

# 1801

WOOLNER AVE  
FAIRFIELD, CALIFORNIA

~~\$9,000,000~~ **\$6,800,000** | NEW ROOF!

±51,000 SF WAREHOUSE BUILDING FOR SALE OR LEASE

# PROPERTY OVERVIEW

- 51,000± SF Warehouse Building
- 6,000± SF 2-Story Office
- 2.38± Acres
- 10 Docks
- 1 Drive-in Door
- 600 Amps
- 24' Clear Height
- Column Spacing: 47.5'W x 39.5' D
- Sprinklered
- Fenced Yard
- New Roof 2024
- Divisible

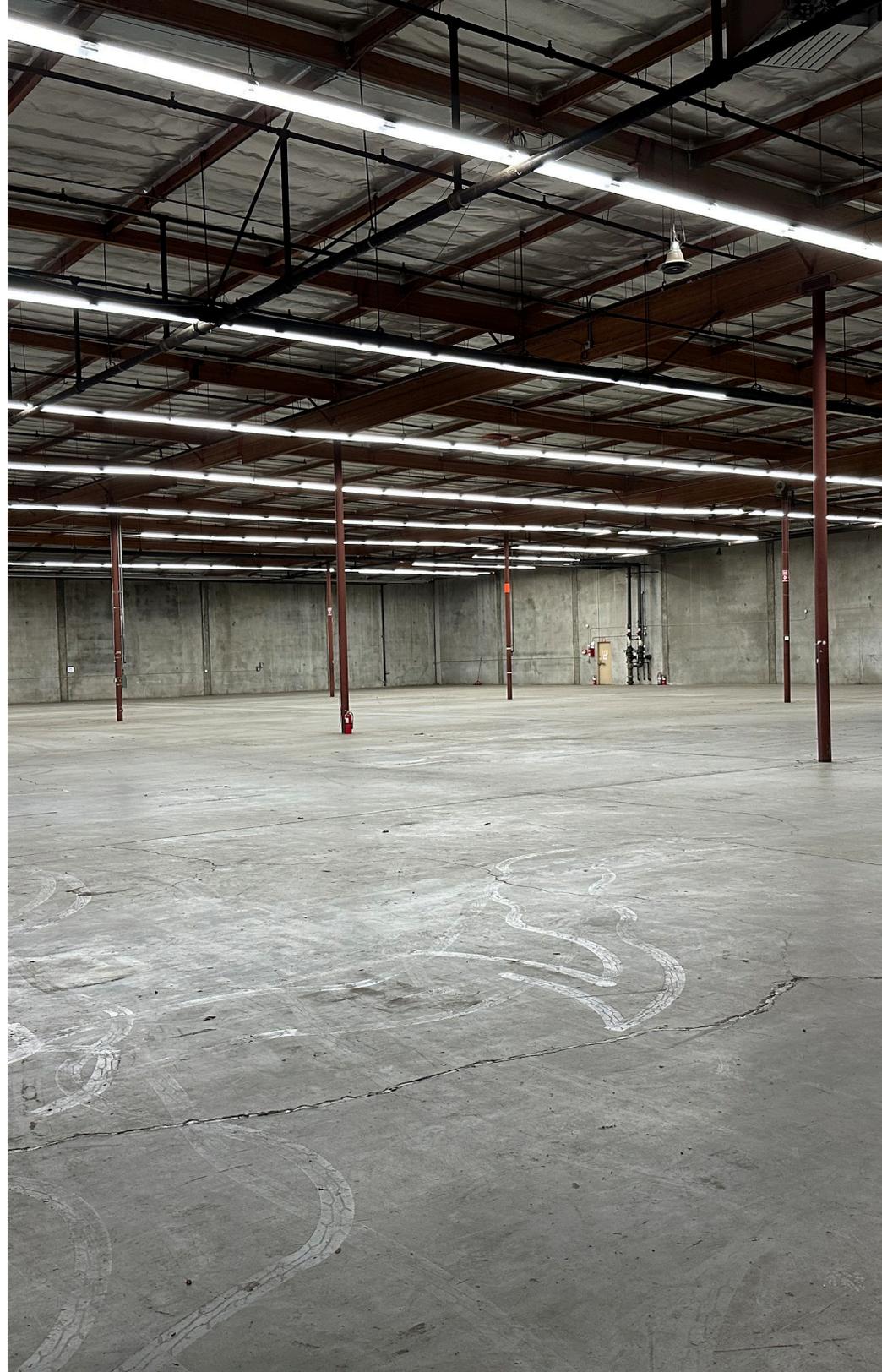
## ECONOMIC DATA:

- Pricing: ~~\$9,000,000~~ \$6,800,000
- \$.68/SF + \$.14/SF NNN

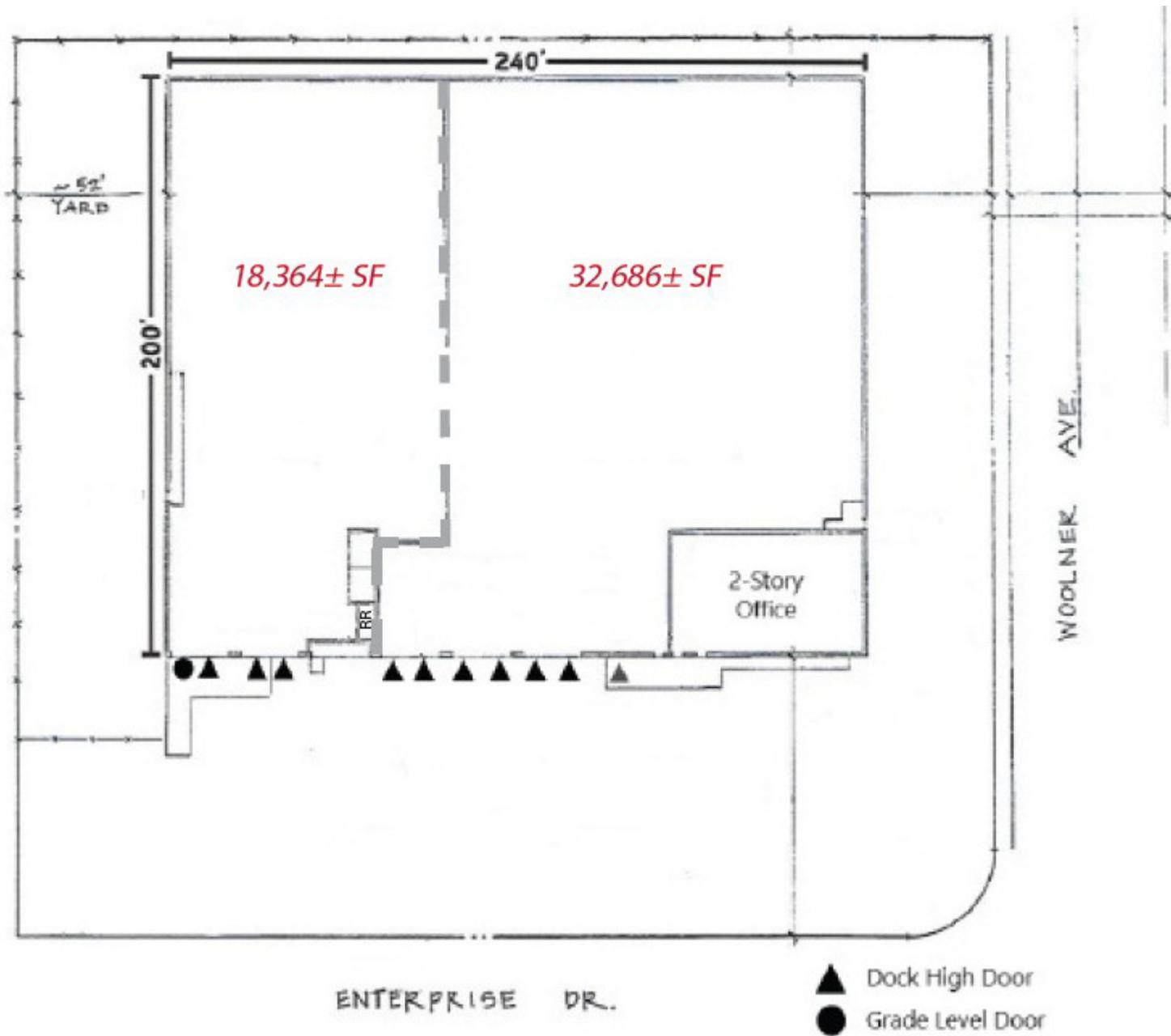
## PRESENTED BY

JESSE LUCAS  
510-903-7607  
jlucas@lee-associates.com  
LIC# 01264756

ALEX PECK  
925-239-1414  
apeck@lee-associates.com  
LIC# 01981426



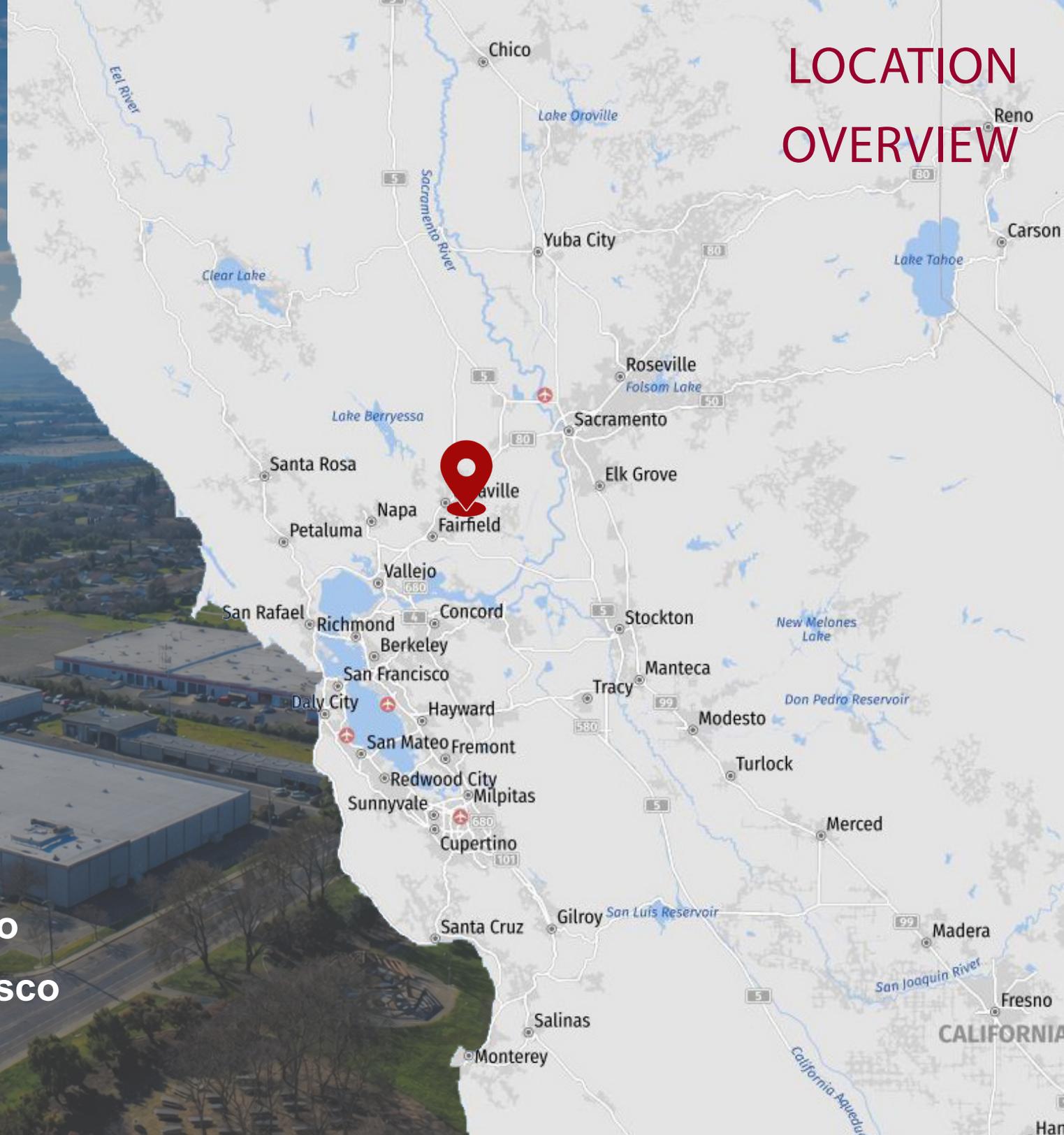
# FLOOR PLAN



# PROPERTY PHOTOS



# LOCATION OVERVIEW



## MILES TO:

- 40 Oakland
- 42 Sacramento
- 46 San Francisco



# NEARBY AMENITIES

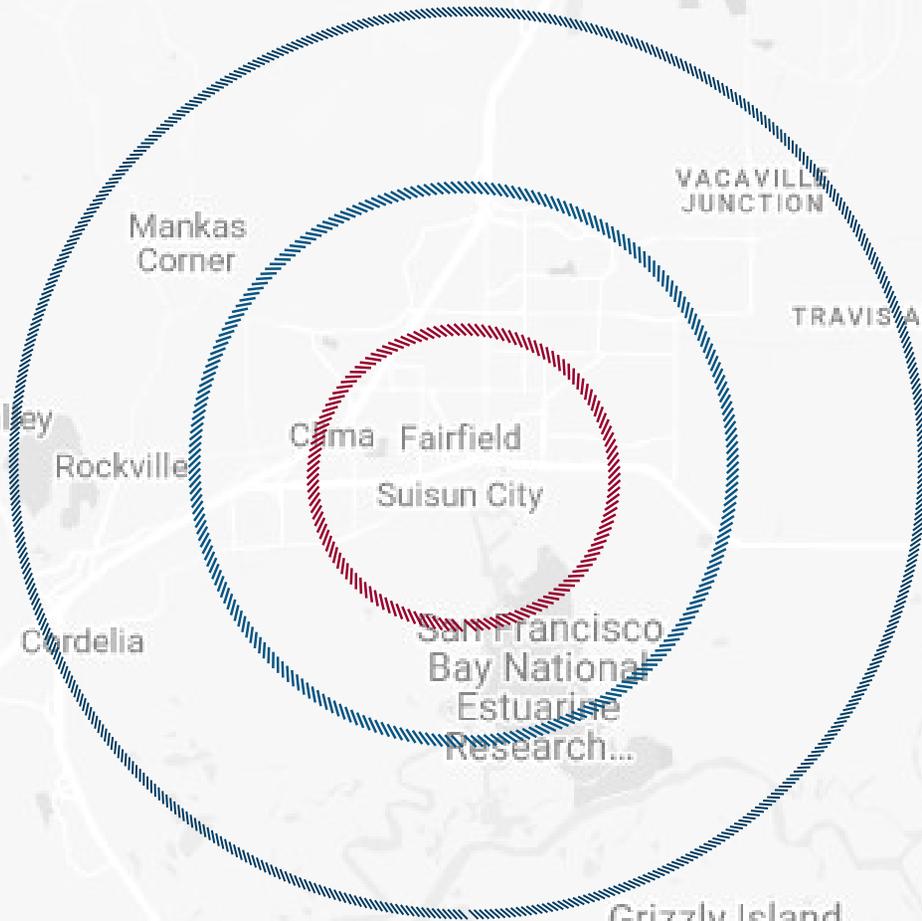


1801  
WOOLNER AVE

CALIBER  
COLLISION



# LOCAL DEMOGRAPHICS



**2**  
MILES

|          |                       |
|----------|-----------------------|
| 37,363   | Population            |
| \$94,683 | Avg. Household Income |
| 12,791   | Households            |
| 505      | Businesses            |
| 7,146    | Employees             |

**5**  
MILES

|           |                       |
|-----------|-----------------------|
| 125,206   | Population            |
| \$117,232 | Avg. Household Income |
| 43,675    | Households            |
| 2,028     | Businesses            |
| 31,896    | Employees             |

**10**  
MILES

|           |                       |
|-----------|-----------------------|
| 237,413   | Population            |
| \$122,777 | Avg. Household Income |
| 81,704    | Households            |
| 4,022     | Businesses            |
| 61,790    | Employees             |

SOURCE: LANDVISION



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