

# FOR LEASE



**2349 & 2351 N Watney Way | Solano Business Park | Fairfield**

Industrial / Office Suites Available from  $\pm 1,660$  SF to  $\pm 38,623$  SF





## THE PROPERTY

### 2349 & 2351 N Watney Way | Fairfield, CA

- **±72,200 SF in two light industrial buildings**
  - 2349 North Watney Way: ±25,690 SF building
  - 2351 North Watney Way: ±45,521 SF building
- **Extensive glass line**
- **20'-22' warehouse clear height**
- **Dock and grade-level loading**
- **Power**
  - 2349 N Watney: 1,200amps 120/208v, 3-phase
  - 2351 N Watney: 2,000amps, 120/208v, 3-phase
- **Immediate access to Hwy 12, I-80 and within 4 miles to I-680**
- **Building signage**



2349 & 2351  
N WATNEY WAY

**Centrally located at the intersection of I-80 and Hwy 12  
within the prestigious Solano Business Park**



Solano Business Park is  
located midpoint between San  
Francisco and Sacramento



One of the premier distribution  
and manufacturing hubs in the  
San Francisco Bay Area



12 miles to the Napa  
Valley wine country



Abundant water and  
sewer capacity



# STRATEGIC LOCATION

**2349 & 2351**  
N WATNEY WAY



Saxco  
international

SAVERGLASS

berlin



Guittard  
CHOCOLATE COMPANY

IRON MOUNTAIN

CHADBOURNE RD



Warehouses  
Inc.

VICI

CAYMUS  
VINEYARDS

AIRSTREAM

Calbee

COURAGE DR

WB  
WAREHOUSING & LOGISTIC  
MANAGEMENT &  
PACKAGING SOLUTIONS

amcor

MEYER  
CORPORATION



1/4 mile



1/2 mile



4 miles

TRICORBRAUN

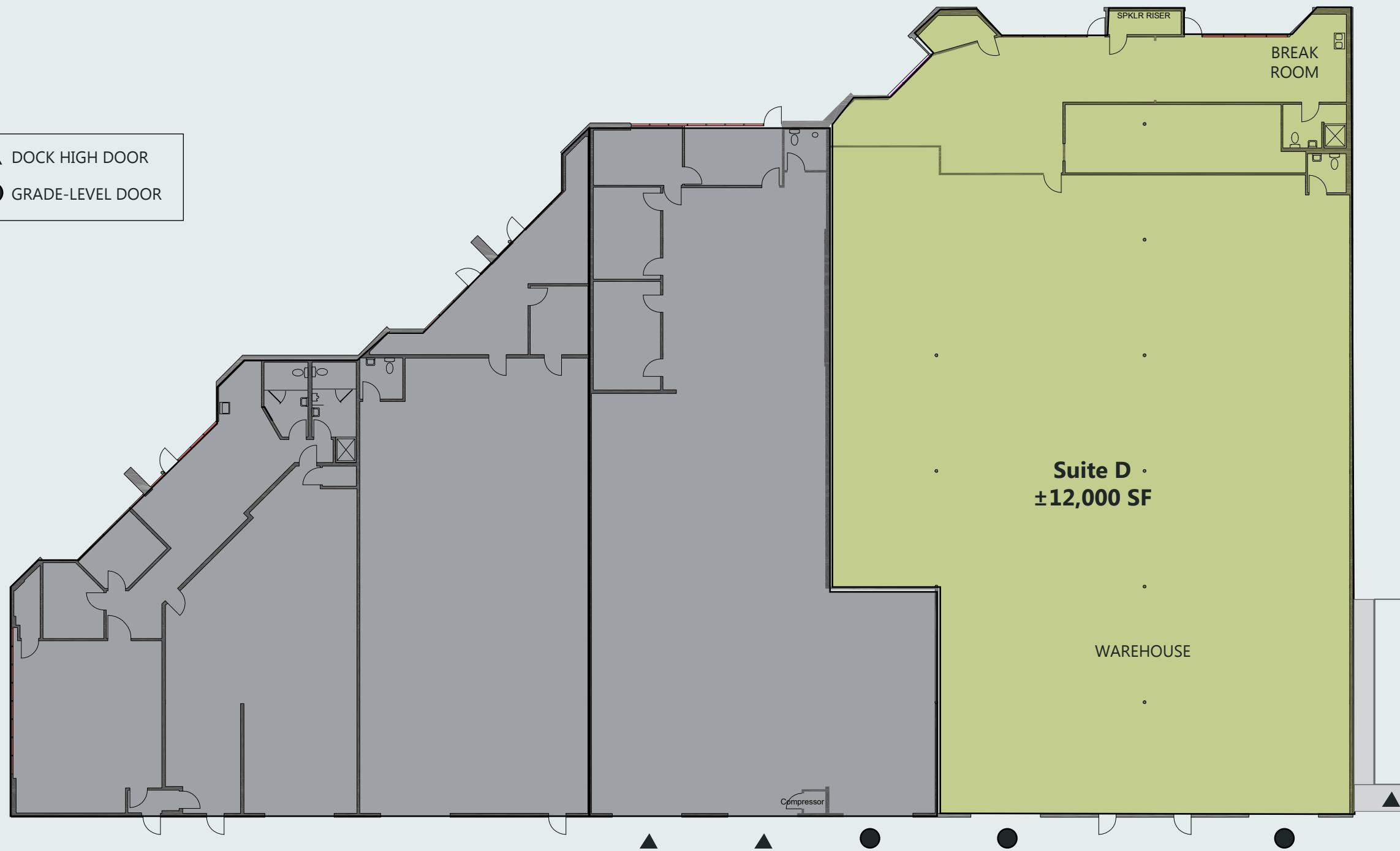
CORDELIA RD

Ankaa





- ▲ DOCK HIGH DOOR
- GRADE-LEVEL DOOR



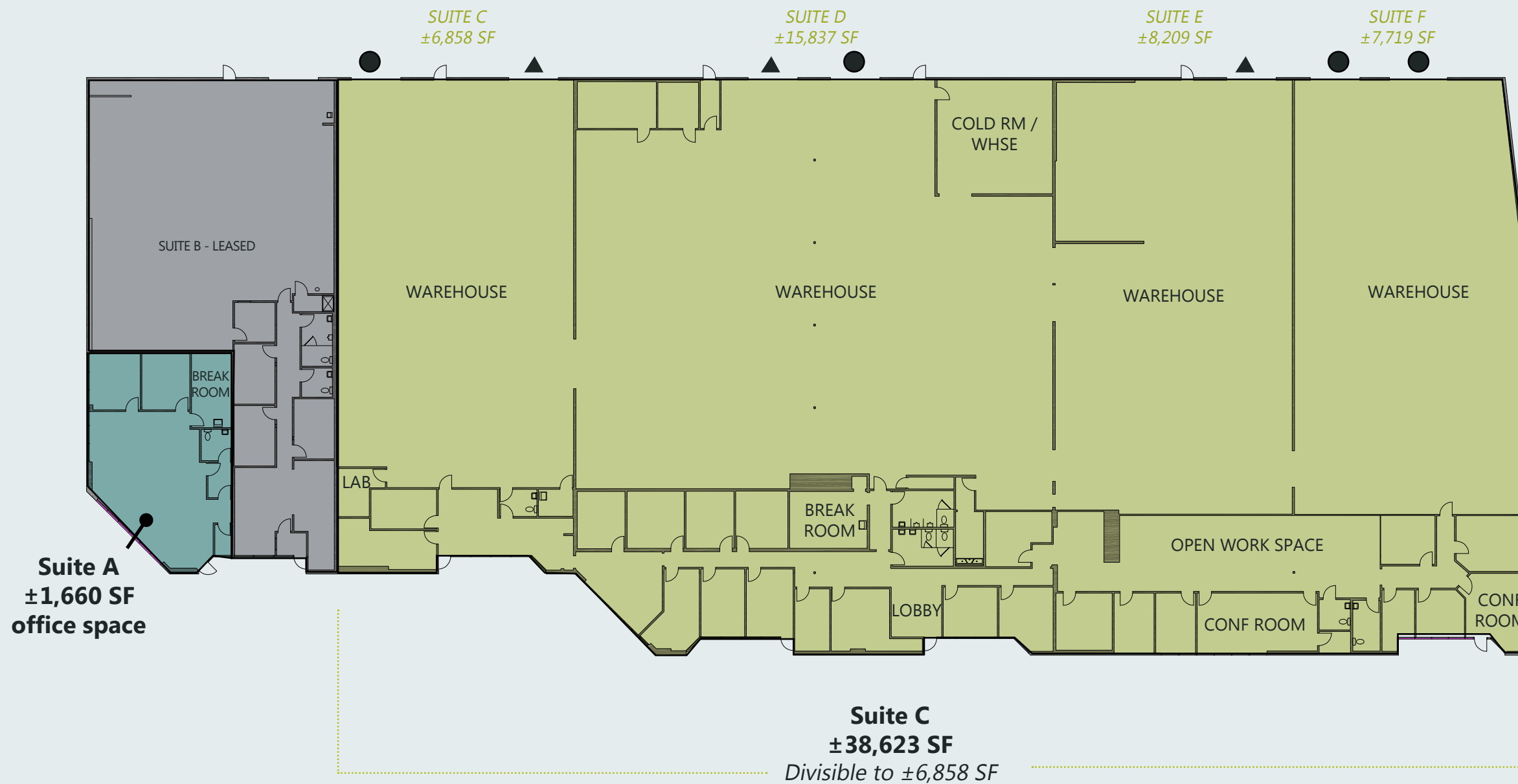
## Available

### Suite D | ±12,000 SF

- 1 dock high door
- 2 grade-level doors
- 20' clear height
- Open area office space
- Conference room and break room
- 2 restrooms



## Available



### Suite C | ±38,623 SF

- Divisible to ±6,858 SF
- ±9,293 SF of office space
- 3 dock-high doors
- 4 grade-level doors
- 22' clear height
- Mix of private offices and open warehouse spaces
- Suites D, E & F have climate-controlled warehouse area

### Suite A | ±1,660 SF

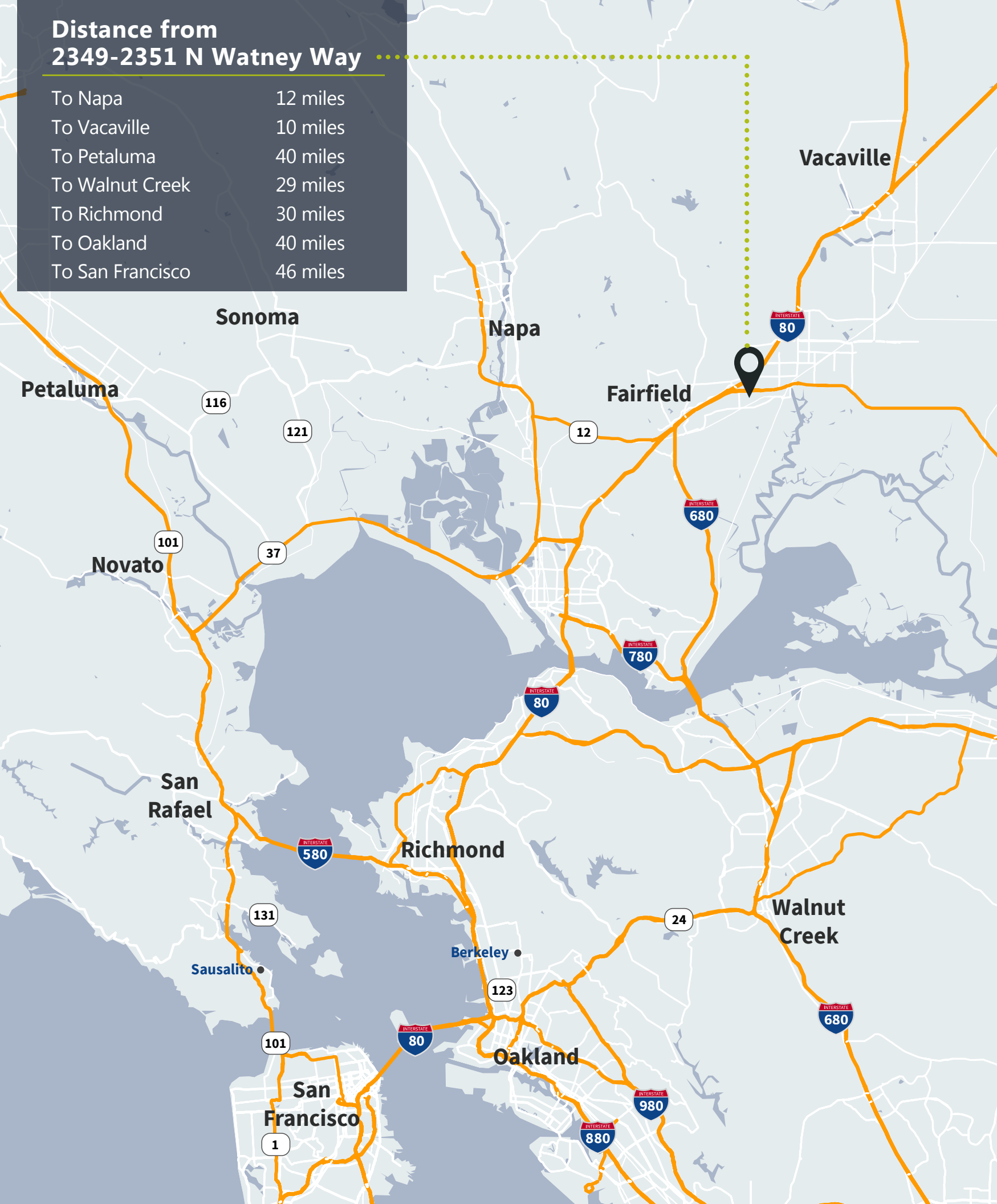
- Office space
- Private office
- Storage space & break room
- 1 restroom

- ▲ DOCK HIGH DOOR
- GRADE-LEVEL DOOR



**Distance from  
2349-2351 N Watney Way**

To Napa	12 miles
To Vacaville	10 miles
To Petaluma	40 miles
To Walnut Creek	29 miles
To Richmond	30 miles
To Oakland	40 miles
To San Francisco	46 miles



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