

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

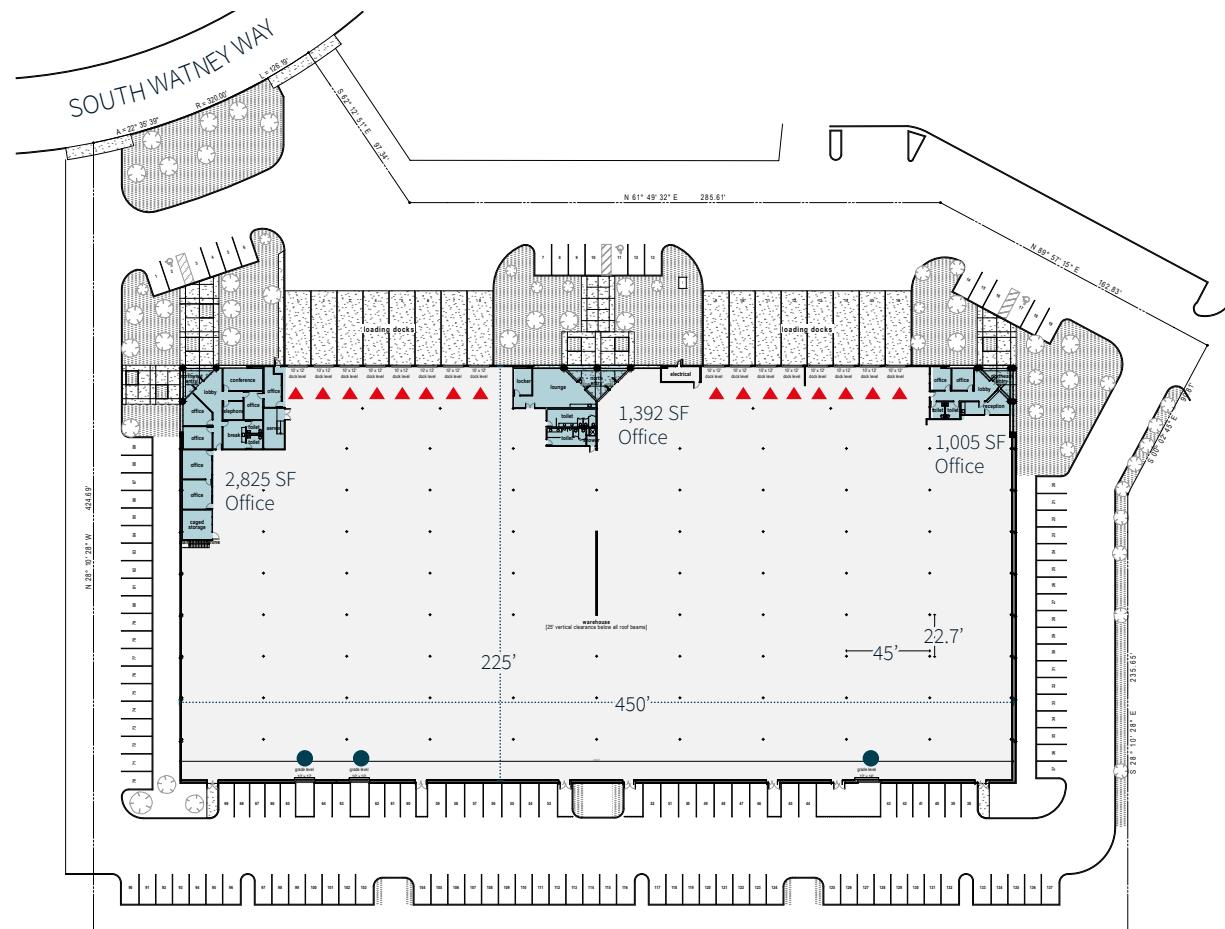
Recent building improvements:

- 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

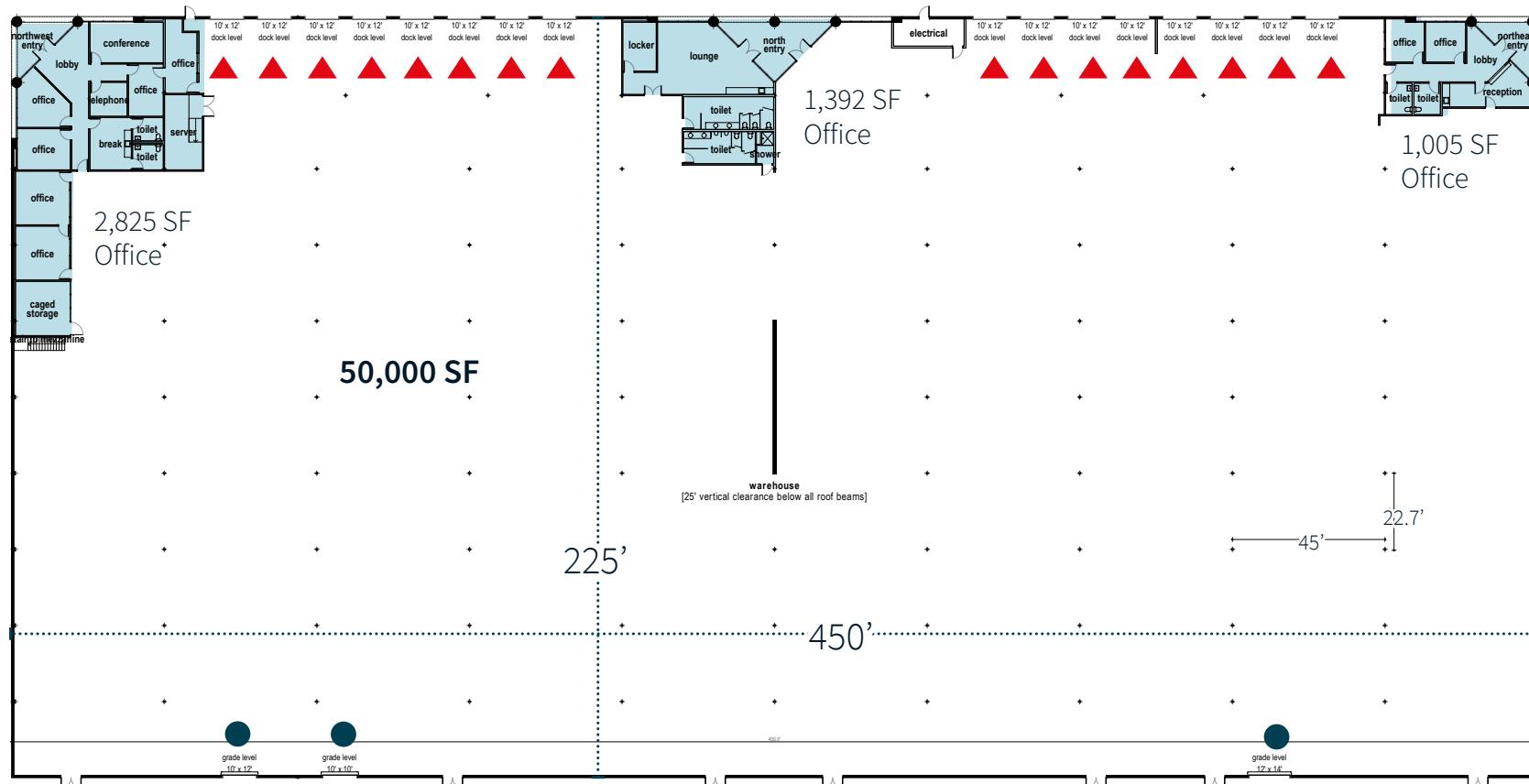


▲ Dock High Door

● Grade-Level Door

■ Office space

Floor Plan



▲ Dock High Door

● Grade-Level Door

■ Office space



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