

LABORATORY SPACE FOR LEASE

2121 2ND ST (SUITE B-104&B-105)
Davis, CA 95618

Zoned: PD 2-84

2nd Generation Manufacturing / Distribution Space

8 Partitioned Rooms

Available Now!

Fully built out cannabis manufacturing wholesale distribution laboratory space. Includes: Reception area, conference room, storage rooms, walk in freezers, safes, private offices, and 2 single-occupant restrooms.



ANTONIA GIAOURIS

Executive Director of Leasing

Antonia.Giaouris@Clire.com | (916) 457 - 9900 x 6

± 3,159 SF
Rentable

NNN lease
Call for details

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Information herein deemed reliable but not guaranteed. References to any values are approximate. Floor Plans and Site Plans are not to scale. Lessee should conduct independent verification of all matters deemed to be material. Listed rate may not include certain utilities, building services and property expenses. All approvals, permits, and compliance with applicable codes are the responsibility of the lessee.



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SUITE HIGHLIGHTS

- C1D1 Flex Mod extraction booth
- Walk in refrigerator
- Multiple inspection/processing rooms
- 8 partitioned rooms
- Reception area
- 2 private restrooms
- Volatile and non-volatile solvents
- Previously operational as Type 7 manufacturing and distribution business
- Power: 400A. 120/208V. 3 Phase.
- Alarm system & security cameras
- Central HVAC
- Clear Ceiling Height: 16'
- Lease term: 5 years

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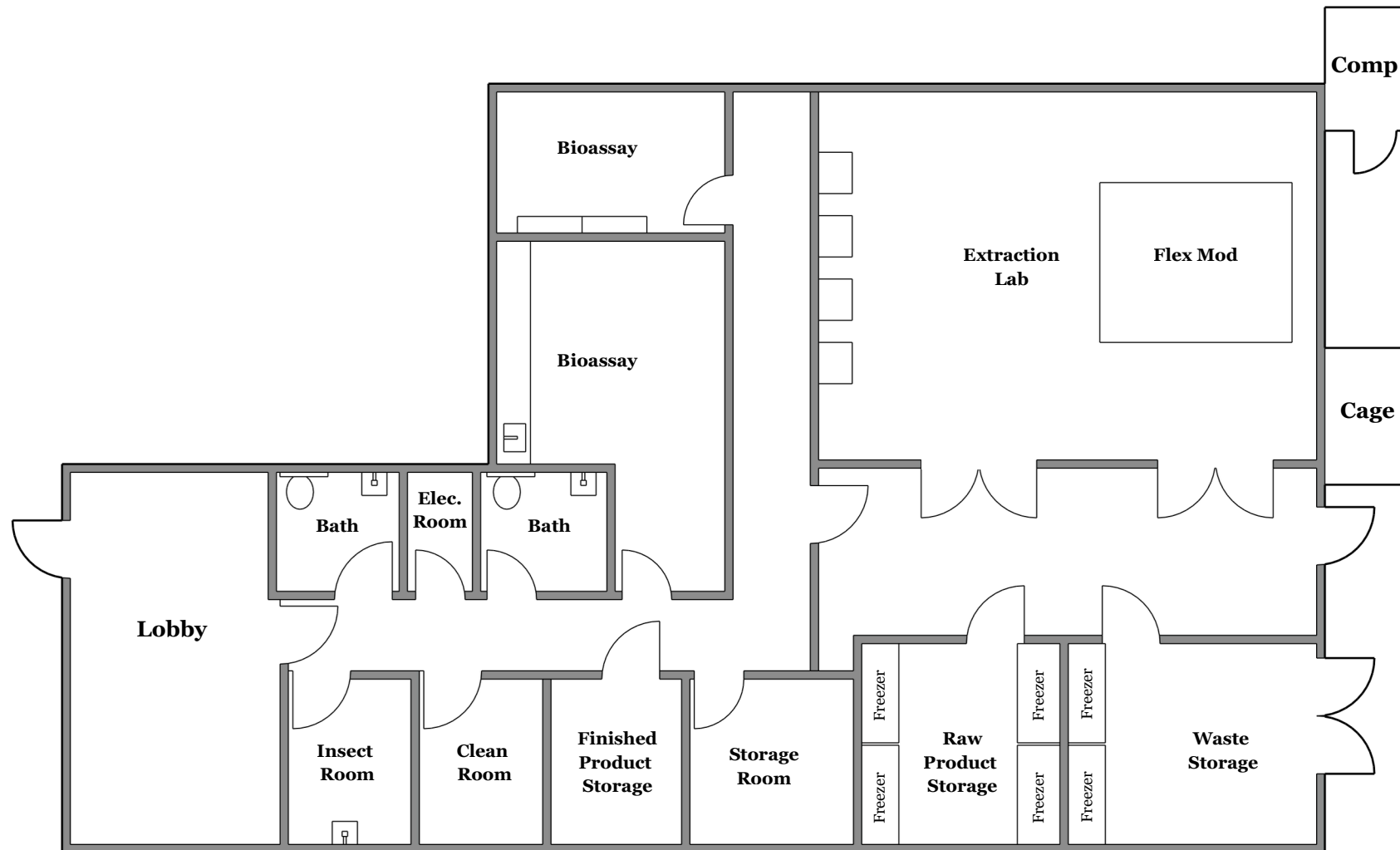


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FLOOR PLAN



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INTERIOR PHOTOS



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SUITE EXTERIOR



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Davis Commerce Park, a dynamic community designed for innovation, productivity, and growth. Perfectly positioned to meet the diverse needs of modern enterprises, our park is home to a vibrant mix of lab, office, flex, gym, cannabis, science, and research tenants. Easily accessible by car, bus, walking, and biking, Davis Commerce Park is situated near numerous bike and walking paths. In addition to its convenient location, Davis Commerce Park is surrounded by a variety of restaurants, making it easy for employers, employees, and clients to grab a quick bite, enjoy lunch, or host a meeting. This center comprises three commercial buildings and offers flexible space to accommodate both small and large businesses. Discover how Davis Commerce Park can be the catalyst for your business success!

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PROPERTY HIGHLIGHTS

- Zoned: PD - Planned Development
 - PD #2-84 Master CUP approval
- Building size: 62,369 SF
- Lot size: ± 4.37 acres
- Strong street visibility
- Desirable location
- Easy parking
- Minutes from freeway
- Reinforced concrete buildings
- Fiber optic internet access
- Natural gas
- Built in 1985

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SITE PLAN



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LOCATION HIGHLIGHTS



1. Bank of America
1.3 miles away
2. Wells Fargo Bank
1.2 miles
3. Chase Bank
1.3 miles away
4. Travis Credit Union
1.4 miles away
5. US Bank
1.2 miles away



1. Davis Bike Loop
1.7 miles away
2. Putah Creek Riparian Reserve
1.6 miles away
3. Walnut Park
0.5 miles away
4. Brooks Road Trailhead
3.7 miles
5. UC Davis Arboretum and Public Garden
1.9 miles away
6. Northstar Park
2.2 miles away
7. Central Park
1.1 miles away
8. Yolo Bypass Wildlife Area
2.9 miles away
9. Sandy Motley Park
1.4 miles away
10. Slide Hill Park
1.0 miles away



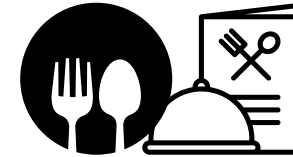
1. Hyatt House Davis
0.3 miles away
2. Hyatt Place UC Davis
1.5 miles away
3. University Park Inn and Suites
1.0 miles away
4. Holiday Inn Express & Suites Davis
0.6 miles away



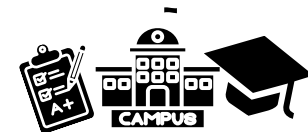
1. Oakland International Airport
80.1 miles away
2. Sacramento International Airport
20.6 miles away
3. San Francisco International Airport
88.3 miles away



1. Sutter Davis Hospital
4.1 miles away
2. UC Davis Medical Center
2.6 miles away
3. Kaiser Permanente Davis Offices
2.0 miles away



1. Tres Hermanas
0.8 miles away
2. Dos Coyotes Border Case
0.5 miles away
3. Ike's Love & Sandwiches
0.9 miles away
4. Mr. Pickle's Sandwich shop
0.5 miles away
5. Black Bear Diner
1.2 miles away
6. In-N-Out Burger
0.9 miles away
7. Raising Canes's Chicken Fingers
1.0 miles away
8. Blaze Pizza
0.9 miles away
9. Nick the Greek
1.0 miles away
10. Sam's Mediterranean Cuisine
1.2 miles away



1. UC Davis
1.7 miles away
2. University of Southern California
398 miles away
3. UC Berkeley
70.8 miles away
4. Stanford University
111 miles away
5. California Institute of Technology
398 miles away

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OTHER AVAILABLE PROPERTIES

Sacramento CA Region

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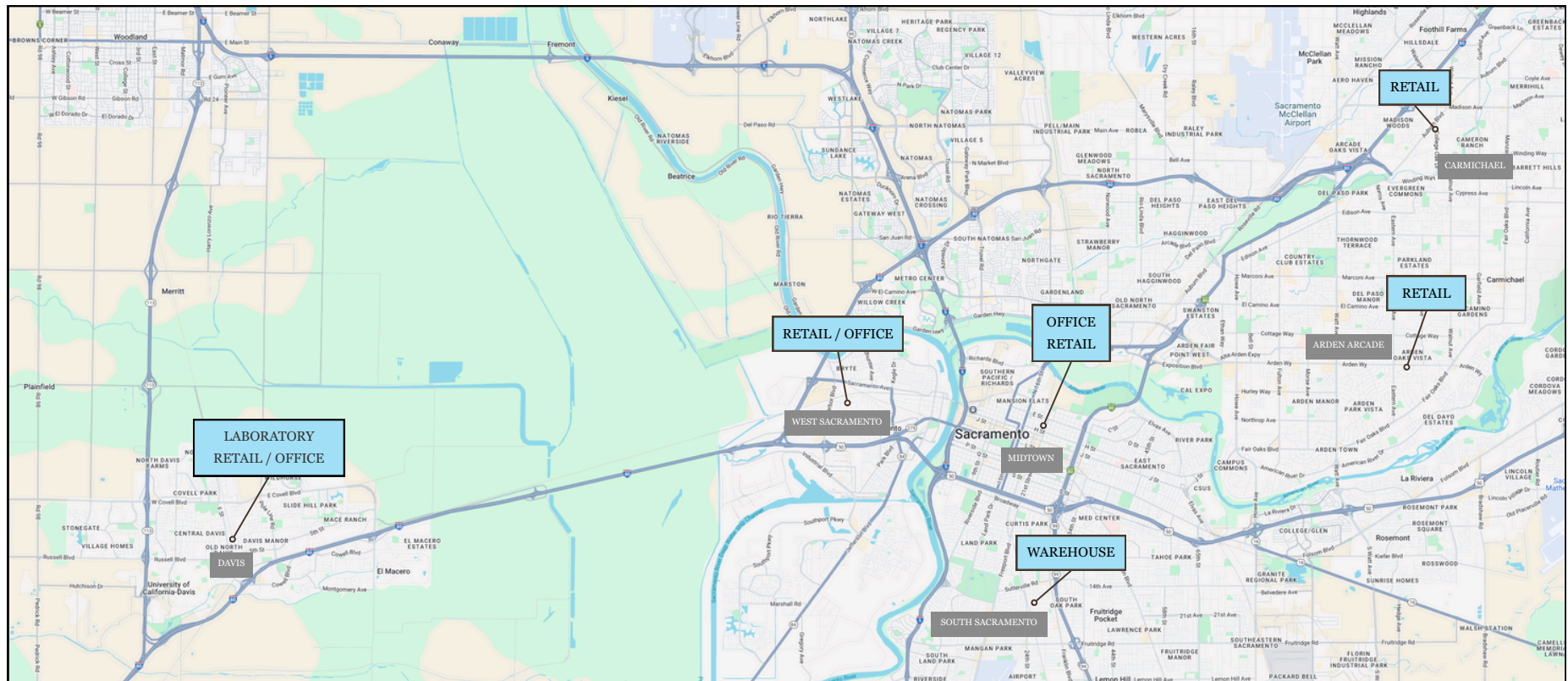
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