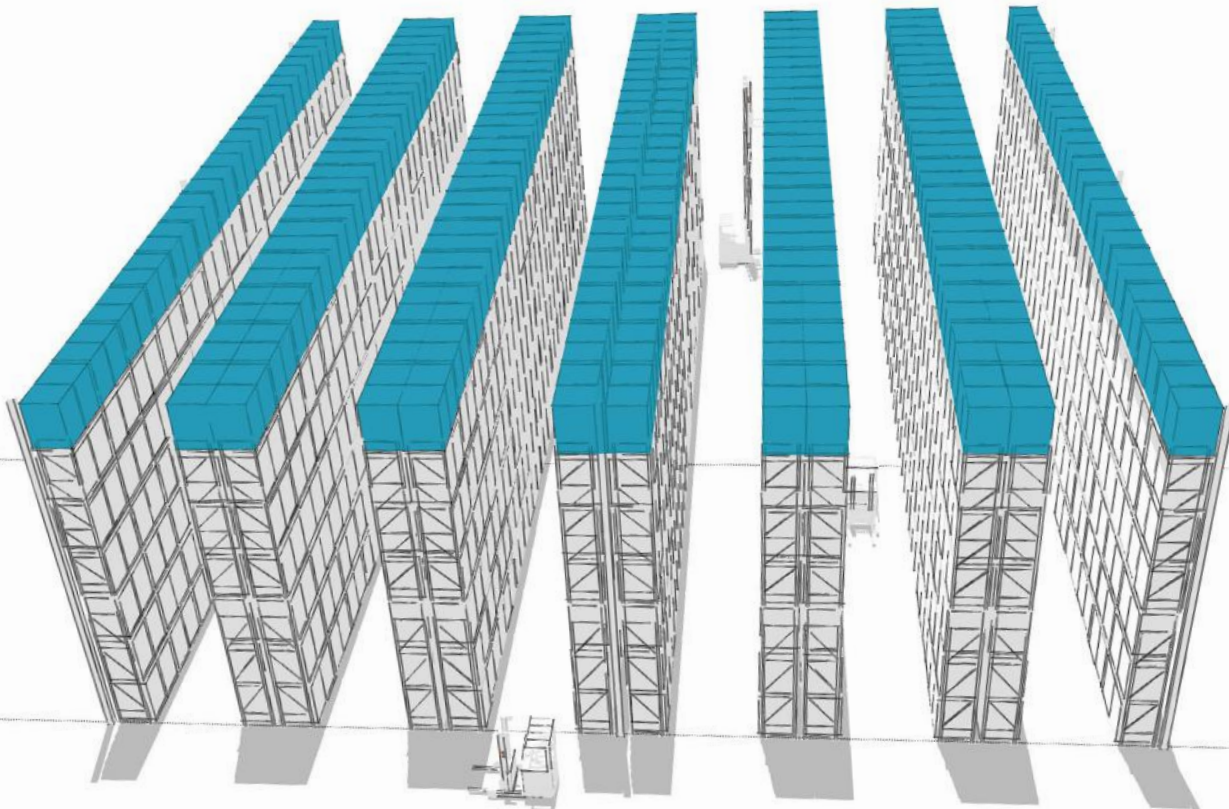
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OPTIMIZED PALLET STORAGE

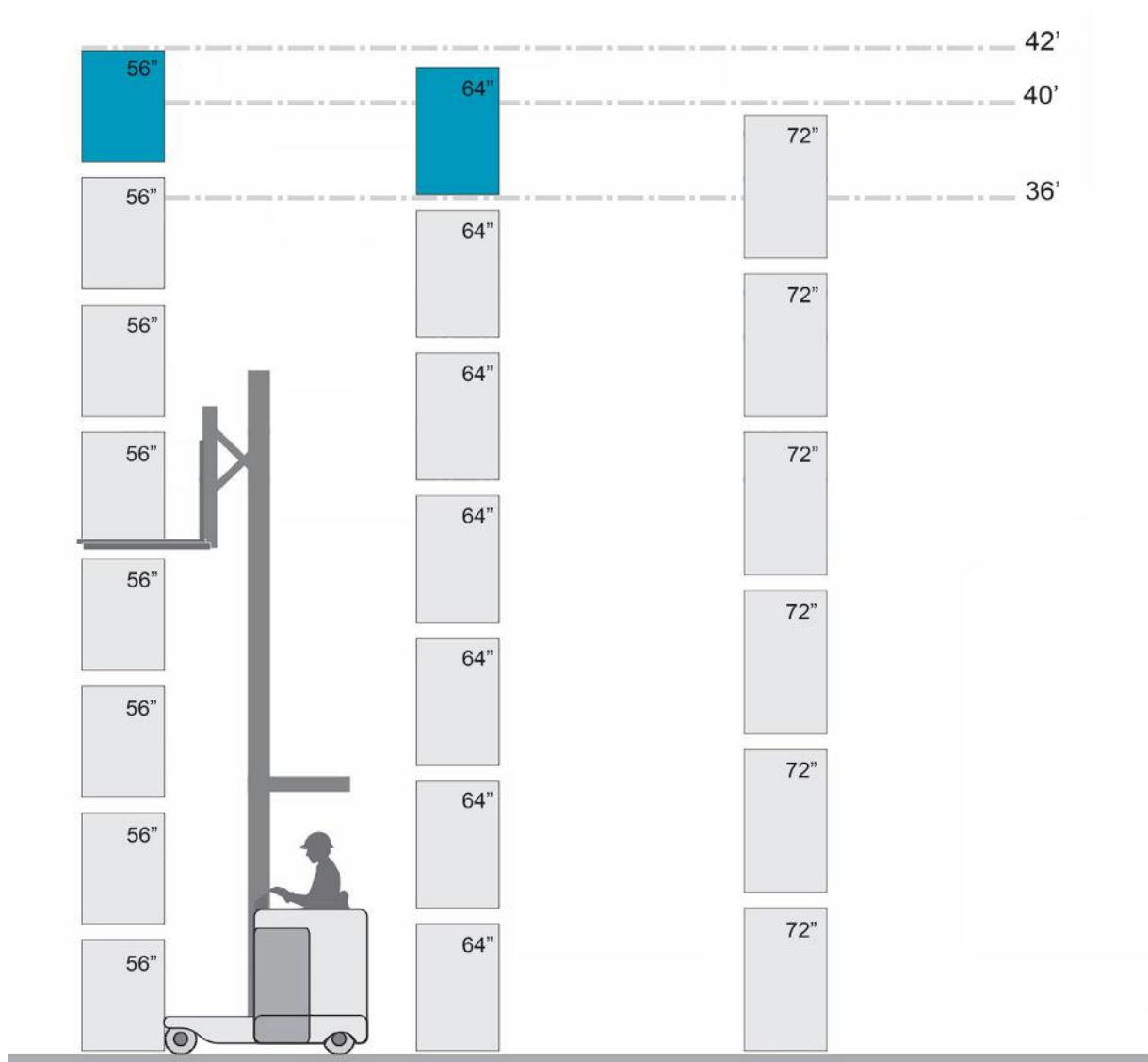
42-Foot clear height results in ±16% more storage area

	Total Pallet Positions		
	36' clear	40' clear	42' clear
Reach Truck 64" tall pallets	149,616	149,616	174,944
VNA 64" tall pallets	181,452	181,452	212,166



INCREASED PALLET CAPACITY

42' Clear Height Accommodates:
Eight (8) 56" Pallets or Seven (7) 64" Pallets, or Six (6) 72" Pallets



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SITE MAP



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AREA MAP



CLICK FOR
LABOR MARKET
COMPARISON



CLICK HERE FOR WEEKLY
DRONE FLIGHT



CLICK HERE FOR
WEBSITE

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