



INTERCHANGE

LOGISTICS CENTER

5195 FERMI DRIVE · FAIRFIELD, CALIFORNIA

EXTENSIVE MARKET-READY
RENOVATIONS UNDERWAY

±607,208 SF Available

Fairfield's largest warehouse/
distribution building

[View Project Video](#)

www.5195FermiDrive.com



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Site Details

RENOVATIONS NOW UNDERWAY:

- 56 hydraulic dock-high levelers w/ 45,000 lb. capacity
- Dock leveler packages with restraints, lights, bumpers & fans
- Dock, grade, and man door replacement (all insulated)
- LED warehouse lighting with motion sensors
- Interior and exterior paint
- Landscape replacement
- Asphalt/concrete repair and re-stripping

Building specifications

Building area: 607,208 SF distribution facility (divisible)

Dimensions: ±400' wide x 1,540' long

Main office: ±6,468 SF
(plus additional warehouse office, break area & restrooms)

Sprinkler: ESFR fire suppression system (K25 sprinkler heads)

Column spacing: ±57.5' x ±57.5'

Clear height: ±30' - 33'

Staging area: ±140' depth; ±70' concrete apron

Tenant improvements: to suit

Roof: standing seam metal roof

Floor: ±6" slab

Lighting: LED lighting with motion sensors

Electrical power

Power: 2,000 amps, 277/480v, 3-phase power

Parking

Trailer parking: 90 trailer drops with concrete stick pads

Parking: ±143 vehicle parking stalls

Loading area

Cross dock loading: 56 dock-high doors
(With hydraulic levelers and trailer locks)

Grade level: 8 doors (12'x14')

Access

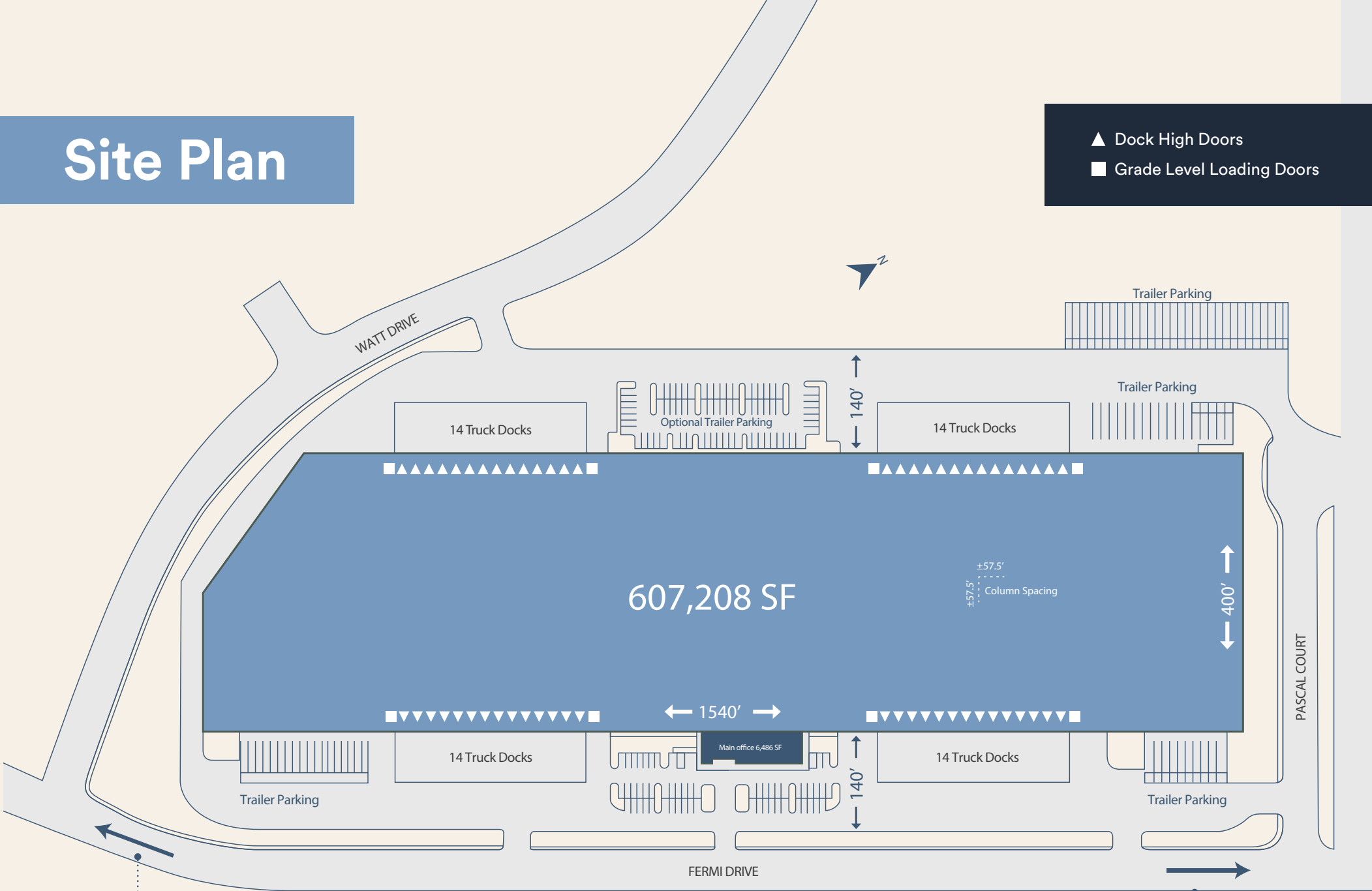
Immediate access to I-80, I-680, and Hwy 12

39 miles to the Port of Oakland

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Site Plan

- ▲ Dock High Doors
- Grade Level Loading Doors



I-80 to Oakland | HWY 12 to Napa (< 1 mile)
Sacramento & Interstate 5

Interstate 680 to Concord/East Bay (1.5 miles)
Central Valley via Interstate 580

Truck Access






Cordelia Weigh Station
East & Westbound

47 miles
to Sacramento

7 miles to Napa

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Freeway access:

-  < 1 mile
-  1.5 miles
-  2.0 miles

39 miles to
Port of Oakland

20 miles to
Concord/East Bay

Corporate Neighbors

COSTCO

ASHLEY

12

TRICORBRAUN

Scott

CRESCO
EQUIPMENT RENTALS

INTERSTATE
80

**JUST
DESSERTS**

BIOMERICS

COMCAST

PLATT

PRIMAL
PET FOODS INC.
SINCE 2001

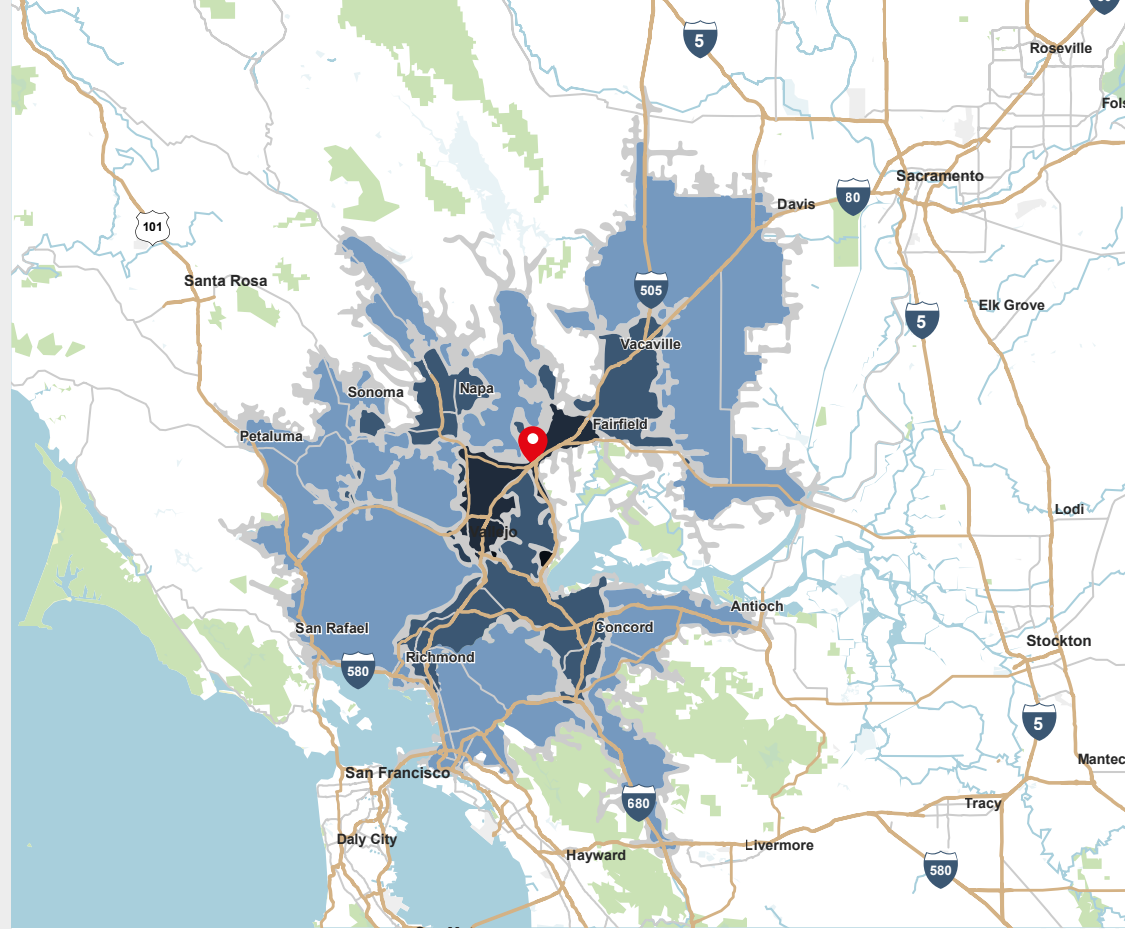
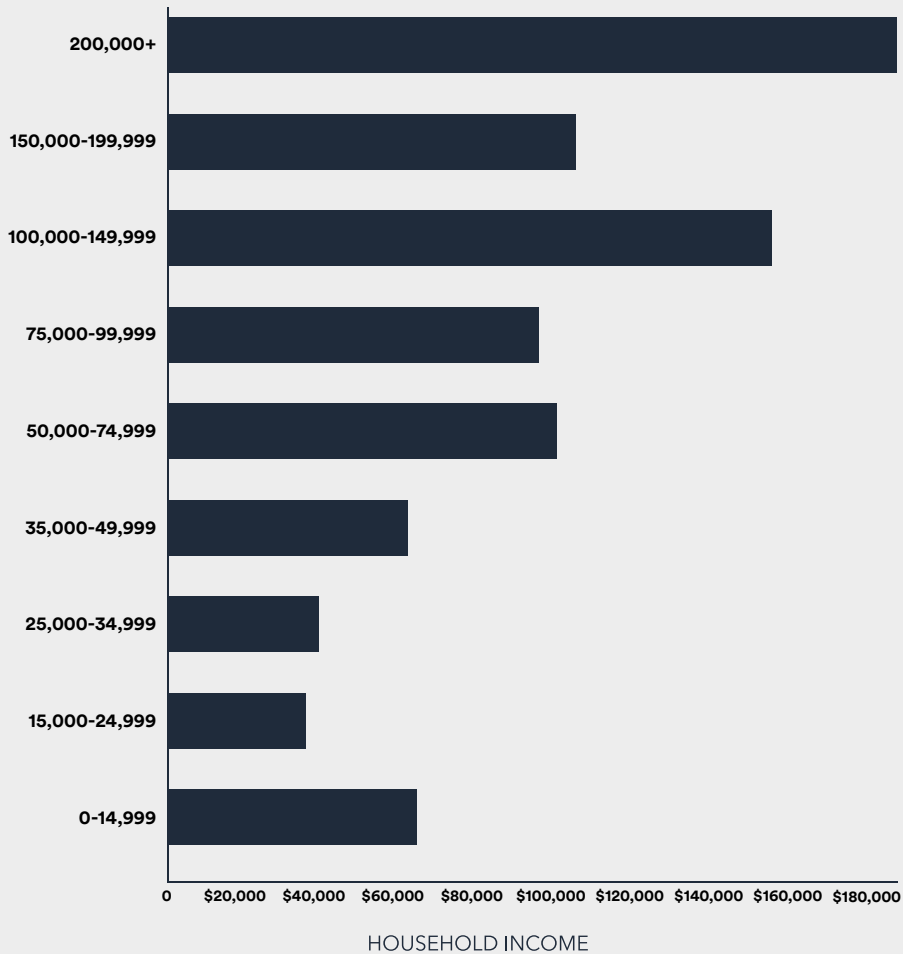
FedEx

CRYSTAL GEYSER

INTERSTATE
680

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Demographics

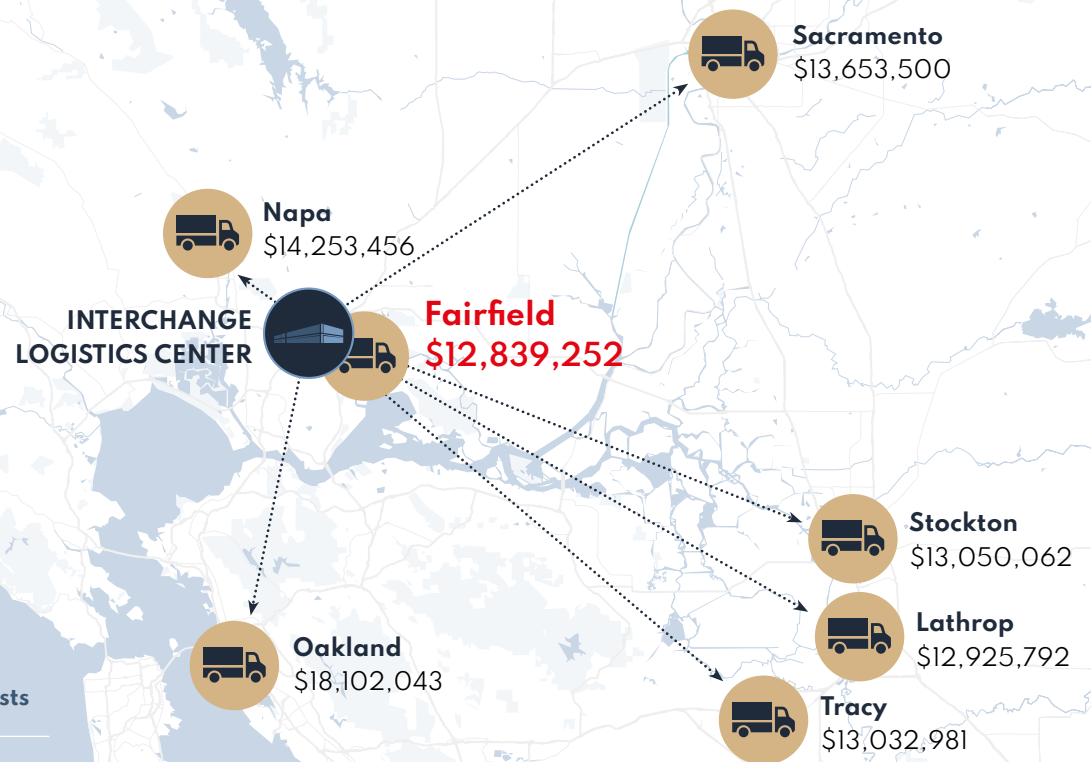


2023 Demographics within a 45-min drive time



Occupancy Cost Advantage

Fairfield has the lowest total occupancy cost compared to any other industrial submarket in Northern California.



Site	Cost for 7,500 Containers	Annual RE Cost	Annual Payroll	Total Annual Costs
Fairfield	\$4,470,000	\$6,339,252	\$2,030,000	\$12,839,252
Lathrop	\$4,920,000	\$6,047,792	\$1,958,000	\$12,925,792
Tracy	\$4,590,000	\$6,484,981	\$1,958,000	\$13,032,981
Stockton	\$5,190,000	\$5,902,062	\$1,958,000	\$13,050,062
Sacramento	\$5,647,500	\$6,120,657	\$1,958,000	\$13,726,157
Napa	\$4,582,500	\$7,577,956	\$2,093,000	\$14,253,456
Oakland	\$3,615,000	\$12,387,043	\$2,100,000	\$18,102,043

Drive Time Map

To Cities	Distance (Miles)
Napa	7
Concord/East Bay	20
Oakland	34
San Francisco	40
Sacramento	49
Stockton	60
San Jose	74
Tracy	80
Fresno	188

To Ports	Distance (Miles)
Port of Benicia	20
Port of Oakland	39
Oakland Intermodal	37
Port of Stockton	62
Ports of LA/Long Beach	413
Port of Seattle	755

To Airpots	Distance (Miles)
Napa Airport	8
SFO International Airport	60
Oakland Airport	44

To Cities	Distance (Miles)
Reno	163
Portland	579
Boise	584
Las Vegas	593
Salt Lake City	680
Phoenix	777
Denver	1196





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