



For Lease

2001 N. Texas Street

Industrial Warehouse/Showroom Property in Fairfield, CA



Asking Rate

\$12/SF/YR.
Industrial Gross

Bldg. Size

18,414 SF

Lot SF

46,174 SF

Highlights



Single Tenant Freestanding Industrial Property with Large Open Showroom Space



600 Amp 3-Phase Electrical



Frontage Along Busy N. Texas Street, a Main Thoroughfare in Fairfield. Proximity to I-80

2001 N. Texas Street in Fairfield, CA is a freestanding industrial property that offers an excellent opportunity for a user seeking prime visibility and functionality. Positioned along bustling N. Texas Street, one of Fairfield's main thoroughfares, the property benefits from high traffic counts and proximity to major retailers, including Safeway, Walmart, and Home Depot.

The building features a spacious open showroom, ideal for a variety of industrial or retail uses, along with a 600-amp 3-phase electrical service.

This property is a rare opportunity for a user seeking a high-exposure site in the heart of Fairfield's commercial district.

BRIAN LEUNG

CA License No. 01203473
Brian@LL-CRE.com | 415 278 7838

JEREMY LEE

CA License No. 01951309
Jeremy@LL-CRE.com | 415 988 9719

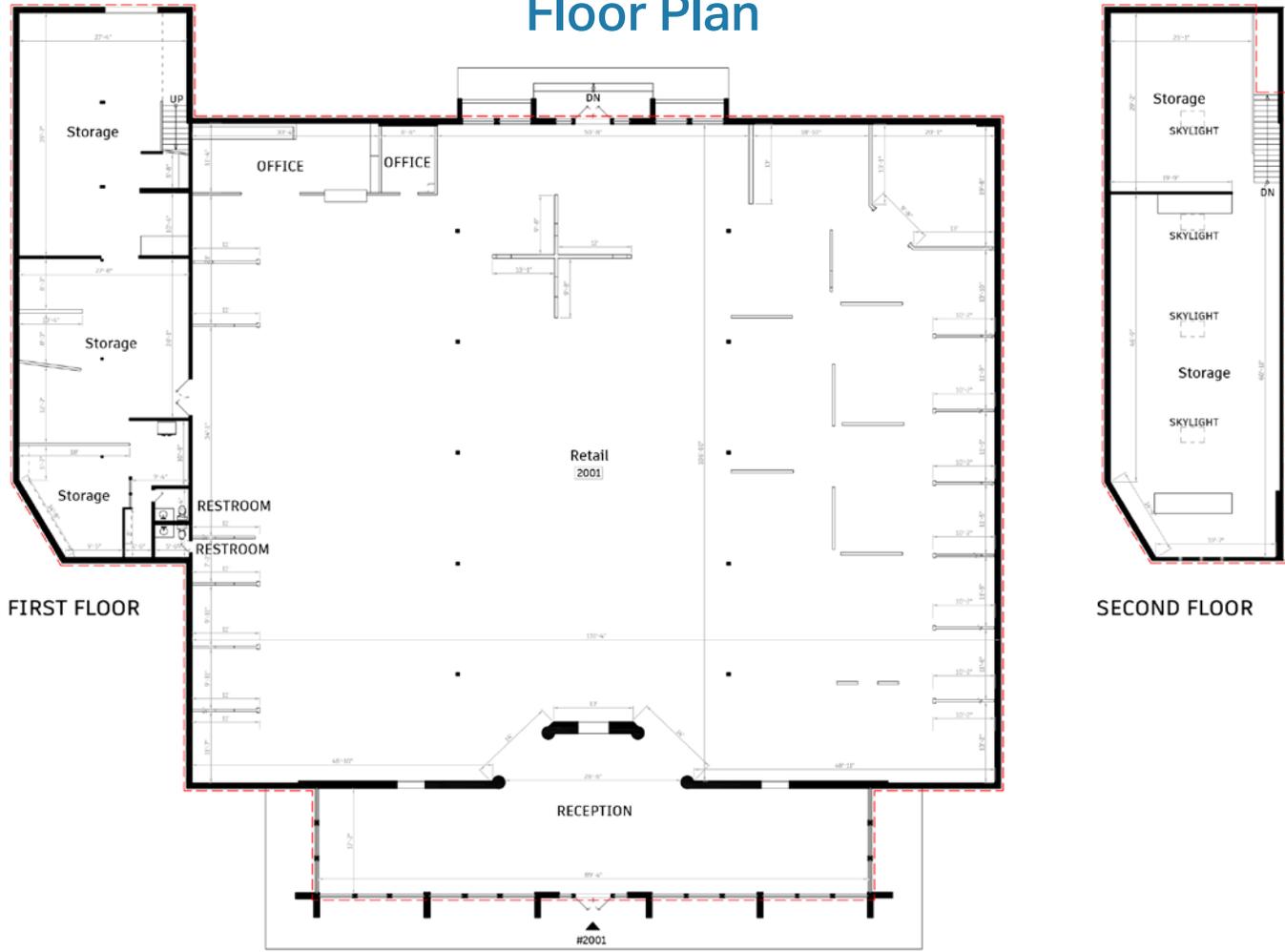
COMPASS
COMMERCIAL



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Floor Plan



North Texas Street / Parking Lot



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Notable Permitted Uses

- New Merchandise Sales
- Apparel/Shoe Sales
- Automobile Parts
- Furniture/Fixtures/ Appliance Sales
- Market - Grocery Or Supermarket
- Pet Stores/Pet Supplies
- Photo/Video/Electronics
- Plant Nursery
- Child Daycare Center
- Museum/ Library/Gallery
- School - Business
- School - Personal/Social Development
- School - Vocational
- Athletic Club
- Fitness Studio
- Commercial Recreation
- Indoor Theater
- Catering
- Food/Beverage/ Restaurant
- Veterinary Care
- Hospital
- Emergency Room
- Indoor Equipment Rental
- Maintenance/Repair - Personal/Household
- Personal Care
- Office
- Industrial Services
- Private Transportation Services
- Auto Rental
- Auto Maintenance And Minor Repair
- Vehicle Sales

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LL CRE OR COMPASS in compliance with all applicable fair housing and equal opportunity laws.



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