

FOR LEASE



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

Industrial / Office Suites Available from $\pm 1,600$ 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: ±46,550 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



COURAGE DR



CHADBOURNE RD



BECK AVE

CORDELIA RD



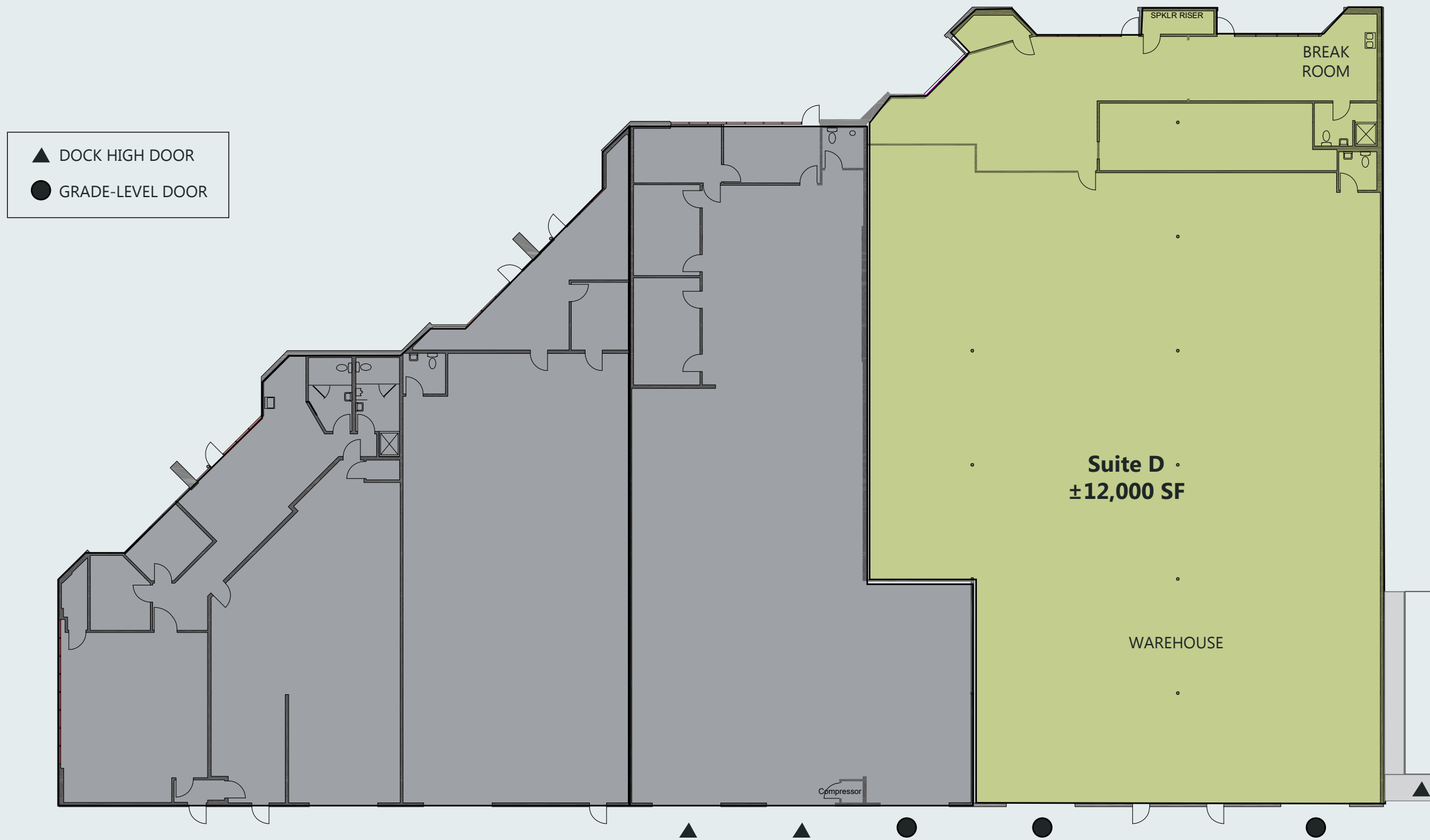
1/4 mile



1/2 mile



4 miles



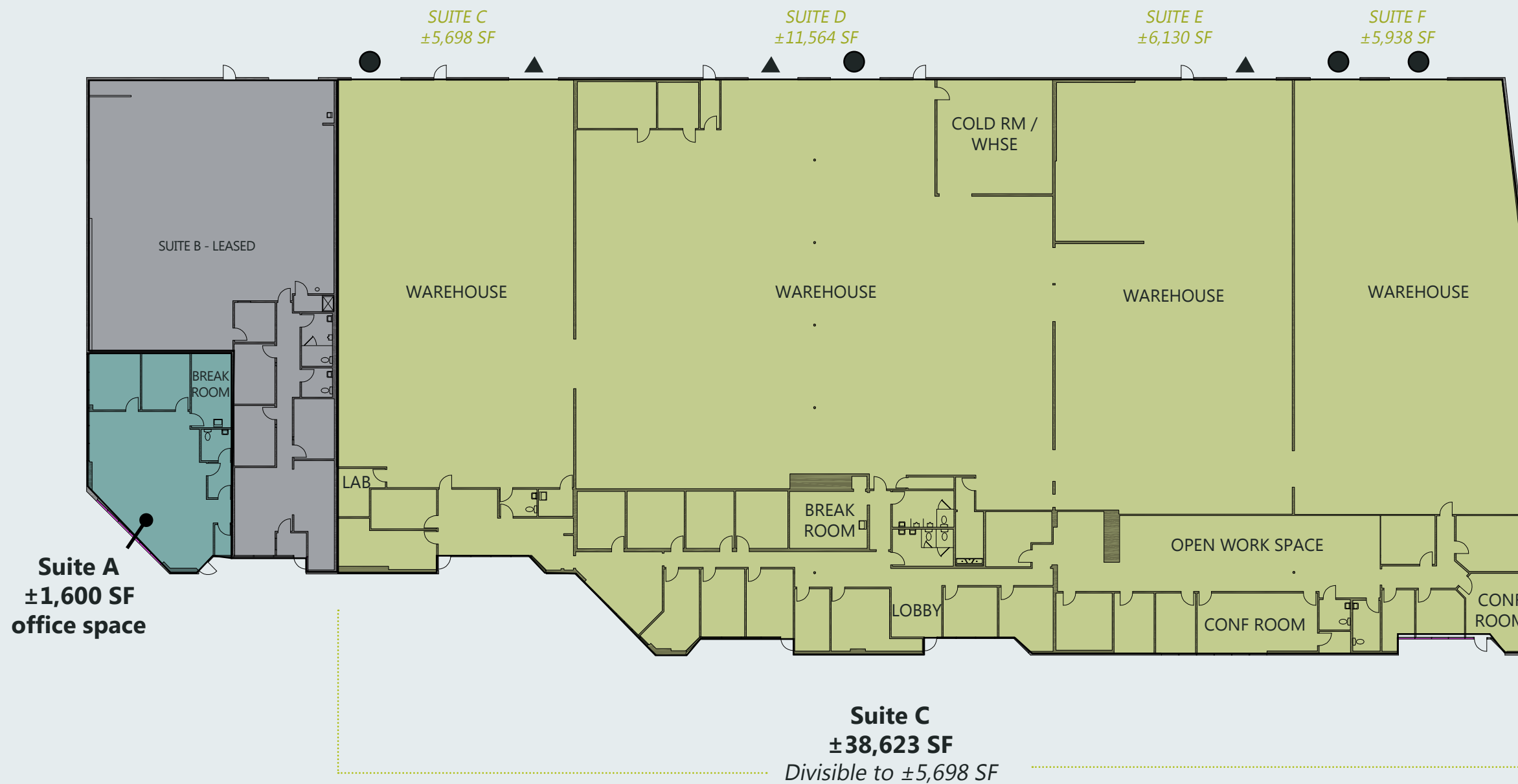
Available

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 ±5,698 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 have climate-controlled warehouse area

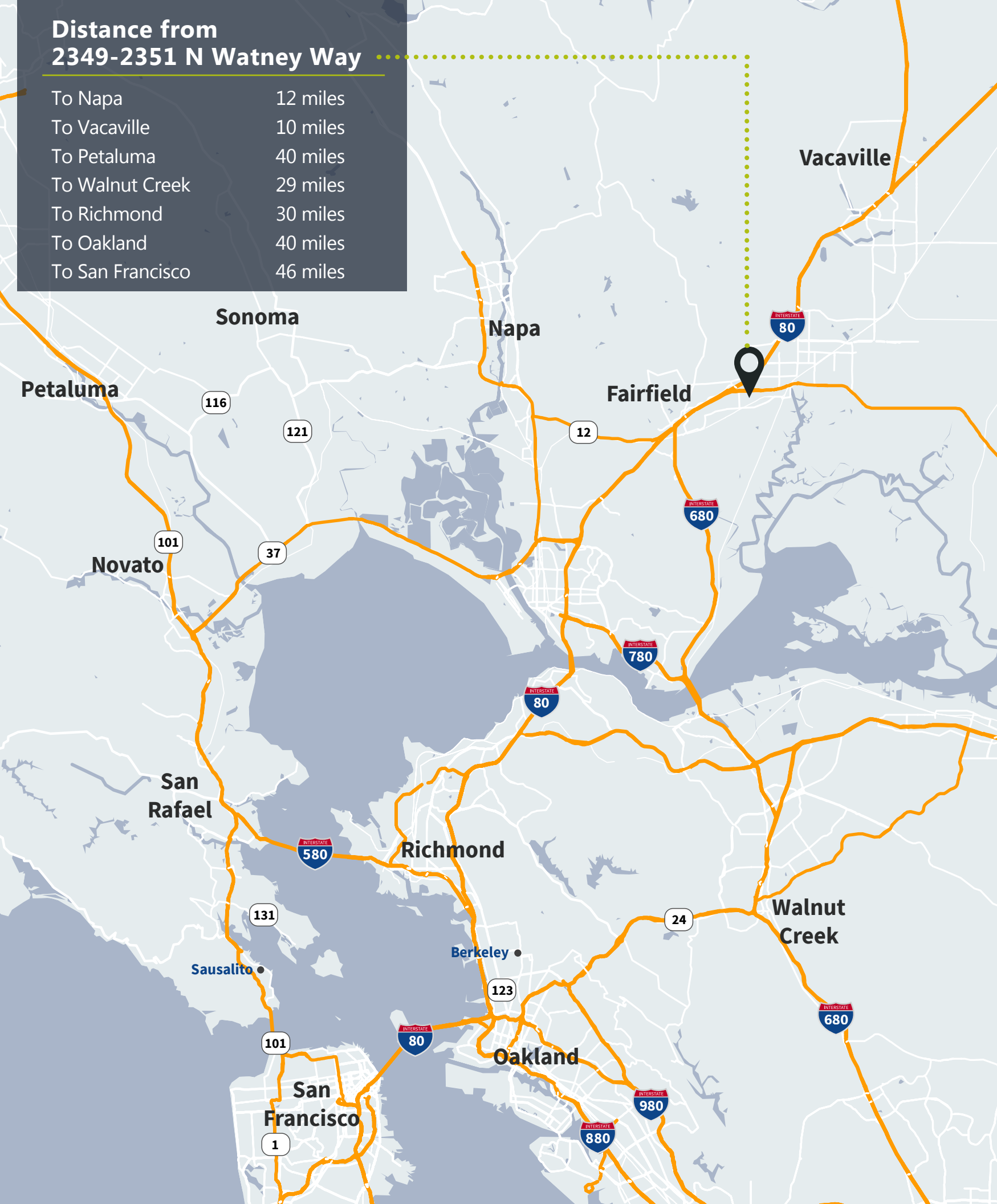
Suite A | ±1,600 SF

- 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



For Information Contact:

Chris Neeb
chris.neeb@jll.com
 +1 707 495 7777
 License #01324612

Matt Bracco
matt.bracco@jll.com
 +1 925 200 3537
 License #01185434

Glen Dowling
glen.dowling@jll.com
 +1 415 299 6868
 License #00890450



Jones Lang LaSalle Brokerage, Inc. Real Estate Lic#01856260

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260 Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2024. Jones Lang LaSalle IP, Inc. All rights reserved.