

5054
PEABODY RD
FAIRFIELD, CALIFORNIA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE OR SALE

PROPERTY HIGHLIGHTS



±45,350 SF
Total Building Area



9.88 Acres (±430,372 SF)
Lot Size



1,600+Amps/480V/3-Phase
Heavy Power (To Be Verified)



5 Dock High/7 Grade Level
Doors



Truck Servicing Bay/Truck Wash
Amenities

PROPERTY OVERVIEW

Address	5054 Peabody Rd Fairfield, CA
APN	0166-080-050
Building Size	45,350
Parcel Size	9.88 Acres (430,372 SF)
Year Built	1981
Percent Leased	Delivered Vacant at COE
Power	1,600+Amps/480V/3-Phase (To Be Verified)
Zoning	Train Station Specific Plan Area 3
Sprinklers	Partial (in rear warehouse)
Clear Height	18' - 20'

UTILITY/SERVICE

PROVIDER

Electricity

PG&E

Gas

PG&E/Propane

Water

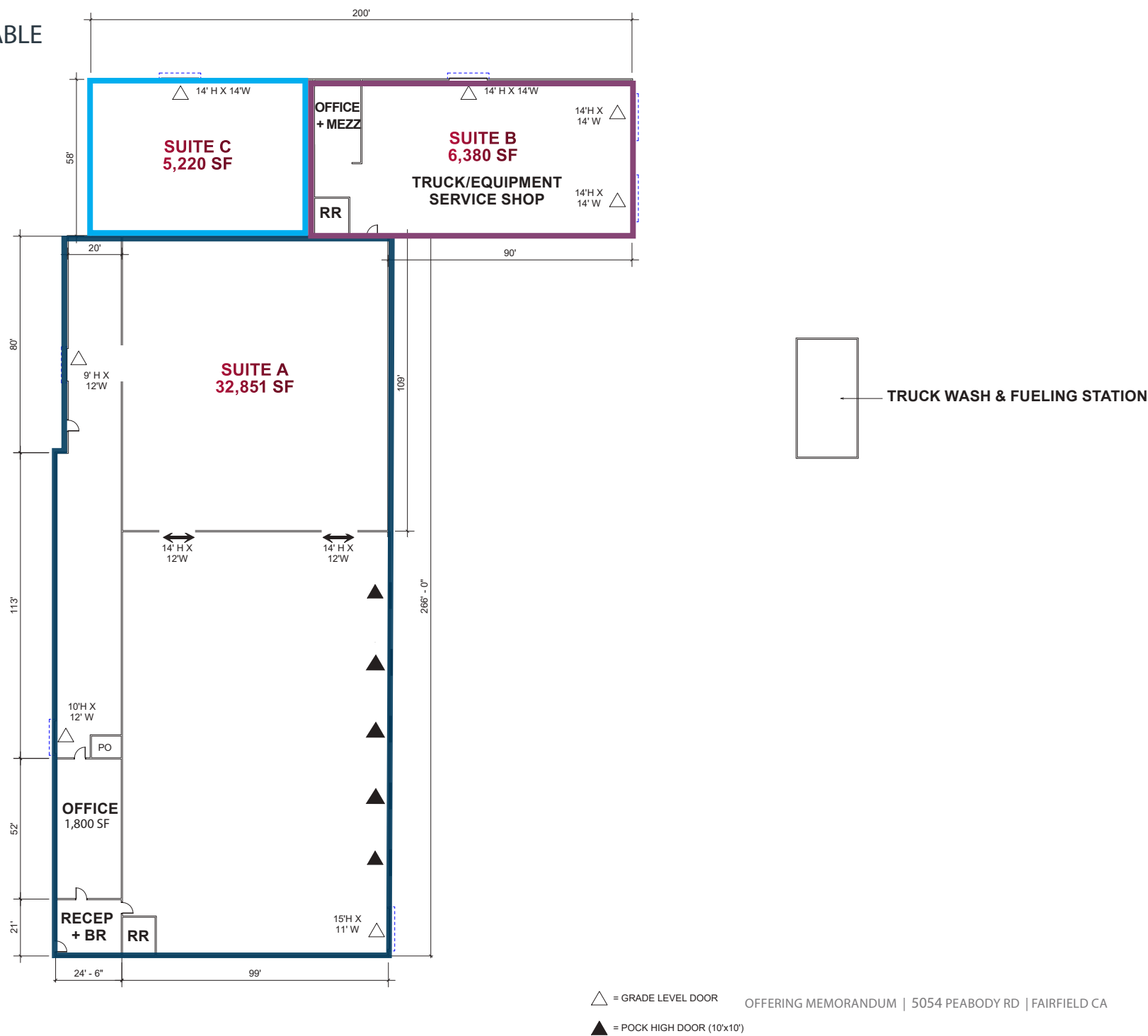
Well

Sewer

Septic

FLOOR PLAN

5,220 - 45,350 SF AVAILABLE



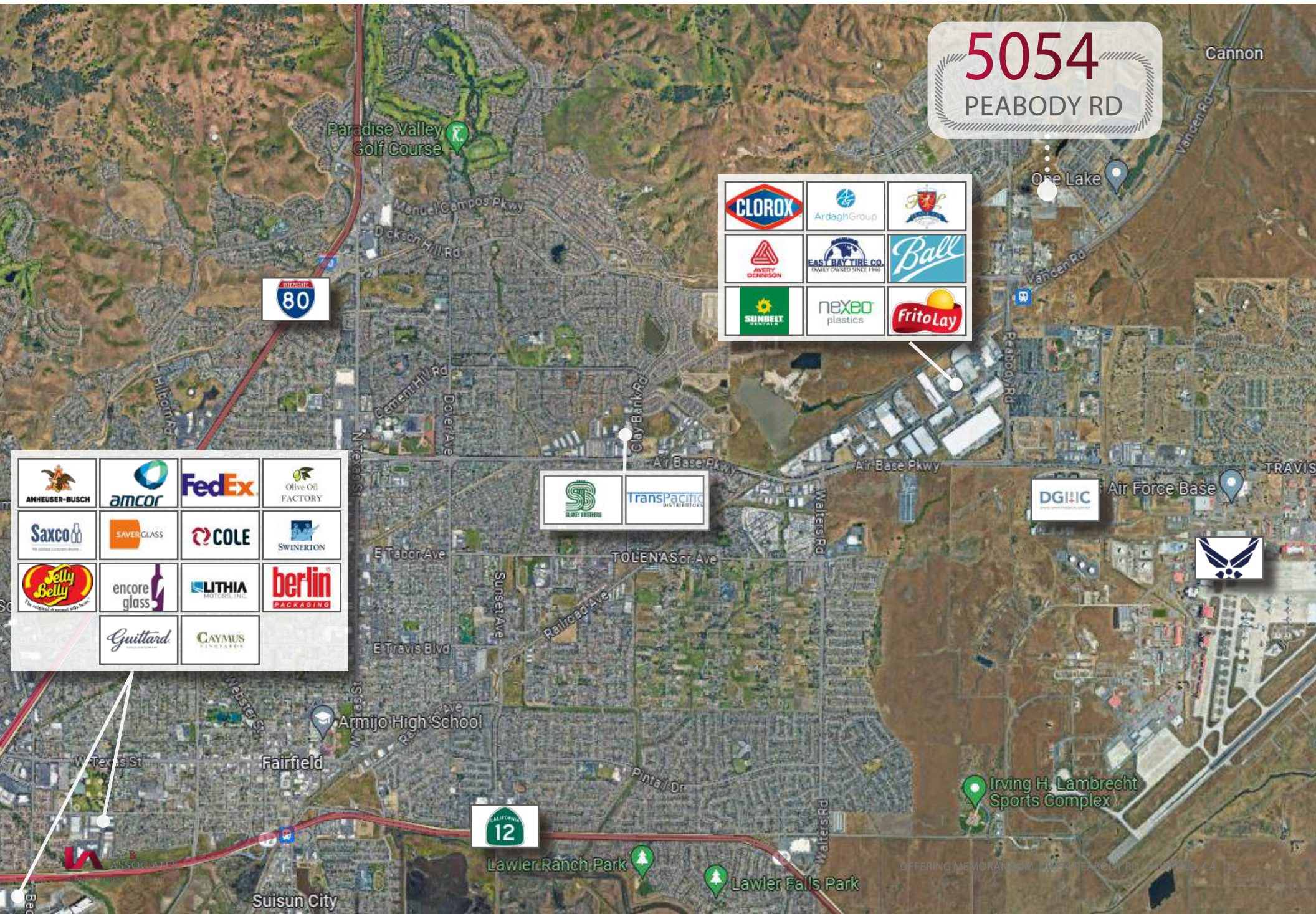
AERIAL OVERVIEW



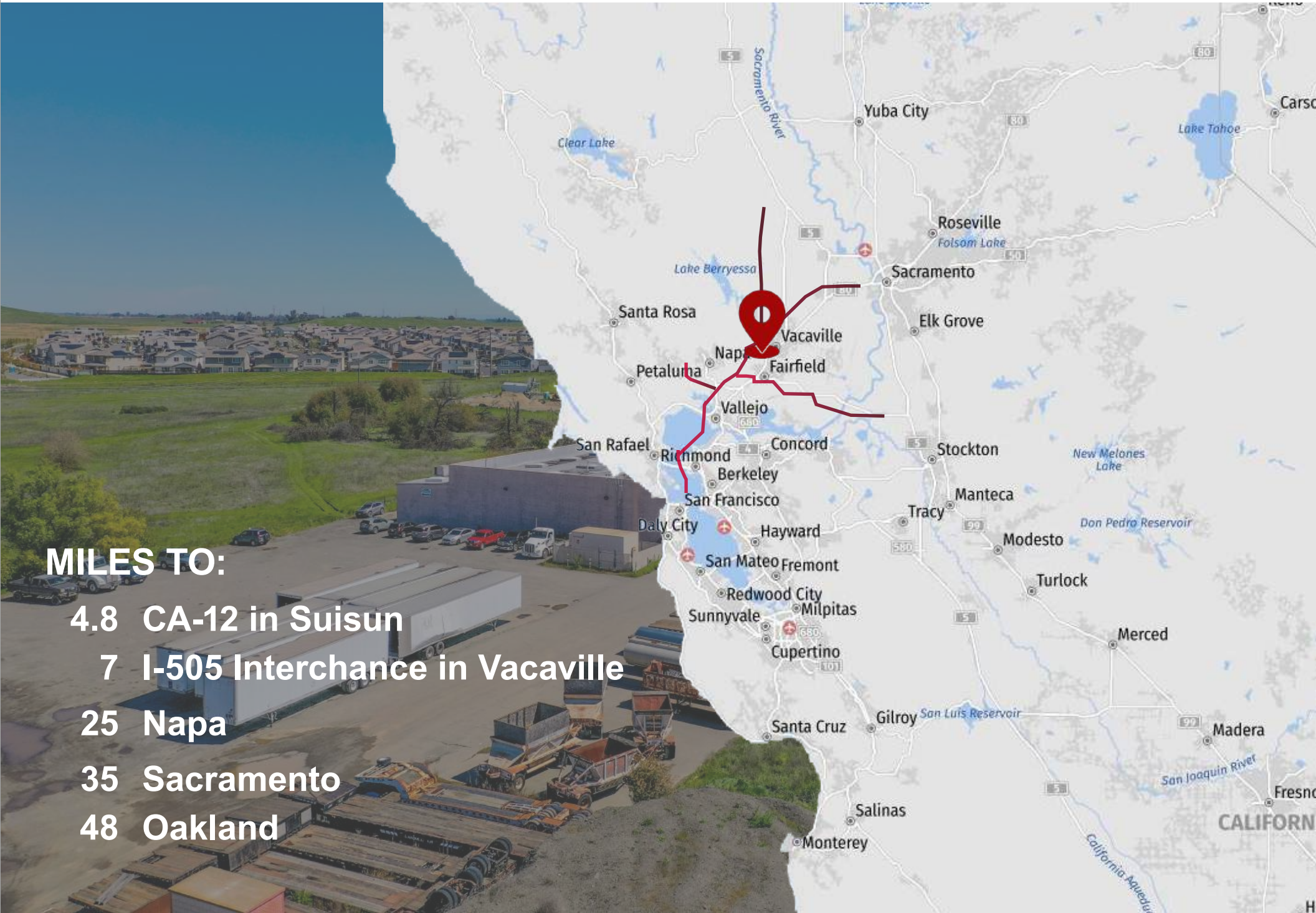
PROPERTY PHOTOS



NEARBY INDUSTRIES



LOCATION OVERVIEW



MILES TO:

- 4.8 CA-12 in Suisun
- 7 I-505 Interchange in Vacaville
- 25 Napa
- 35 Sacramento
- 48 Oakland

LOCAL DEMOGRAPHICS

2
MILES

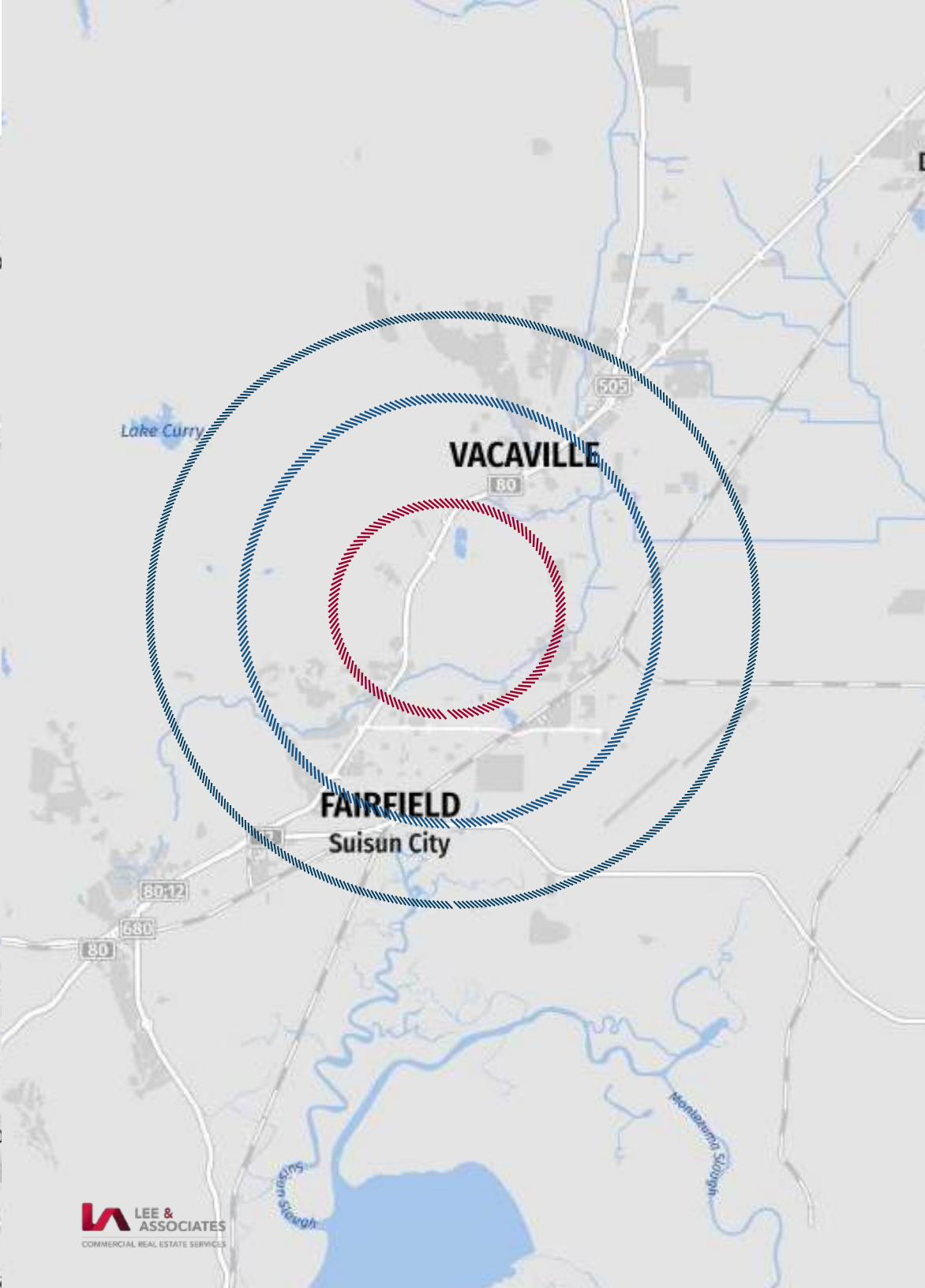
10,955	Population
\$129,207	Avg. Household Income
4,375	Households
852	Businesses
5,299	Employees

5
MILES

158,577	Population
\$110,054	Avg. Household Income
57,163	Households
5,302	Businesses
38,175	Employees

10
MILES

219,467	Population
\$112,237	Avg. Household Income
81,305	Households
9,462	Businesses
75,533	Employees



FAIRFIELD OVERVIEW

Fairfield, located in Solano County, California, is a thriving city that offers a unique blend of urban amenities and natural beauty. With its strategic location between San Francisco and Sacramento, along the Interstate 80 corridor, Fairfield serves as a gateway to both Northern California's major cities and the scenic landscapes of the Sacramento Valley and San Francisco Bay Area.

Recreation

The city is home to numerous parks, golf courses, and recreational facilities, providing residents with ample opportunities for outdoor recreation and leisure activities. Additionally, Fairfield hosts a variety of cultural events, festivals, and attractions, including the Jelly Belly Factory and the Western Railway Museum, which showcase the city's rich history and culture.

Economy

Fairfield, CA, has a diverse economy anchored by sectors such as healthcare, education, manufacturing, retail, and government. The presence of Travis Air Force Base further bolsters the local economy. Its strategic location along the Interstate 80 corridor facilitates logistics and transportation industries. The city offers a business-friendly environment with incentives and support services, encouraging business growth and entrepreneurship. Overall, Fairfield's robust economy, combined with its strategic location and supportive business climate, makes it an attractive destination for businesses and investors.

Key Demographics

19,338
Residents

\$108,501
Household Income

5.7%
Unemployment

35.2%
Median Age

\$623,000
Median Home Price

Major Employers



5054

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DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 5054 Peabody Rd, Fairfield, CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.
5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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PEABODY RD
FAIRFIELD, CALIFORNIA

PRESENTED BY

ALEX PECK

925-239-1414

apeek@lee-associates.com

LIC# 01981426