

2345 Huntington Drive, Fairfield

New Sublease Space Available in Fairfield's Tolenas Industrial Park

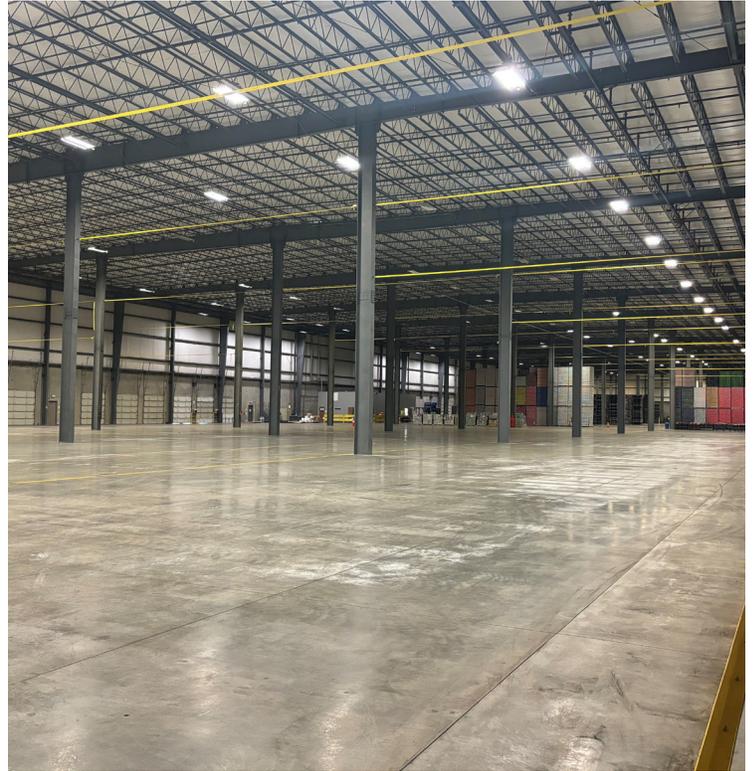
Sublease a rare $\pm 40'$ clear, $\pm 75,000$ SF industrial
warehouse strategically located in NE Fairfield, CA.

Available Now | Master Lease Term Through November 30, 2029 (Shorter Term Possible)



Property Highlights

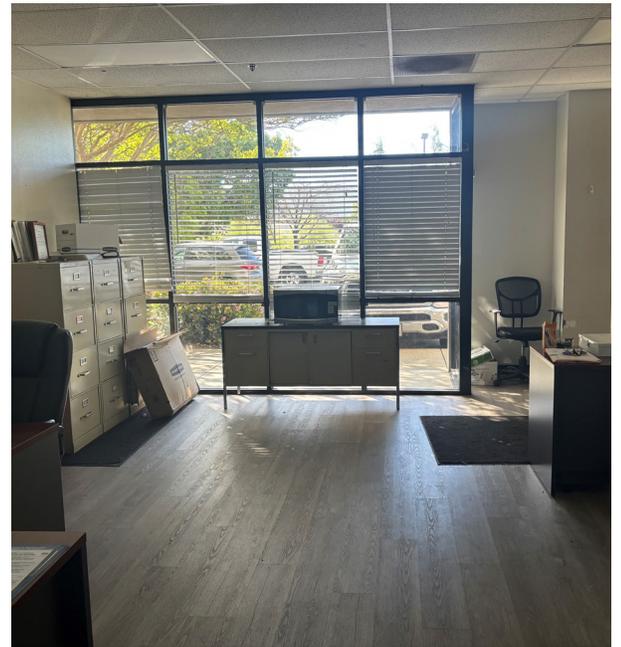
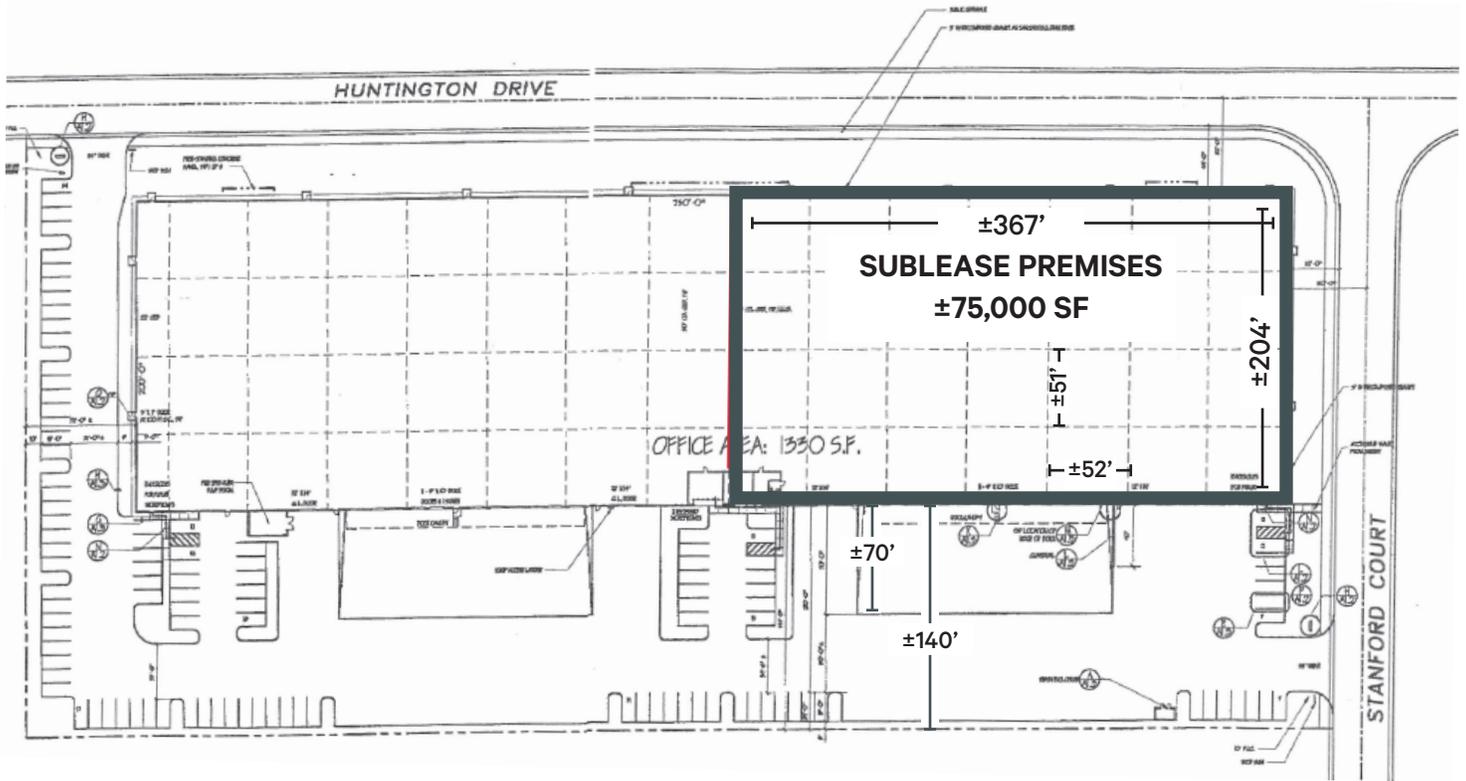
- + Available Space: ±75,000 SF
- + Office Space: ±665 SF
- + Asking \$.65/psf, NNN
- + Clear Height: ±40'
- + ESFR Sprinkler System
- + Eleven (11) Dock High Doors
 - Three (3) Dock Doors Have 40,000 lb. Rite Hite Pit Levelers with Dock Locks and Shelters
- + One (1) ±12' x ±14' Grade Level Door
- + Electrical Service: 1,600 amp, 277/480 V, 3 phase to Building
- + ±140' Staging Area with ±70' Concrete Apron
- + Dimensions ±367'W x ±204'D
- + Column Spacing (Typical) ±52'6" W x ±51' D
- + Abundant Local Labor Supply
- + Master Lease Through November 30, 2029. Shorter Term Possible



Industrial Warehouse

2345 Huntington Drive | Fairfield, CA 94533

For Sublease



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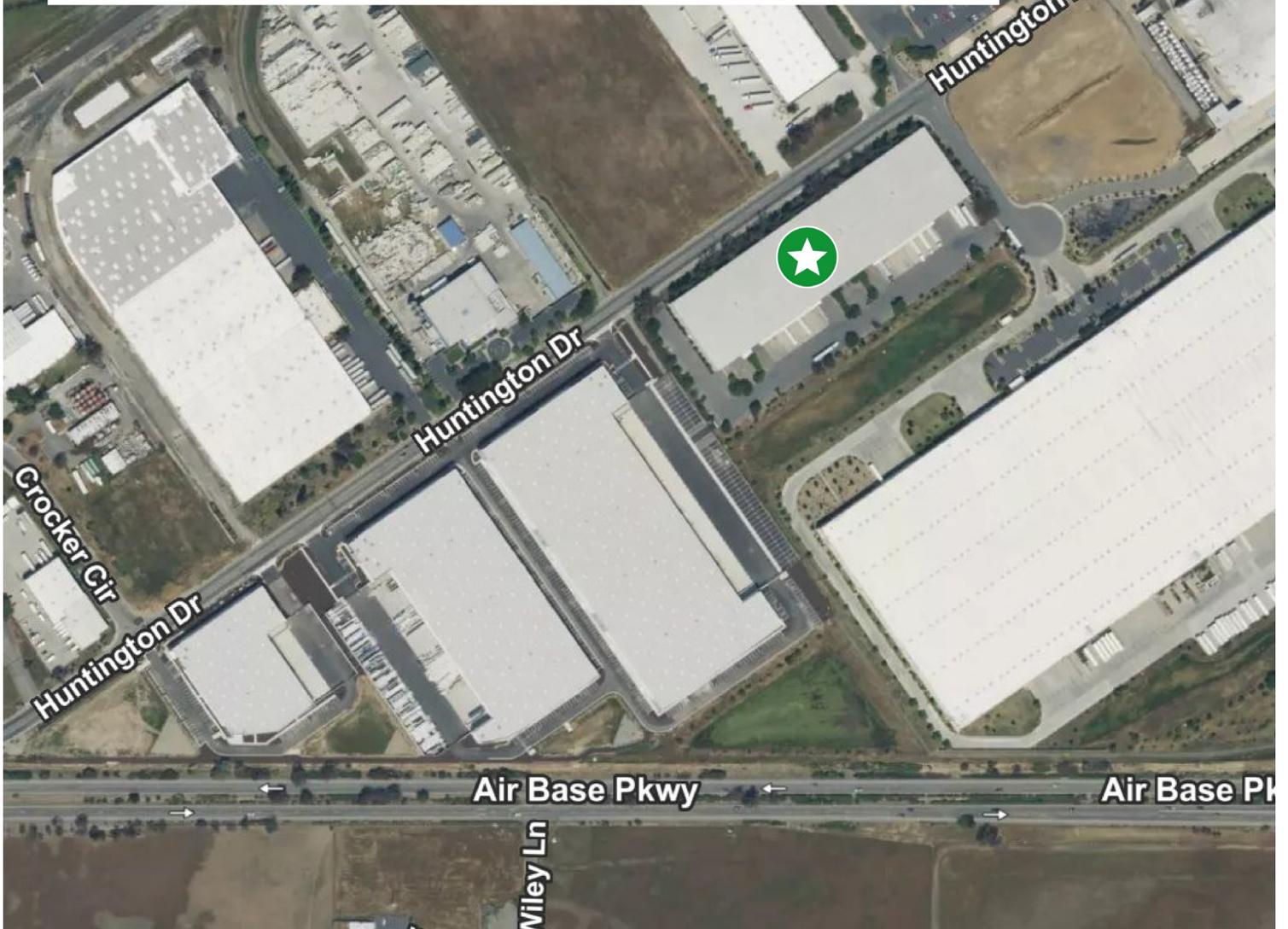
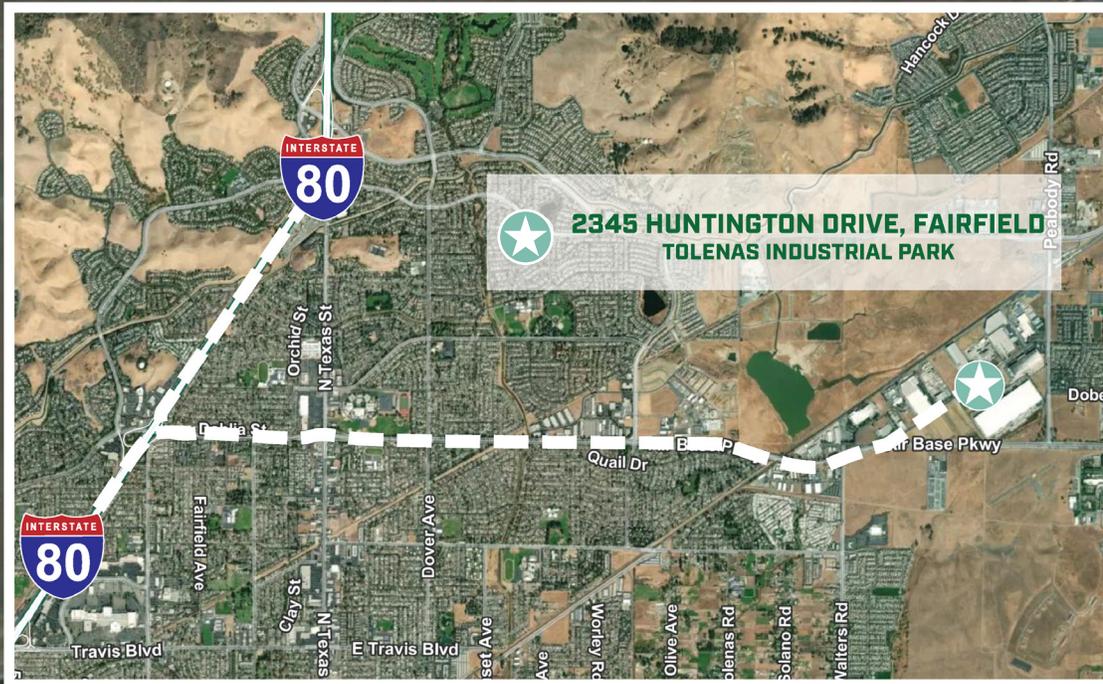
www.cbre.com/walnutcreek



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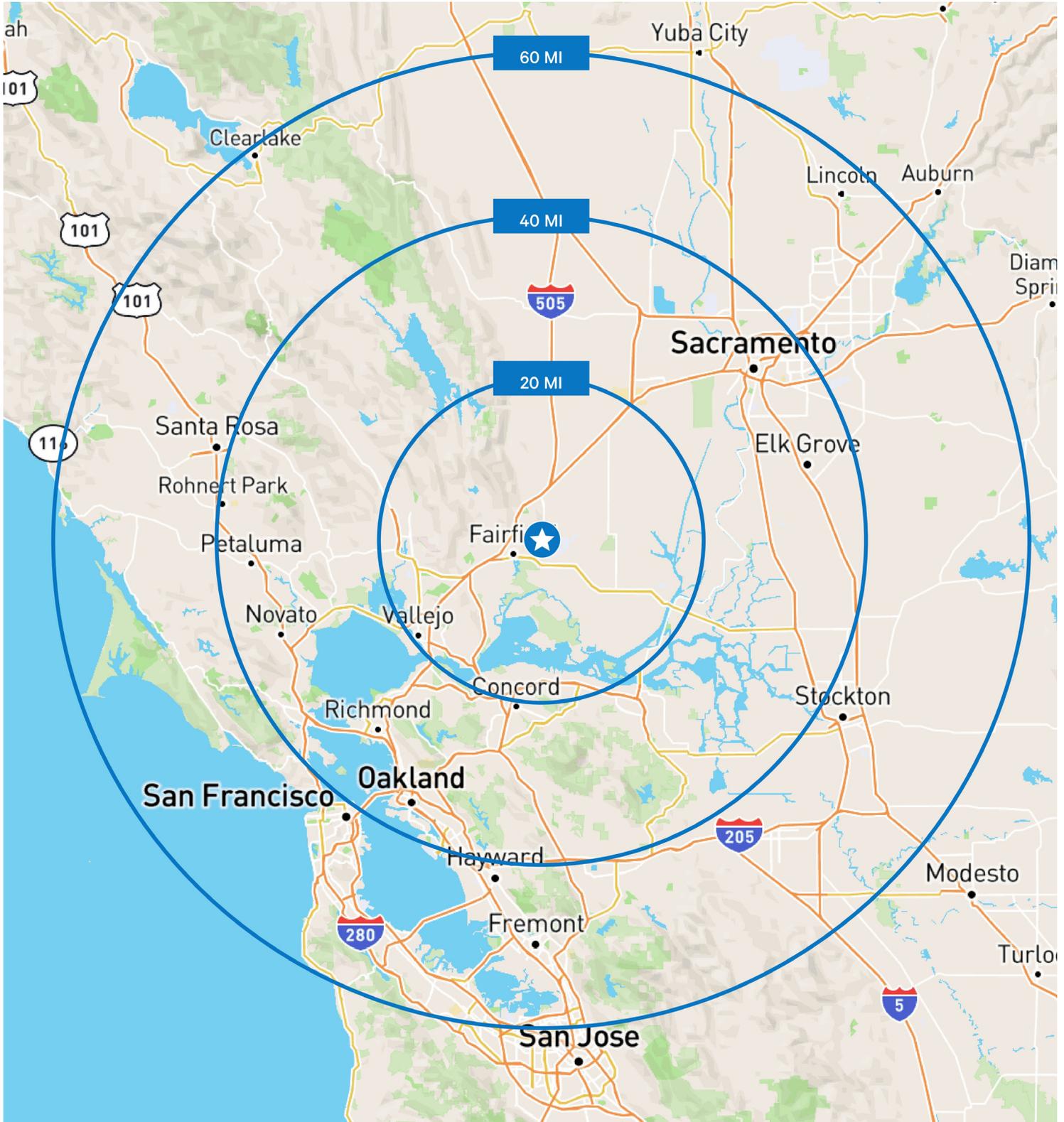
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