

499 Watt Drive, Suite B  
Fairfield, CA  
[www.cbre.com/walnutcreek](http://www.cbre.com/walnutcreek)

# 499 Watt Drive, Suite B, Fairfield, CA

±5,950 SF Office and Warehouse Suite with Outdoor Fenced Area



Suite B

499 Watt Drive | Fairfield, CA 94534

Industrial | For Lease

# Property Highlights

- + ±5,950 Total Square Feet Available
- + Two (2) Story Office Totaling ±1,800 Square Feet
- + One (1) Restroom
- + Storage Area with Mezzanine
- + Current Outdoor Fenced Area
- + Two (2) ±10' x ±12' Grade-Level Doors
- + Minimum ±20' Clear Height
- + Sprinklered
- + Skylights
- + ±200 Amp, 120/208V, 3-Phase Electrical Service (Tenant to verify)
- + Great Proximity to I-80, I-680 and Hwy 12
- + Limited Industrial (IL) Zoning. Typical Uses Include Warehousing, Distribution, Assembly and Fabrication, Administrative Offices, R&D, and Business Support Services
- + Call Broker for Pricing

## Contact Us

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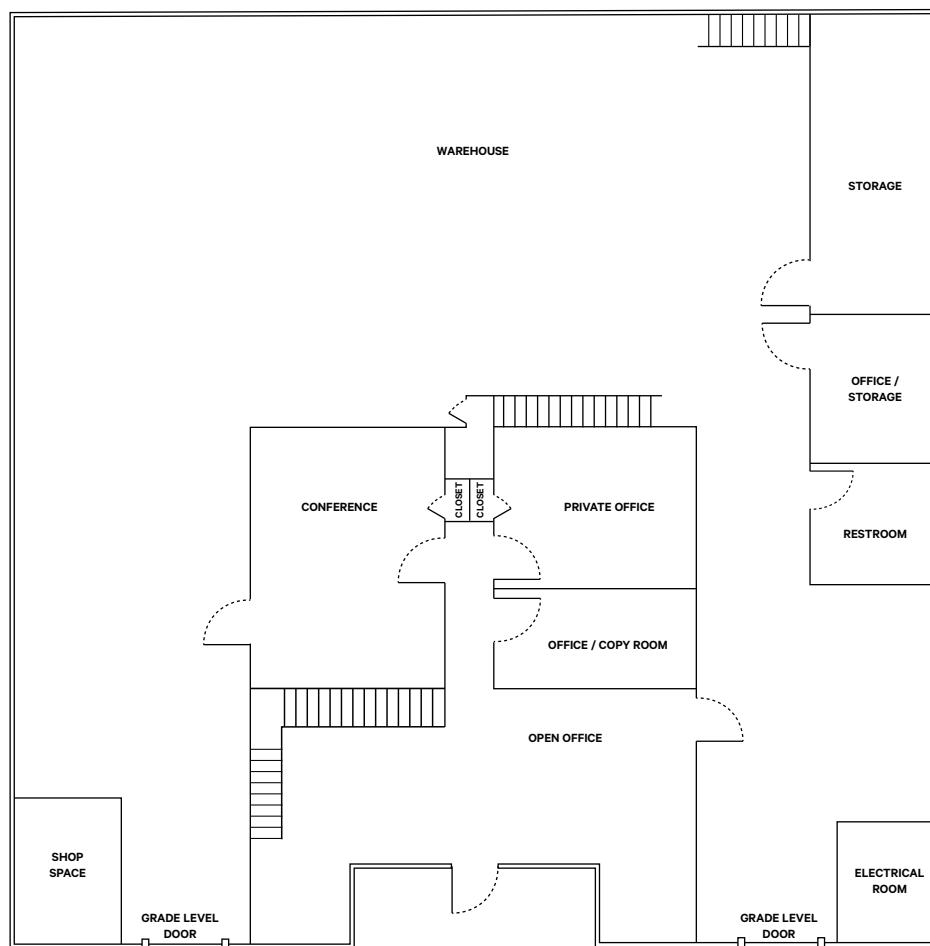
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## Floor Plan

### Ground Floor



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## Aerial Map

