

For lease

2345 S Watney Way | Fairfield

- $\pm 100,460$ SF warehouse space
- Divisible to $\pm 25,000$ SF
- 16 dock-high loading doors
 - 8 with edge of dock levelers
- 3 grade-level loading doors
- 25'-27' clear height



2.9 AC also available for:

- Secure yard storage
- Additional trailer parking
- Future building expansion

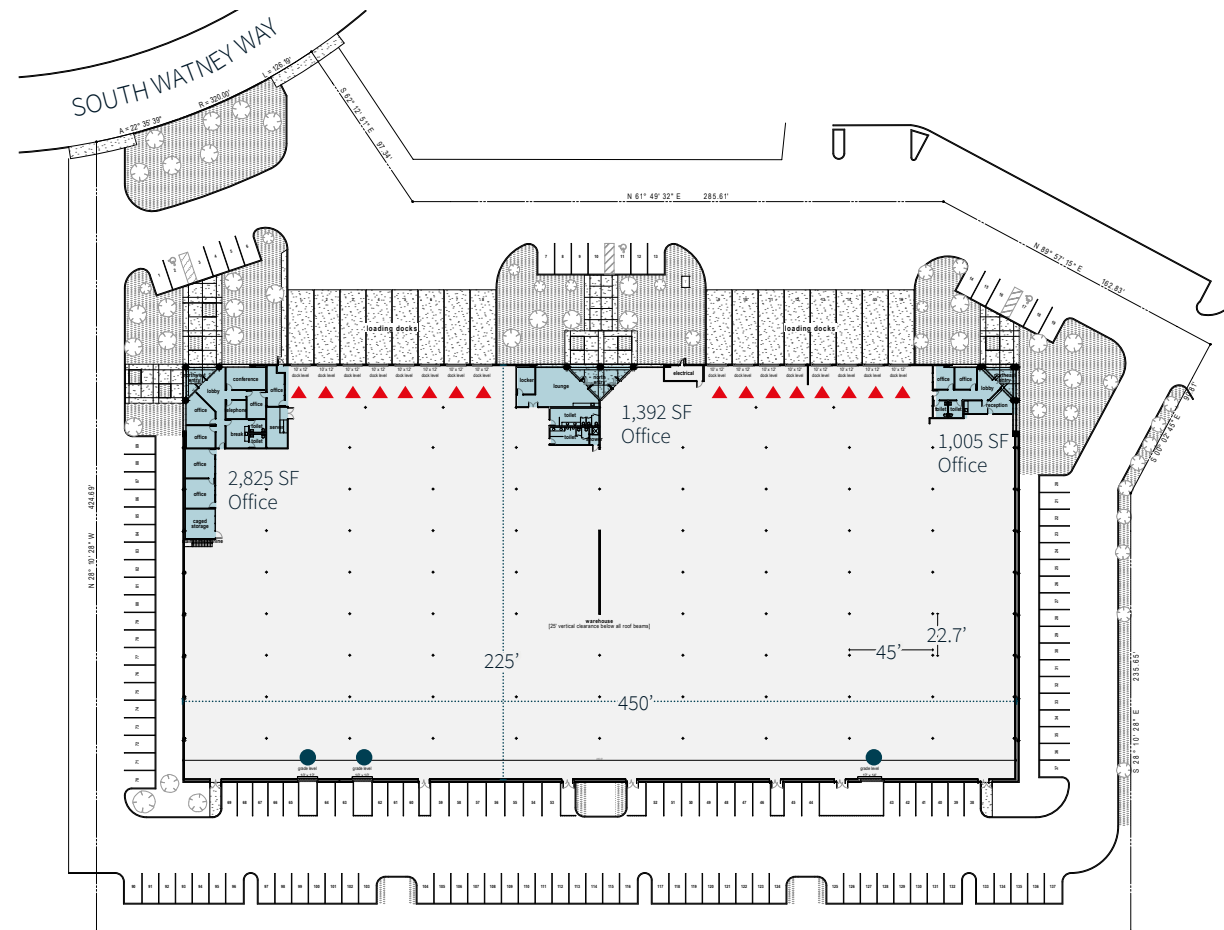
Recent building improvements:

- 60 Mil GAF TPO roof (20 yr warranty)
- Parking lot seal, coat & striping
- Significant asphalt replacement
- Building exterior re-painted

Space highlights

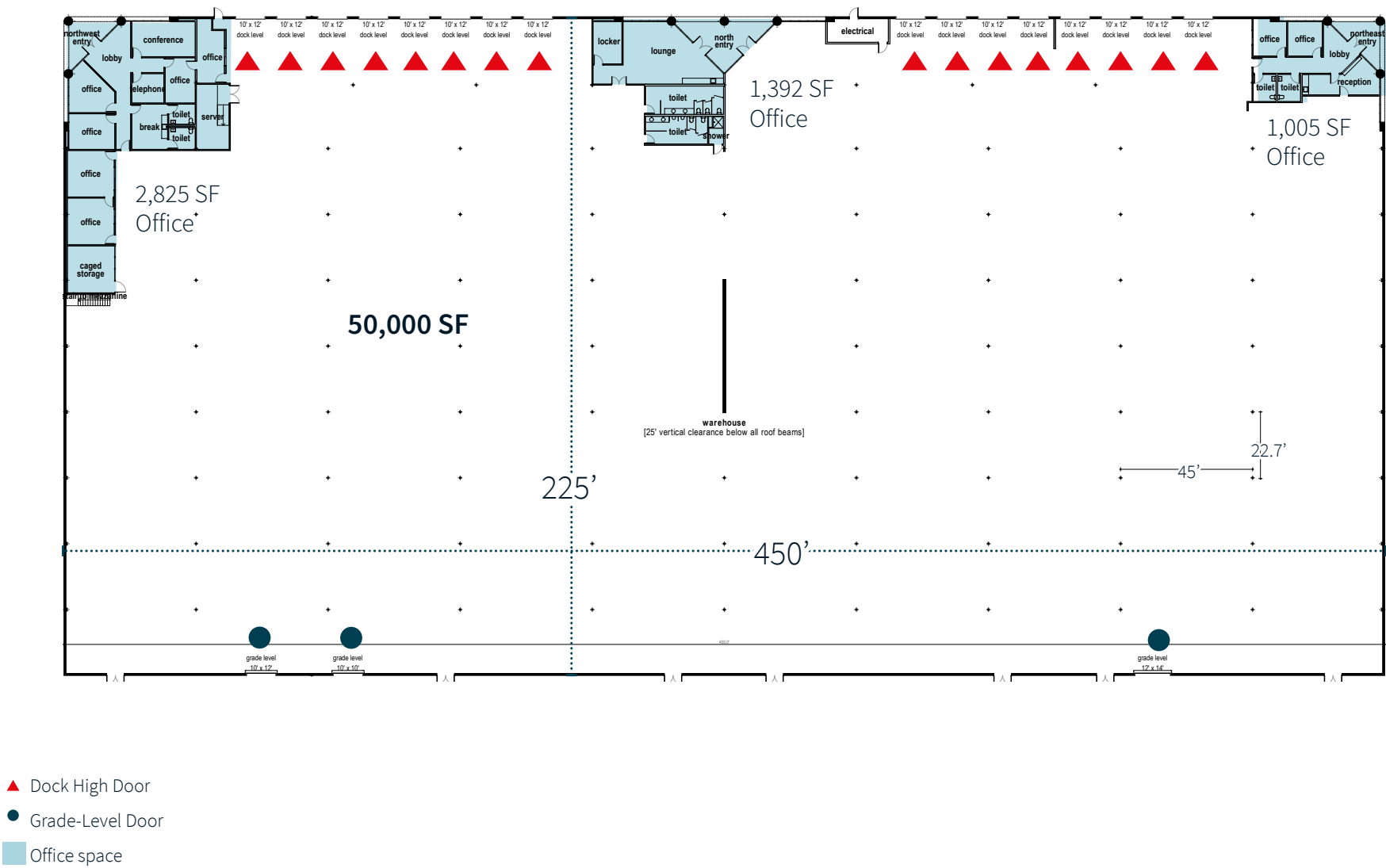
Address:	2345 S Watney Way Fairfield, CA
Available SF:	±100,460 SF (divisible to ±25,000 SF)
Office SF:	3 separate office areas: 2,825 SF 1,392 SF 1,005 SF
Loading Doors:	- 16 dock high doors (8 with edge of dock levelers) - 3 grade-level doors
Clear height:	25' - 27'
Column spacing:	45' x 22.7'
Auto stalls:	145
Power:	2,000a, 277/480v, 3-phase
Sprinklers:	.32 GPM over 2,000 sprinkler density ratio
Zoning:	IL - Limited Industrial
Yard:	2.9 AC adjacent lot also available for lease

Site Plan



- ▲ Dock High Door
- Grade-Level Door
- Office space

Floor Plan





CHRIS NEEB

chris.neeb@jll.com
(707) 495 7777
RE License #01324612

MATT BRACCO

matt.bracco@jll.com
(925) 200 3537
RE License #01185434

GLEN DOWLING

glen.dowling@jll.com
(707) 227 7800
RE License #00890450

CHRIS BURNS

christopher.burns@jll.com
(925) 389 0292
RE License #01880060

ZACK CAUZ

zack.cauz@jll.com
(415) 912 0794
RE License #02340691



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