

LOMBARD CROSSINGS INDUSTRIAL PARK



PROPERTY HIGHLIGHTS

- 136,275SF Warehouse with Cal-Northern Rail Access
 - 150,925SF Warehouse with Repair Shop
 - Divisible to 10,000SF
 - Concrete Tilt Up Construction
 - Night Air Cooled, Air Conditioned & Insulated
 - ESFR Fire Sprinkler System
 - 30ft Clear Height
 - 9 Acres of Campus-like Landscaping
 - Easy Access to HWY 29, I-80 and HWY 37
 - Potential Wine Production Site



FOR LEASING OR SALES INFORMATION:

RH HESS DEVELOPMENT CO.

OFFICE: 707-255-8075

FAX: 707-255-2118

Chris Koenig (chrisk@rhness.com)

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Rick Hess (rick@rhness.com)

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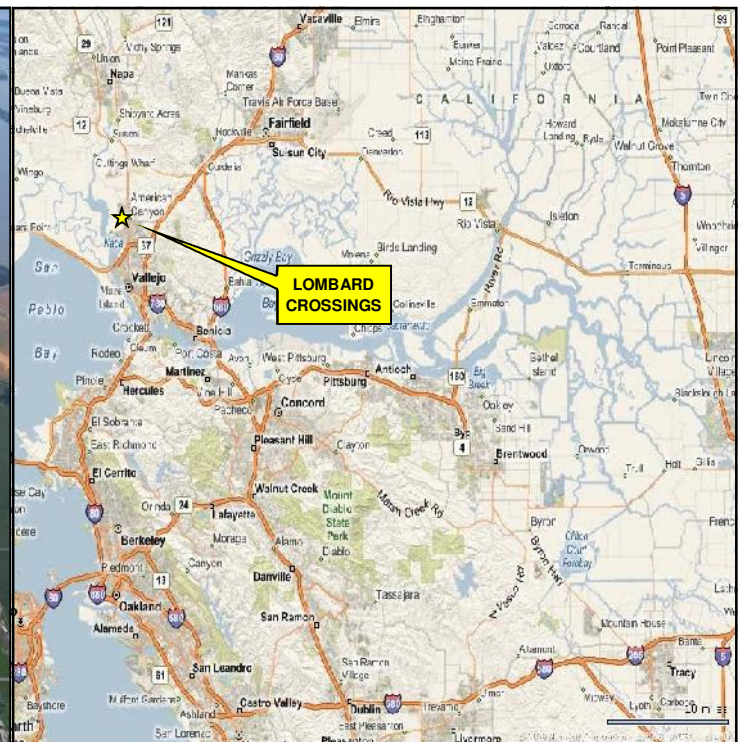
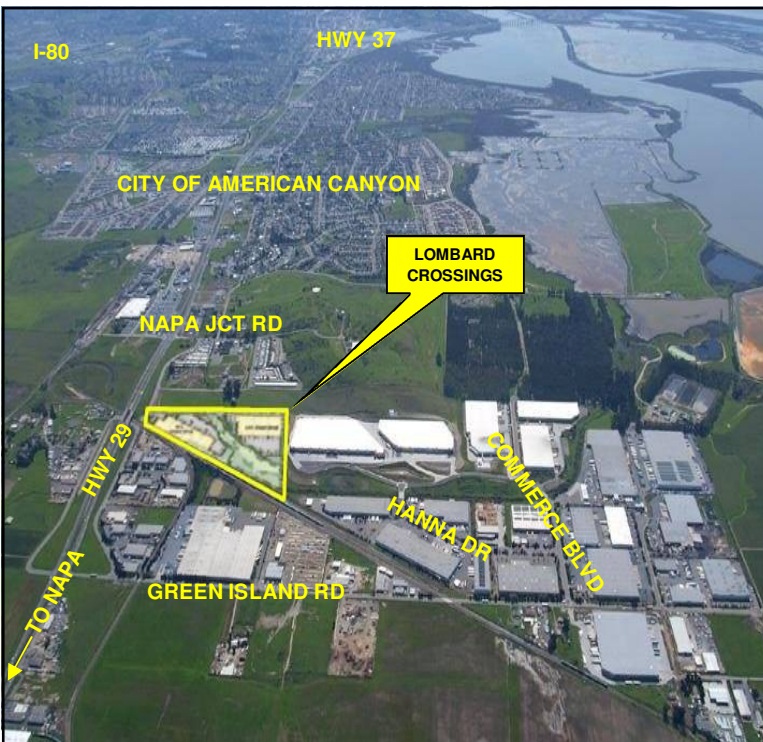
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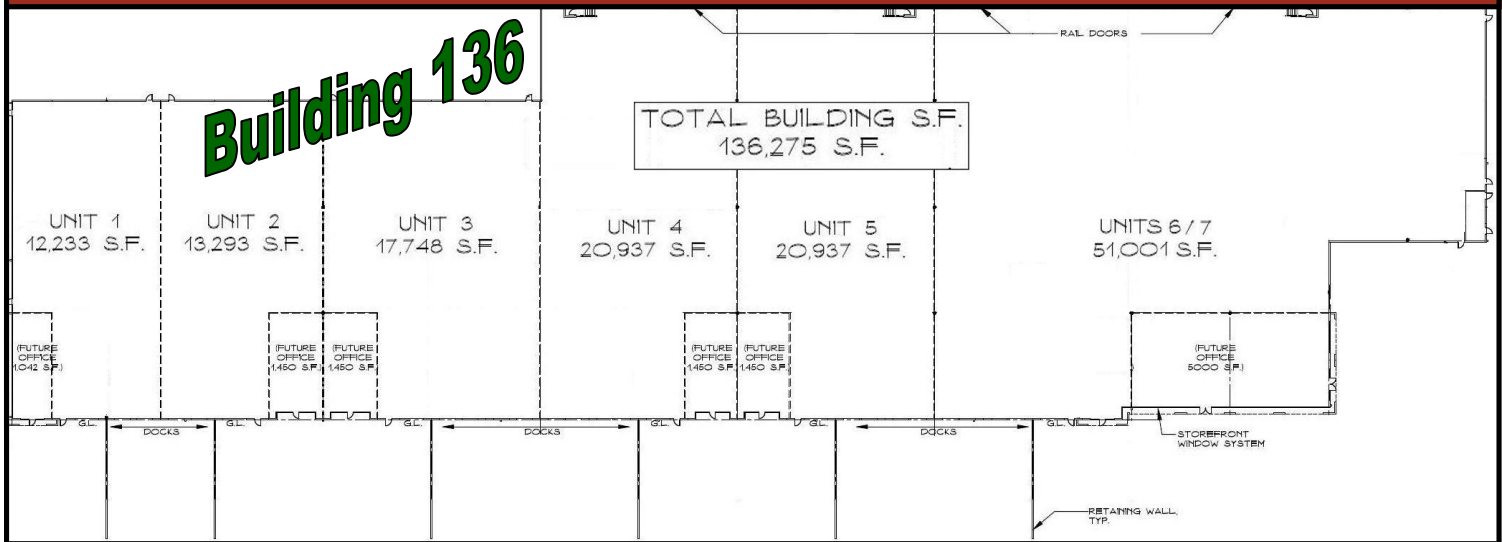
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AMENITIES	BUILDING 136	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNITS 6/7
Total Space	136,275 sf	12,233 sf	13,293 sf	17,748 sf	20,937 sf	20,937 sf	51,001 sf
Office Space	13,292 sf	1,042 sf	1,450 sf	1,450 sf	1,450 sf	1,450 sf	5,000 sf
Building Dimensions	+/- 747' x 210'	+/- 75' x 162'	+/- 82' x 162'	+/- 110' x 162'	+/- 100' x 210'	+/- 100' x 210'	+/- 180' x 210'
Clear Height (min.)	30ft	30ft	30ft	30ft	30ft	30ft	30ft
Construction	Concrete Tilt-Up	Concrete Tilt-Up	Concrete Tilt-Up	Concrete Tilt-Up	Concrete Tilt-Up	Concrete Tilt-Up	Concrete Tilt-Up
Floor Slab	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled
Column Spacing	50' x 54'	50' x 54'	50' x 54'	50' x 54'	50' x 54'	50' x 54'	50' x 54'
Roof System	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists
Roofing & Insulation	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid
Skylights	None	None	None	None	None	None	None
Wall Insulation	R-10.8	R-10.8	R-10.8	R-10.8	R-10.8	R-10.8	R-10.8
Number of Dock High Doors	20	2	2	4	4	4	4
Dock Levelers	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical
Dock Seals	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Number of Grade Level Doors	7	1	1	1	1	1	2
Water Service	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon
Sewer Service	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon
Natural Gas Service	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fire District	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon	American Canyon
Fire Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Night Air Cooling	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Air Conditioned	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Space Heaters	None	None	None	None	None	None	None
Electrical Service	2,000 AMP	200 AMP	200 AMP	200 AMP	200 AMP	200 AMP	200 AMP
Warehouse Lighting	T-8 Fluorescent	T-8 Fluorescent	T-8 Fluorescent	T-8 Fluorescent	T-8 Fluorescent	T-8 Fluorescent	T-8 Fluorescent
Car Parking Stalls	216	19	21	29	33	33	33
Trailer Parking Stalls	12	2	2	2	2	2	2
Zoning	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial	Light Industrial



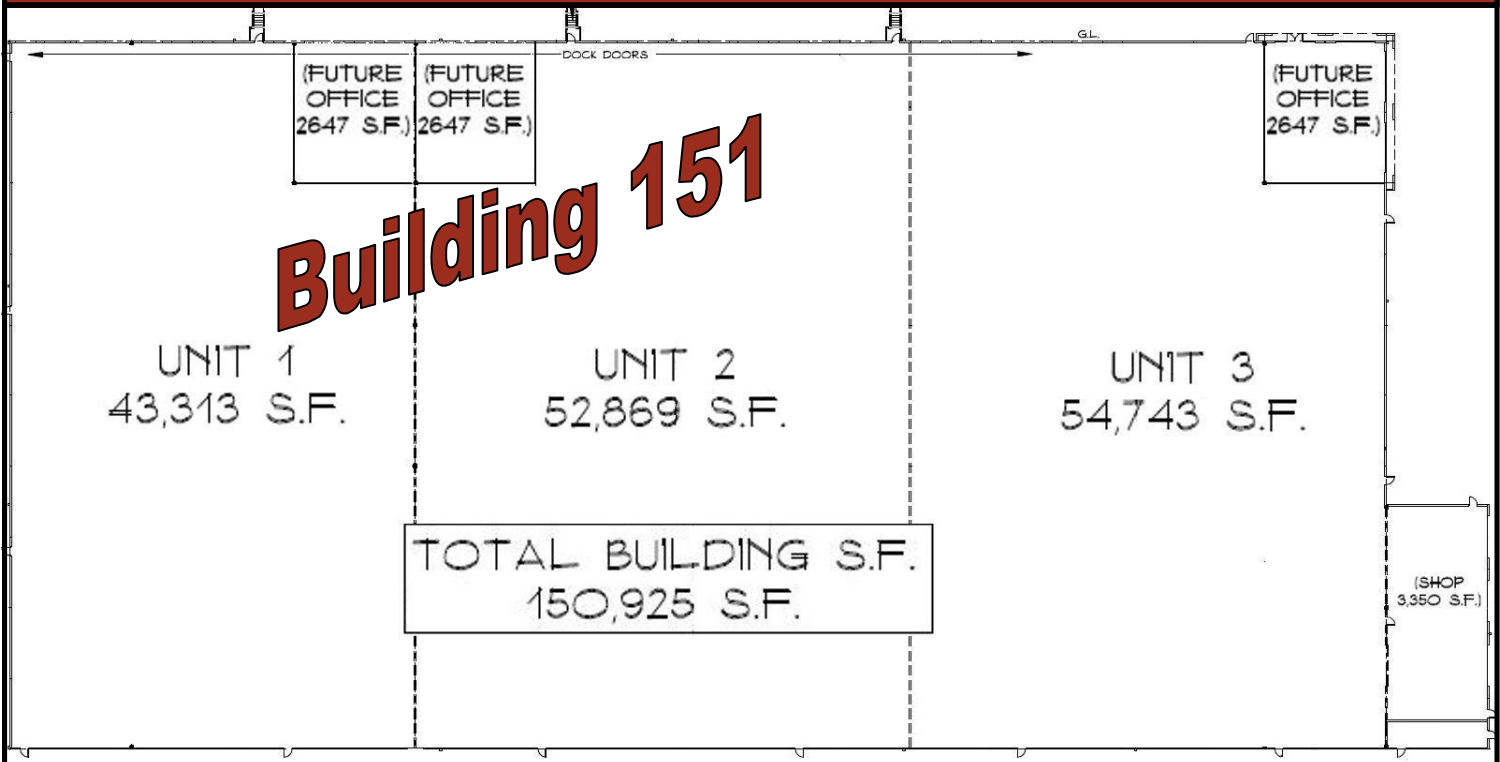
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AMENITIES	BUILDING 151	UNIT 1	UNIT 2	UNIT 3
Total Space	150,925 sf	43,313 sf	52,869 sf	54,743 sf
Office Space	5,647 sf	1,500 sf	1,500 sf	2,647 sf
Shop Space	3,350 sf	0 sf	0 sf	3,350 sf
Building Dimensions	+/- 535' x 275'	+/- 158' x 275'	+/- 192' x 275'	+/- 185' x 275'
Clear Height (min.)	30ft	30ft	30ft	30ft
Construction	Concrete Tilt-Up	Concrete Tilt-Up	Concrete Tilt-Up	Concrete Tilt-Up
Floor Slab	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled	6" w/#4 @ 24", joints filled
Column Spacing	55' x 55'	55' x 55'	55' x 55'	55' x 55'
Roof System	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists	Wood Panelized/ Bar Joists
Roofing & Insulation	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid	.45mil Single Ply o/ R-30 Rigid
Skylights	None	None	None	None
Wall Insulation	R-10.8	R-10.8	R-10.8	R-10.8
Number of Dock High Doors	23	9	10	4
Dock Levelers	Mechanical	Mechanical	Mechanical	Mechanical
Dock Seals	Yes	Yes	Yes	Yes
Number of Grade Level Doors	8	2	2	4
Water Service	American Canyon	American Canyon	American Canyon	American Canyon
Sewer Service	American Canyon	American Canyon	American Canyon	American Canyon
Natural Gas Service	N/A	N/A	N/A	N/A
Fire District	American Canyon	American Canyon	American Canyon	American Canyon
Fire Sprinklers	ESFR	ESFR	ESFR	ESFR
Night Air Cooling	Yes	Yes	Yes	Yes
Air Conditioned	Yes	Yes	Yes	Yes
Space Heaters	None	None	None	None
Electrical Service	2,000 AMP	200 AMP	200 AMP	200 AMP
Warehouse Lighting	T-8 Fluorescent	T-8 Fluorescent	T-8 Fluorescent	T-8 Fluorescent
Car Parking Stalls	85	24	30	31
Trailer Parking Stalls	18	6	6	6
Zoning	Light Industrial	Light Industrial	Light Industrial	Light Industrial



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