

**1150 BUSINESS PARK DRIVE**  
**DIXON BUSINESS PARK**  
**DIXON, CALIFORNIA**

**FOR LEASE**  
**±1,800 OR ±3,600**  
**SQUARE FEET**  
**IMMEDIATELY AVAILABLE**

- TWO ADJACENT ±1,800 SF SUITES
- EACH SUITE HAS ITS OWN RESTROOM
- CONVENIENTLY LOCATED BETWEEN THE BAY AREA AND SACRAMENTO
- EASY ACCESS TO INTERSTATE 80 & STATE HIGHWAY 113
- ZONED MH-HEAVY INDUSTRIAL
- TWO ROLL UP DOORS
- POTENTIAL YARD SPACE



**Peter Nixon**  
916.259.4453  
peter.nixon@newcastlepg.com  
Lic. 00975548

**Kris Riley**  
916.259.4453  
kris.riley@newcastlepg.com  
Lic. 01290492



**Todd Sanfilippo SIOR**  
916.781.4859  
todd.sanfilippo@cbre.com  
Lic. 01290492



# 1150 BUSINESS PARK DRIVE

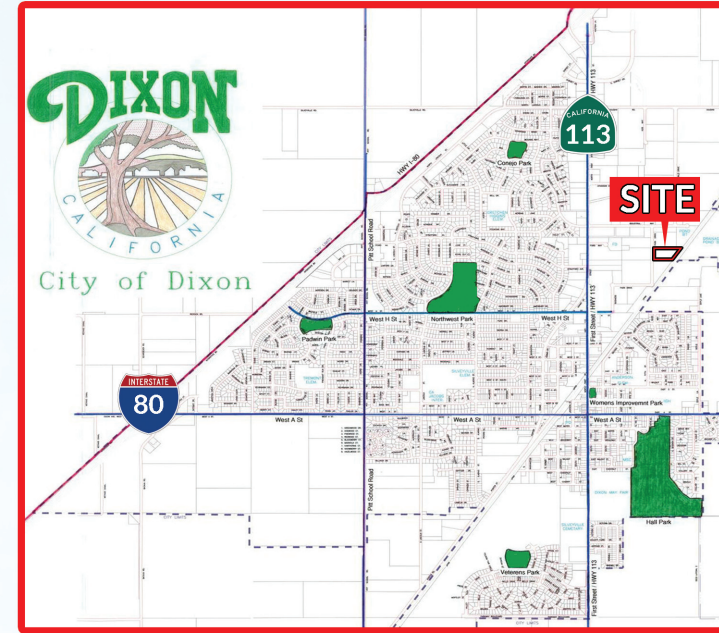
# FOR LEASE



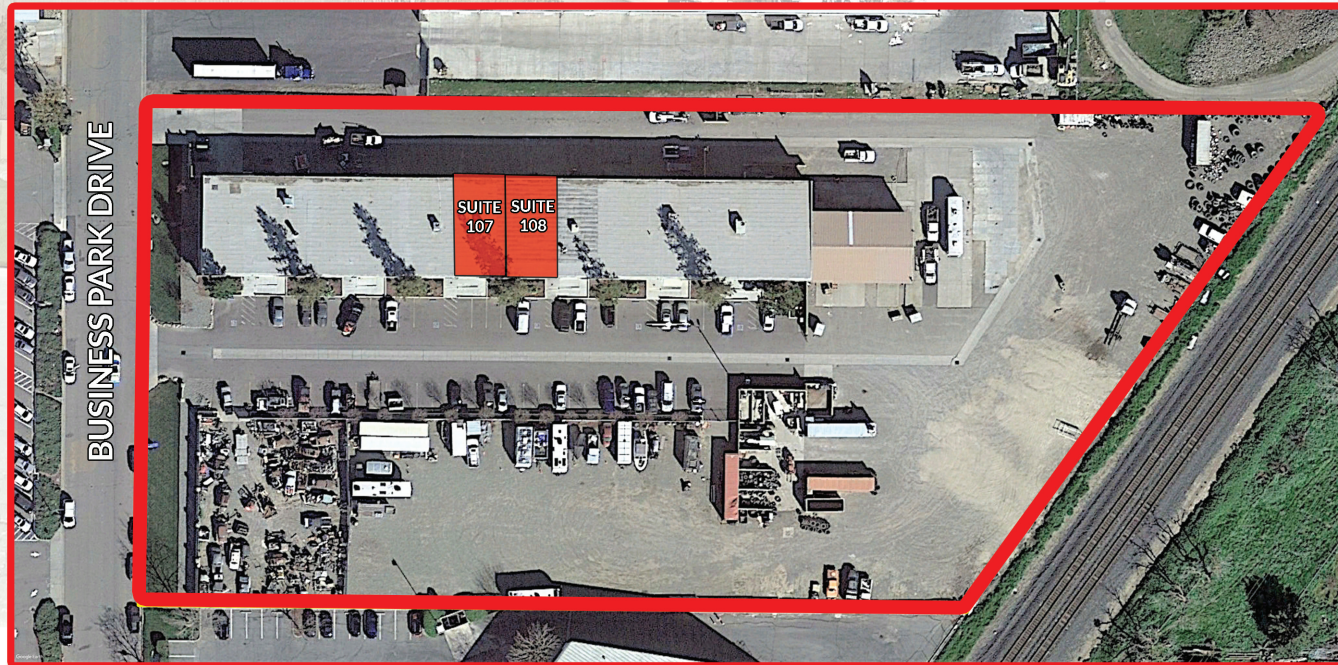
ASKING RENT:  
\$0.92 PSF/MONTH,  
MODIFIED GROSS

SUITE 107: ±1,800 SF

SUITE 108: ±1,800 SF



Landlord is responsible for the Base Year property taxes, property insurance and Common Area Maintenance. Tenant shall be responsible for electricity, janitorial and any increase in expenses over the Base Year.



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



# 1150 BUSINESS PARK DRIVE

# FOR LEASE







INTERSTATE 80

# DIXON



WAL-MART



DORSET DRIVE

VAUGHN ROAD



JANIE AND JACK

Genentech



FITZGERALD DRIVE



BASALITE  
Concrete Products



STATE HIGHWAY 113

INDUSTRIAL WAY



UNION PACIFIC RAILROAD



BUSINESS PARK DRIVE

COLAVITA



1150 BUSINESS PARK DRIVE



Peter Nixon  
916.259.4453  
peter.nixon@newcastlepg.com  
Lic. 00975548

Kris Riley  
916.259.4453  
kris.riley@newcastlepg.com  
Lic. 01290492



Todd Sanfilippo SIOR  
916.781.4859  
todd.sanfilippo@cbre.com  
Lic. 01290492