

5160 Fulton Drive

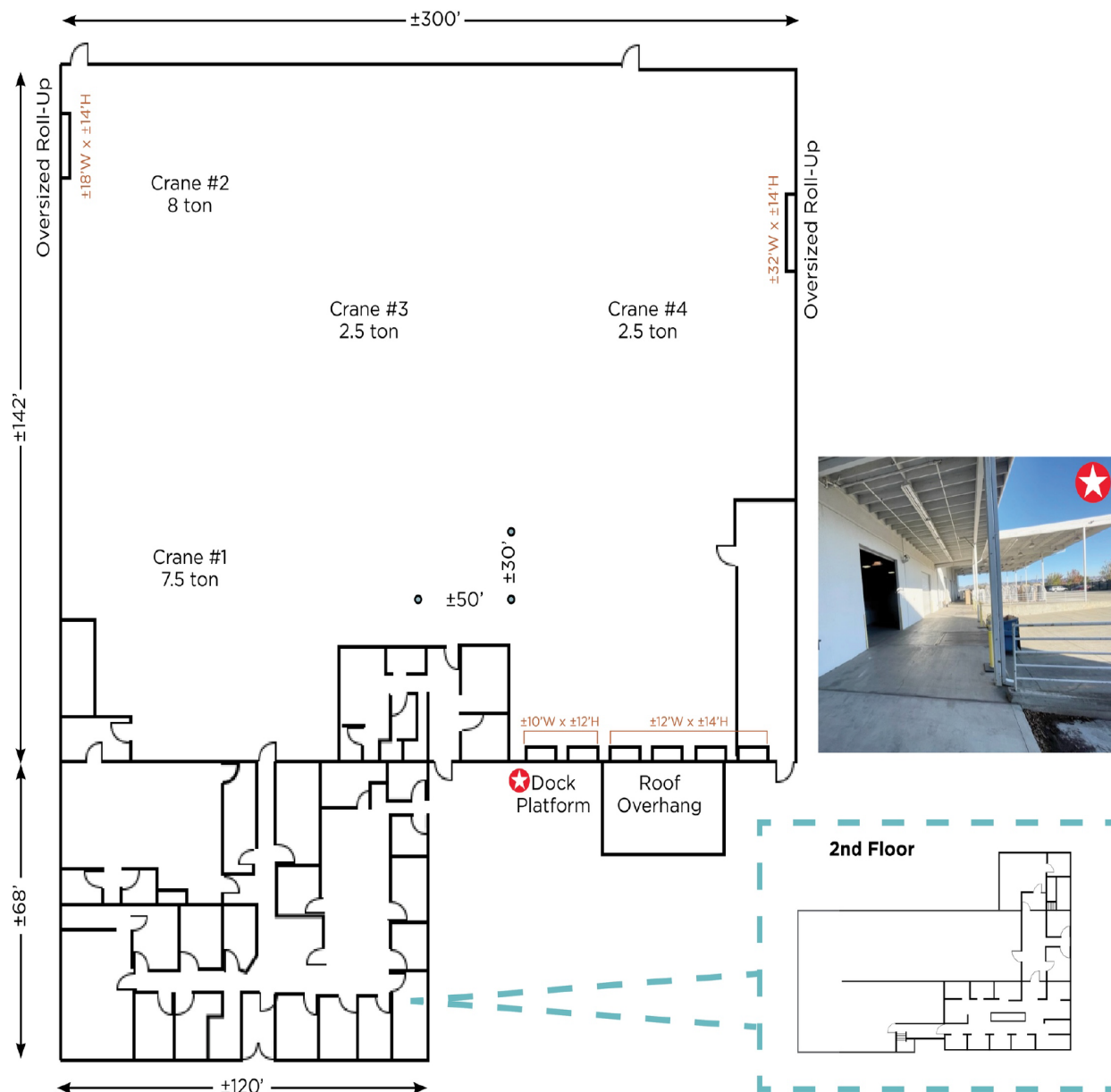
Fairfield, CA 94534

±60,694 SF (2.99 acre fully secured site) Available for Sublease



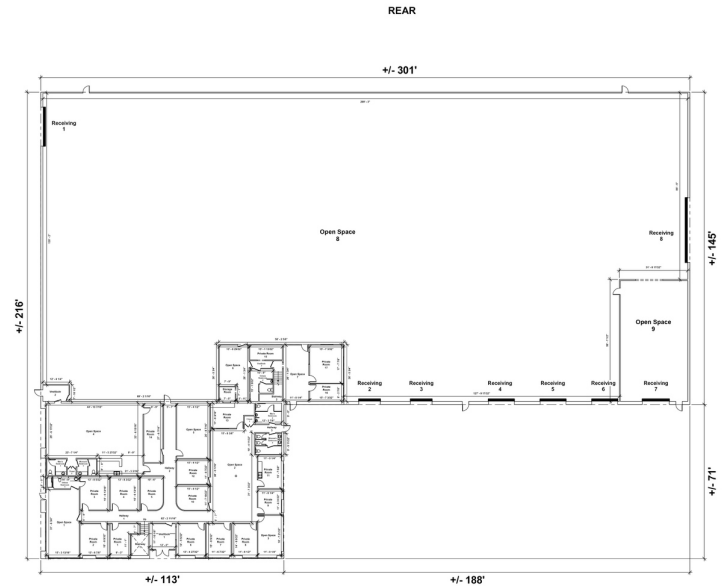
**±60,694 SF STANDALONE
FULLY SECURED LIGHT INDUSTRIAL BUILDING**

FLOOR PLAN

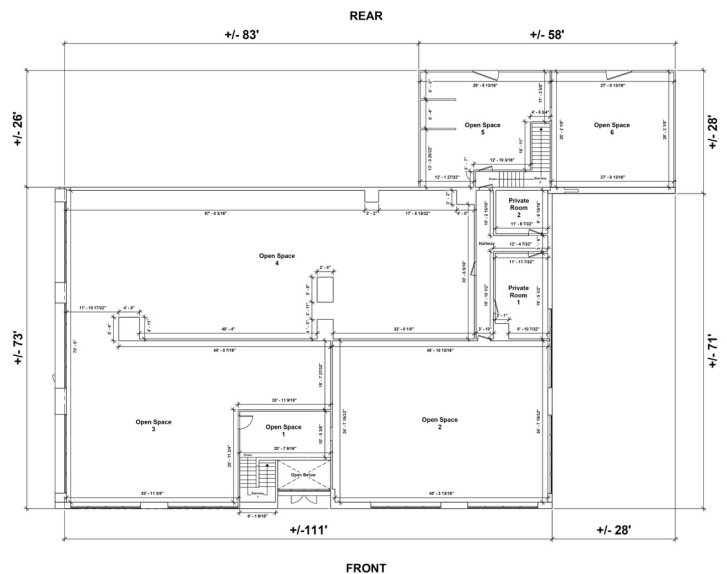


Property Highlights

- Site: 2.99 Acre fully secured site
- Building SF: $\pm 60,694$
- Dimensions: 300' Wide x 216' Deep
- Office SF: $\pm 10,000$ SF (2 story)
- Six (6) Dock Doors accessed by partially covered multi position dock platform
- Four (4) cranes servicing the warehouse:
 - * Two (2) 2.5 ton cranes
 - * One (1) 7.5 ton crane
 - * One (1) 8 ton crane
- Two (2) oversized grade doors (side)
- Clear Height: $\pm 24'$
- Upgraded to 1600 amps, 277/480 volts
- Auto Parking: ± 63 parking spaces (marked)
- Concrete surface throughout drive aisles & staging areas
- Column Spacing: $\pm 50'W \times 30'D$, subject to cranes (see floor plan)
- Sublease term expires: August 31, 2028



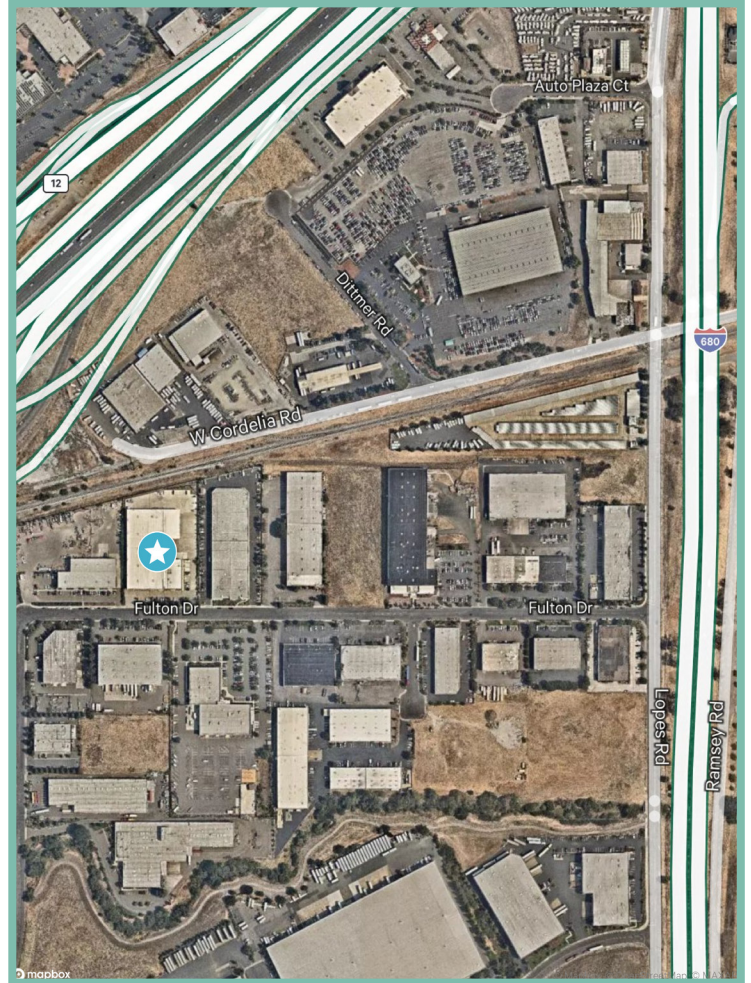
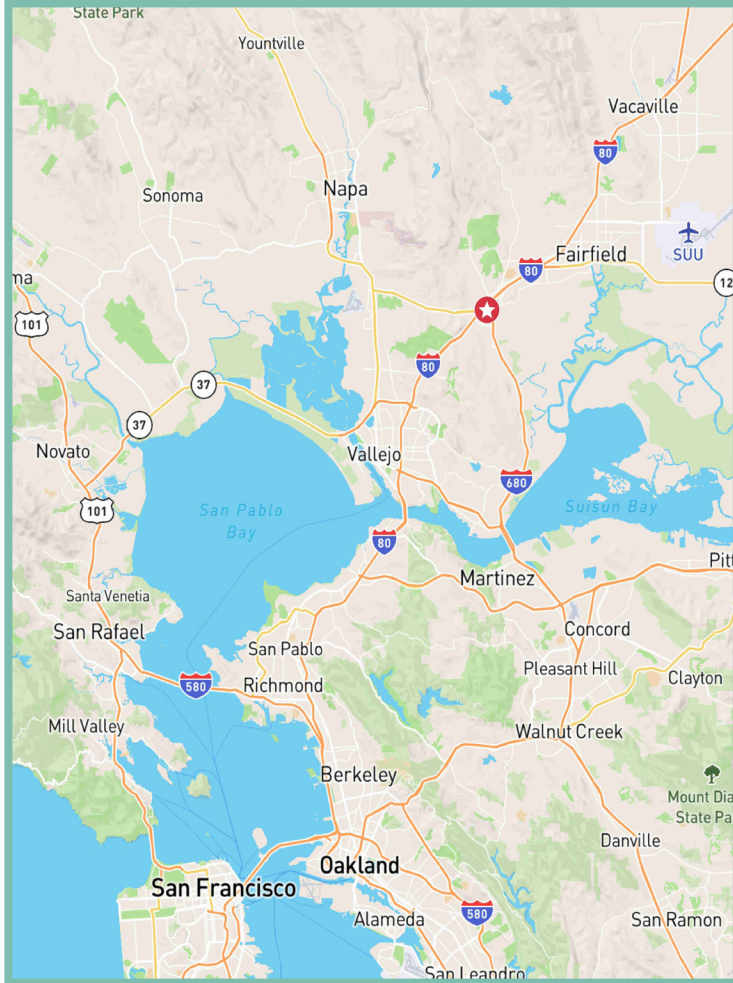
1st Floor



2nd Floor

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Fairfield | Ca 94534

For Sublease



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