

499 Watt Drive Fairfield, CA

±10,500 SF Industrial Building

Perfect For Owner/User or Investor



Industrial Building

499 Watt Drive | Fairfield, CA 94534

For Sale



Industrial Building and Yard

Property Highlights

- + ±10,500 SF Industrial Building
- + Currently Two Tenants – One (1) On a Shorter Term Lease and the Other on a Month-to-Month Lease
- + On ±1.06 Acre Parcel
- + Five (5) Grade Level Doors (±10 x ±12’)
- + Minimum ±20’ Clear Height
- + Ample Electrical Service
- + Great Proximity to I-80, I-680 and Hwy 12
- + Fenced Yard
- + Sprinklered and Skylights
- + APN #0180-140-22
- + Limited Industrial (IL) Zoning. Typical Uses Include Warehousing, Distribution, Assembly and Fabrication, Administrative Offices, R&D, and Business Support Services
- + Call Broker For Pricing

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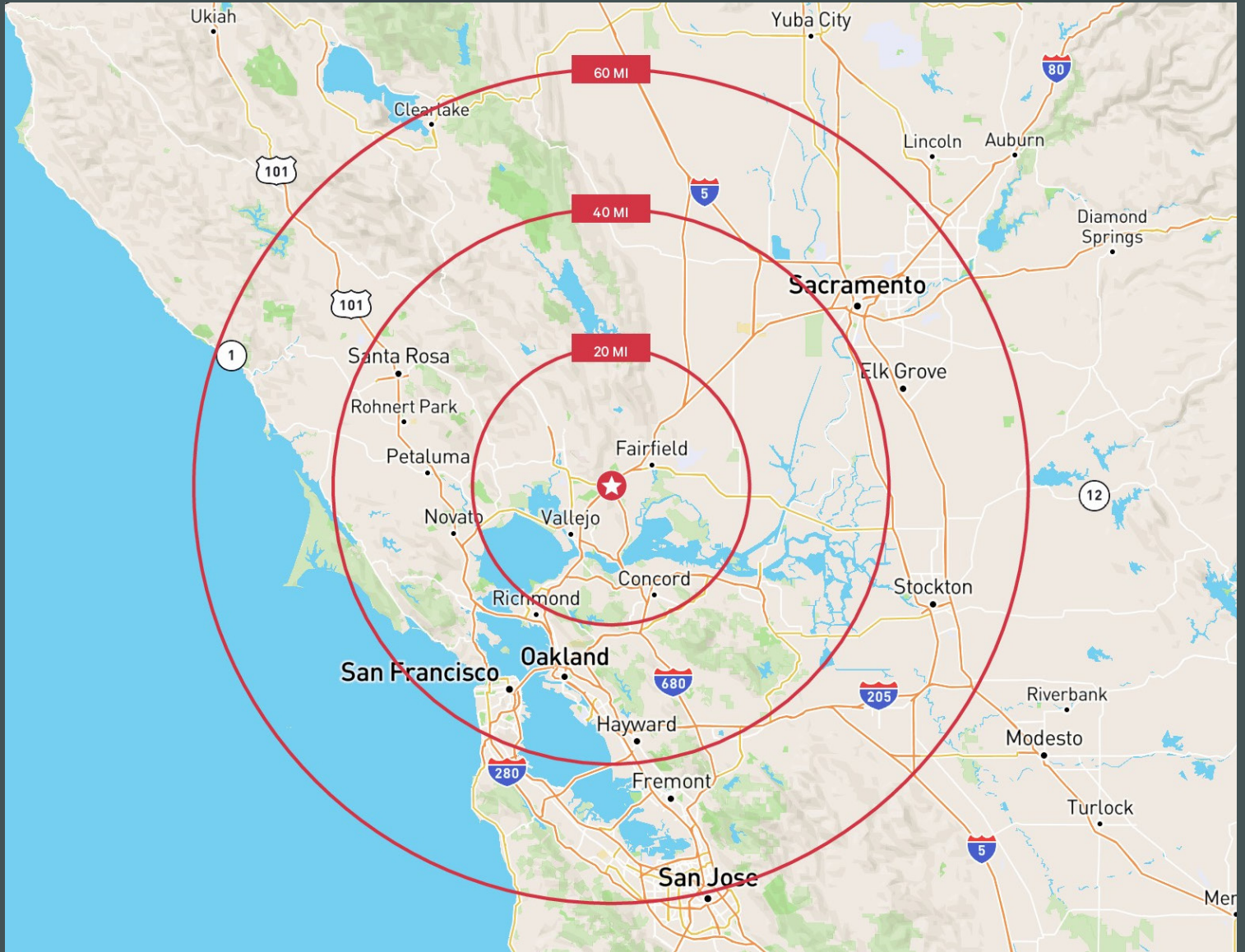
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Industrial Building - Demographics

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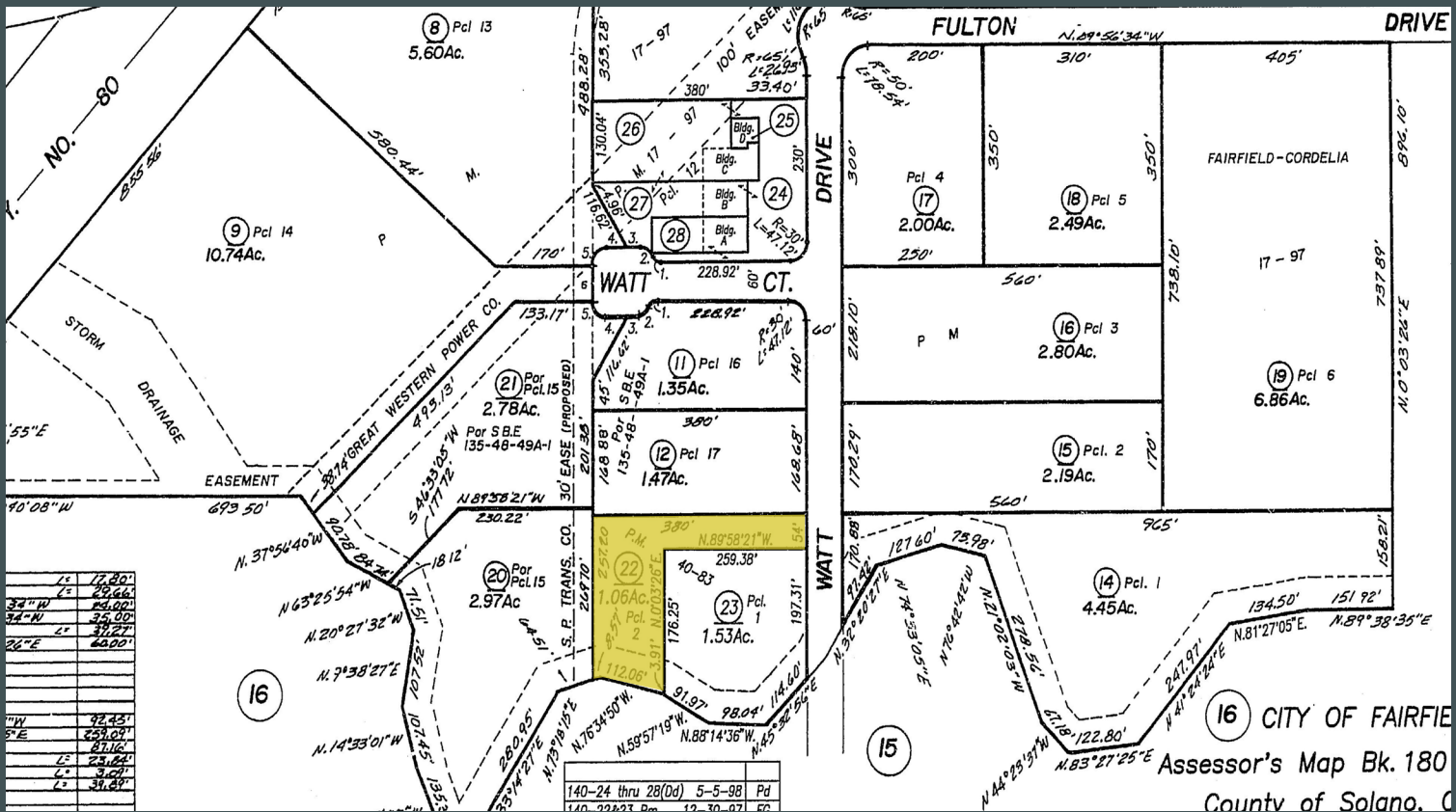
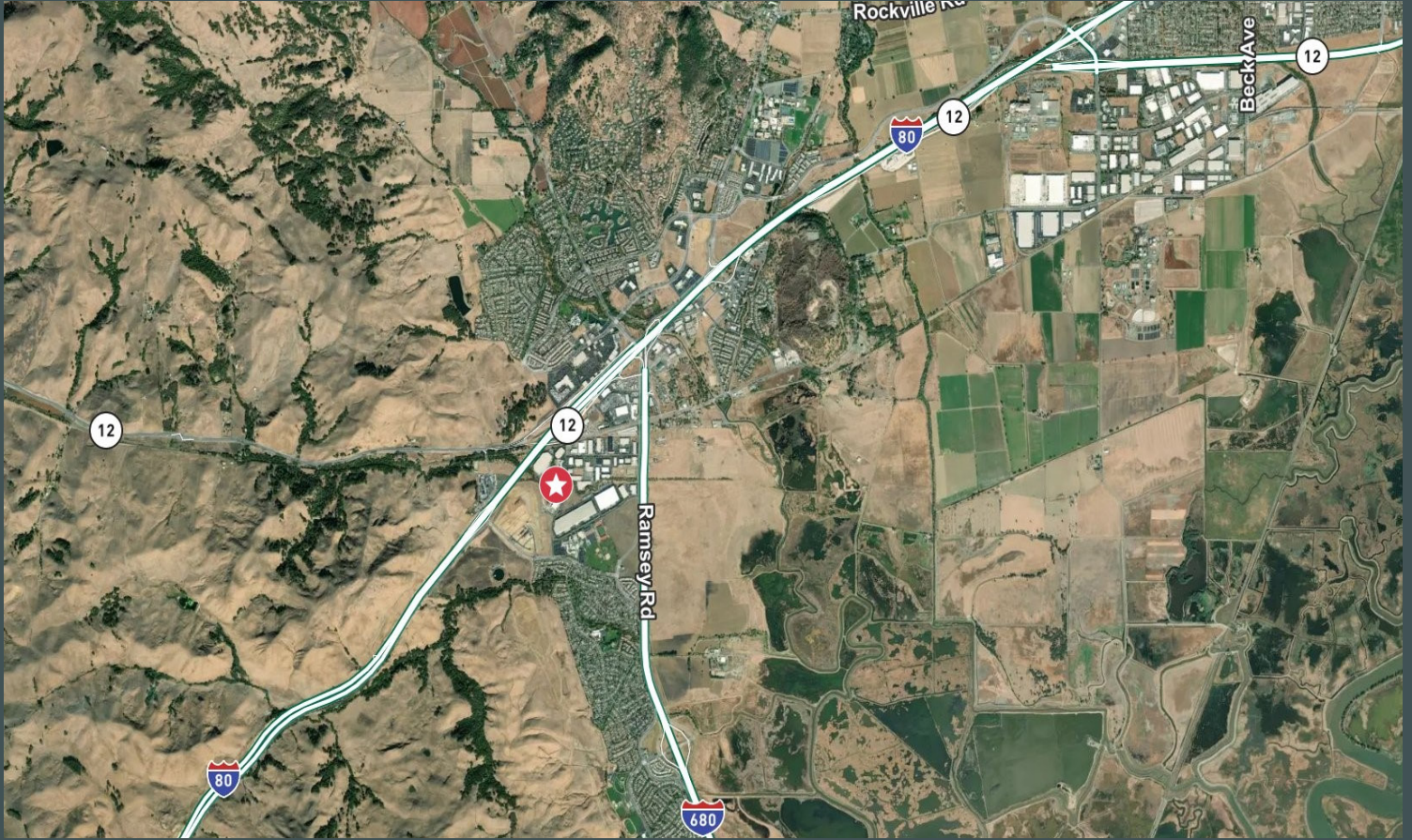


499 Watt Drive, Fairfield CA 94534	3 MILES	5 MILES	10 MILES
Population			
2023 Population	22,395	30,172	329,803
2028 Population Projection	23,300	31,078	330,803
Household Income			
2023 Average Household Income	\$160,137	\$166,503	\$120,351
2028 Average Household Income Projection	\$182,286	\$189,167	\$137,279
Households			
2023 Households - Current Year Estimate	7,154	9,792	112,063
2028 Households - Five Year Projection	7,535	10,193	113,205

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Contact Us

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