

±33,496 RSF R&D/ADVANCED MANUFACTURING FACILITY

RESEARCH  
PARK DRIVE

1222



FOR LEASE



# PROPERTY OVERVIEW

**1222 Research Park Drive** offers a rare opportunity to lease a  $\pm 33,496$  RSF research, development, and advanced manufacturing facility within Davis' premier innovation corridor. Situated on approximately 4.36 acres, the property features a unique blend of office, engineering, assembly, and warehouse space designed to support a wide range of technology, life science, robotics, ag-tech, and advanced manufacturing users.



**$\pm 33,496$  SF**  
AVAILABLE



**3000 AMPS, 480  
VOLT - 3 PHASE  
POWER**



**I-80 & HWY 113  
FREEWAY  
ACCESSIBILITY**



**UC DAVIS  
NEARBY**

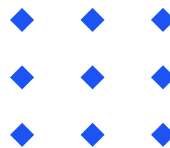


**P-D  
ZONING**

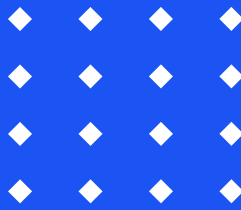


**FENCED & GATED  
SECURED**

**CALL BROKER  
FOR ASKING RATE**



# BUILDING



**TOTAL AVAILABLE** ±33,496 RSF (±24,750 SF footprint)

**WAREHOUSE SF** ±19,641 SF  
(with ±7,280 SF Mezzanine)

**OFFICE SF** ±6,575 SF

**ACRES** ±4.36 AC

**EXISTING LAYOUT** Mix of Office, Engineering, Assembly & Warehouse Space

**POWER** 3,000 Amps, 480V, 3-Phase

**GRADE LEVEL DOORS** Two (2):

- 1 - 18' x 14' motorized
- 1 - 10' x 14'

**CLEAR HEIGHT**

- Warehouse: 18.5' center / 17.5' at the eaves
- Machine Shop: 9'

**COLUMN SPACING** 38' x 20'

**ZONING** P-D (Industrial Administration & Research)

**USES**

- R&D
- Advanced Manufacturing
- Engineering
- Robotics
- Ag Tech
- Life Science
- Testing
- Assembly Users

**WAREHOUSE FEATURES**

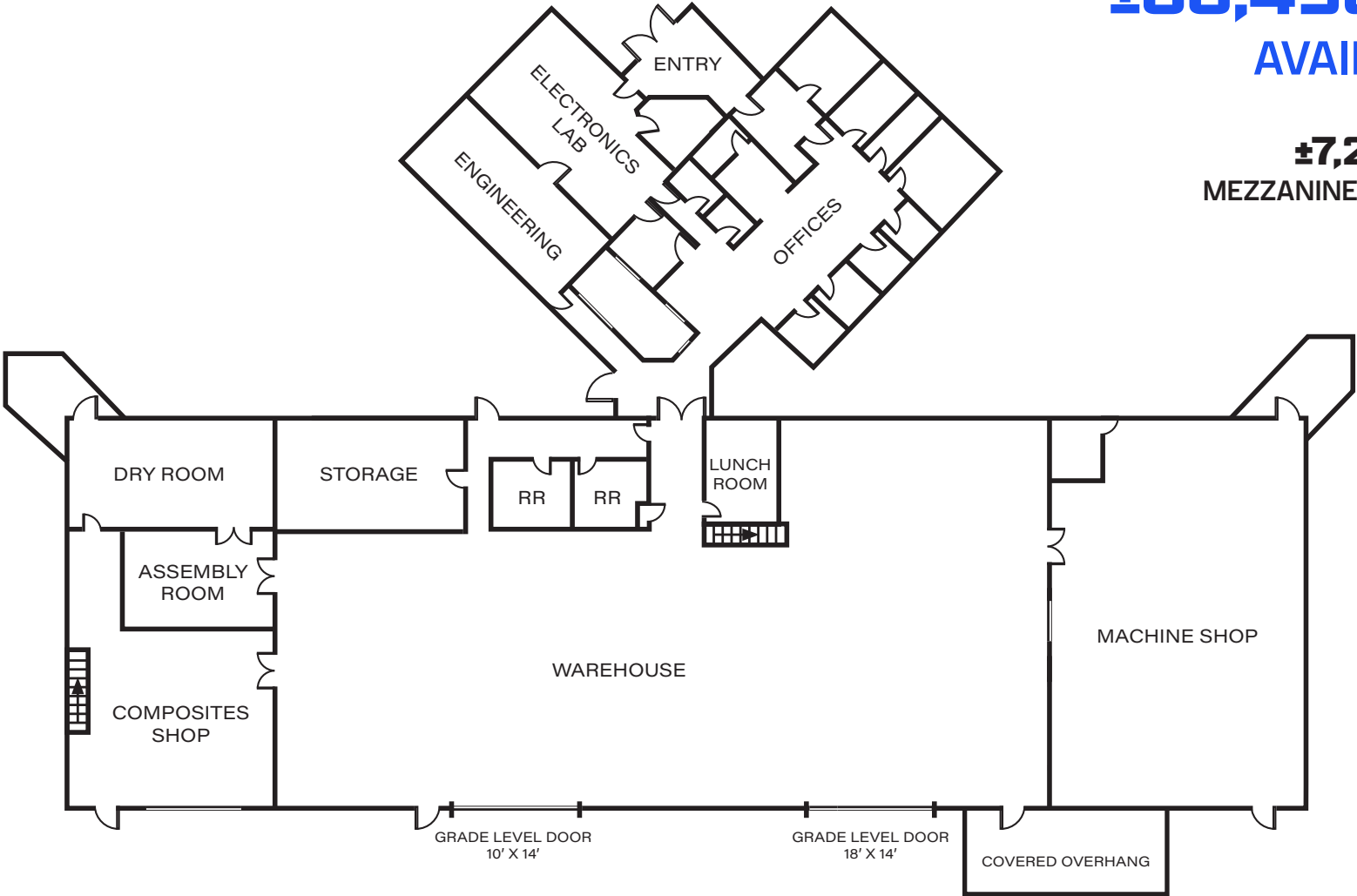
- Insulated
- Industrial solar tubes
- Fully sprinklered
- Low speed, high volume warehouse fan
- LED lighting



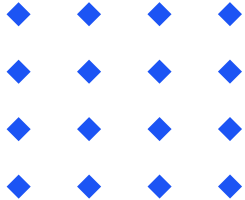
# SPECIFICATIONS

**±33,496 SF**  
**AVAILABLE**

**±7,280 SF**  
**MEZZANINE STORAGE**



# FLOOR PLAN



# PROPERTY AERIAL



**UC DAVIS**  
UNIVERSITY OF CALIFORNIA

**SACRAMENTO**



**RICHARDS BOULEVARD**

**1222  
RESEARCH  
PARK DRIVE**

**RESEARCH PARK DRIVE**



# PROPERTY PHOTOS

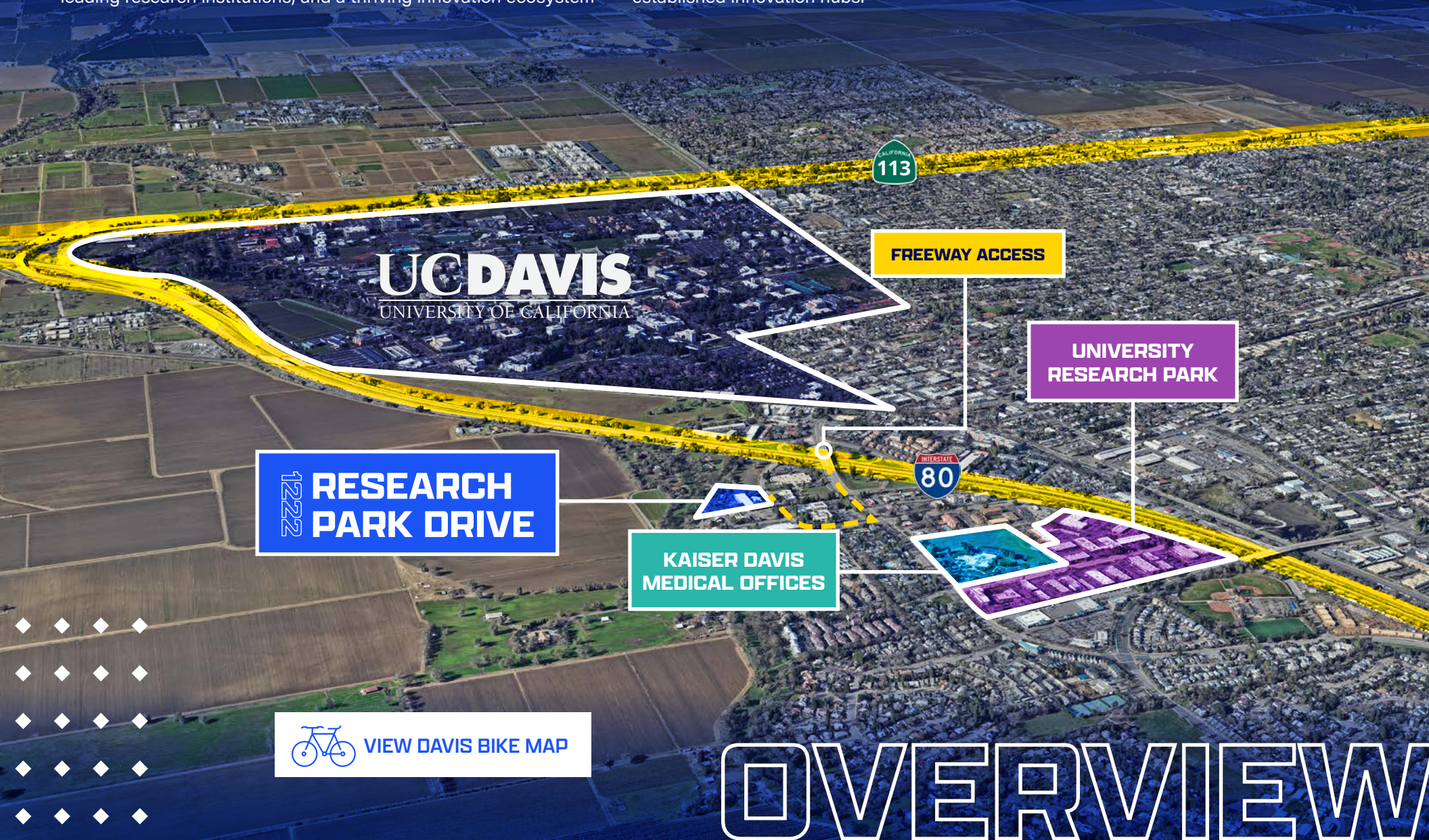
[VIEW MORE PHOTOS >>](#)



# LOCATION

Located within Davis' premier University Research Park, 1222 Research Park Drive offers immediate access to I-80, Highway 113, Downtown Davis, and UC Davis. The property provides companies with direct access to a highly educated workforce, leading research institutions, and a thriving innovation ecosystem

supporting technology, life science, ag-tech, engineering, and advanced manufacturing users. With existing infrastructure and zoning that supports research and industrial uses, the facility presents a rare opportunity in one of Northern California's most established innovation hubs.



1222  
**RESEARCH  
PARK DRIVE**

**KAISER DAVIS  
MEDICAL OFFICES**

**FREEWAY ACCESS**

**UNIVERSITY  
RESEARCH PARK**

**UC DAVIS**  
UNIVERSITY OF CALIFORNIA

 [VIEW DAVIS BIKE MAP](#)

# OVERVIEW

# TRANSPORTATION

## AT-A-GLANCE



CITY	DISTANCE (MILES)
San Francisco, CA	73
Reno, NV	146
Los Angeles, CA	402
San Diego, CA	522
Boise, ID	567
Portland, OR	576
Las Vegas, NV	576
Salt Lake City, UT	663
Seattle, WA	747
Phoenix, AZ	766
Denver, CO	1,179

PORTS	DISTANCE (MILES)
Port of West Sacramento	12
Port of Oakland	73
Port of San Francisco	80
Port of Los Angeles	421
Port of Long Beach	424





12222

# RESEARCH PARK DRIVE



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