

FOR SALE OR LEASE

GREEN VALLEY TECH PLAZA

±103,128 SF FACILITY SUITABLE FOR MULTIPLE USES
±83,399 CONTIGUOUS SF AVAILABLE / DIVISIBLE
5253 BUSINESS CENTER DRIVE | FAIRFIELD, CA



RETAIL, R&D, FLEX AND LIFE SCIENCE USES ALLOWED

±103,128 SF FACILITY BUILDING
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5253 Business Center Drive
Fairfield, CA

BROOKS PEDDER, SIOR
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CBRE



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±11.06 ACRES

SOLAR PANELS ON ROOF & PARKING AREA

Over ±40,000 sf of solar panels located on roof and within covered parking area. Power is available from Pacific Power (solar operator) to users within the project at a flat rate of \$0.17342 per kWh for up to 123 kWh. Applicable PG&E A6 Rates currently run from \$.19883 kWh to \$.56891 kWh depending on time of day and year. Overall savings of ±12.8% (Off-Peak Winter) to \$.69.5% (Peak Summer).

7/1,000 PARKING

AT NO ADDITIONAL COST

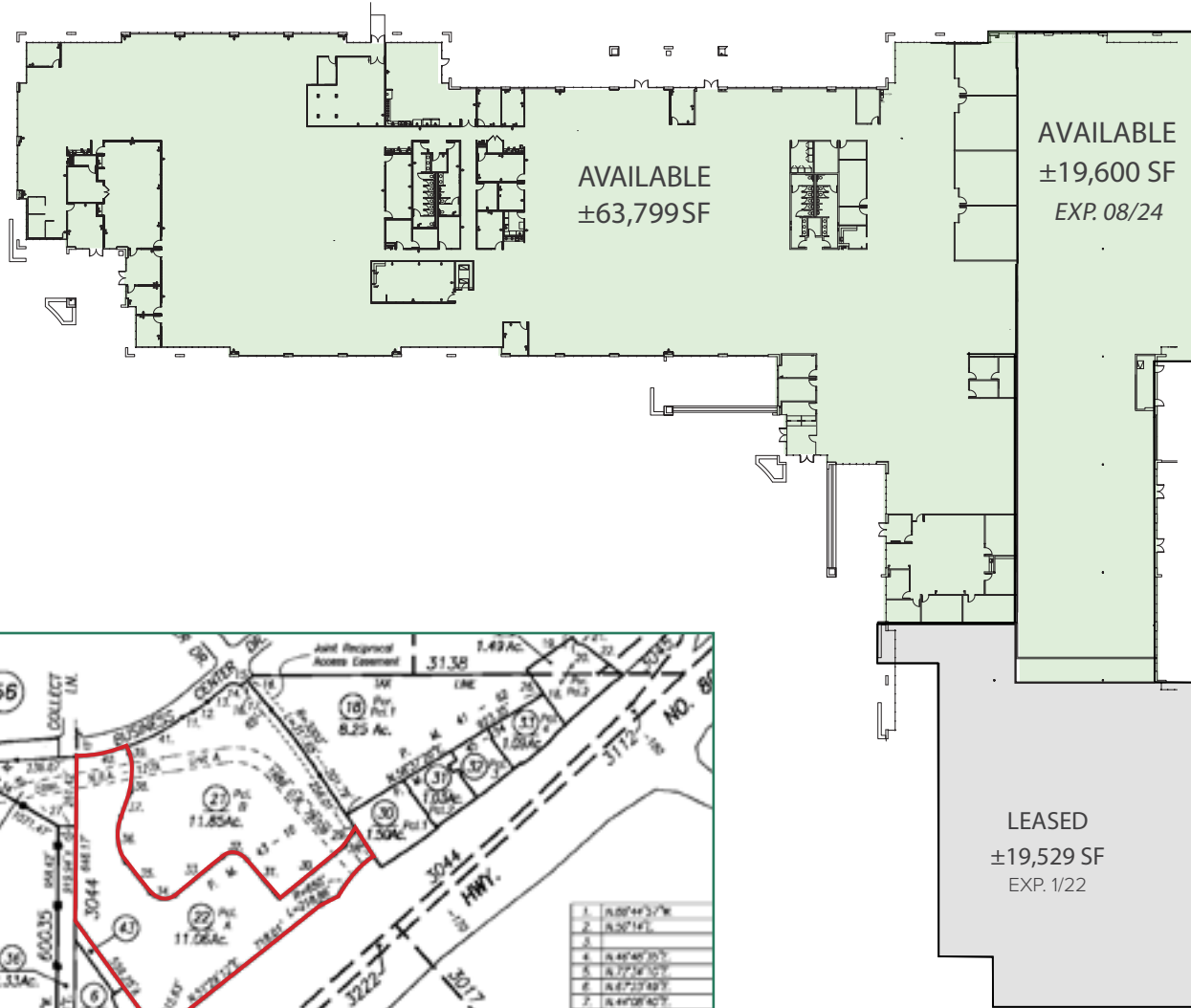


PROPERTY HIGHLIGHTS

- ▶ ±83,399 contiguous square feet available
- ▶ Four (4) suites with the ability to further divide
- ▶ Fiber/Internet capability
- ▶ Built in 2000
- ▶ Power: ±3,000 amps at 277/480 volts
- ▶ Clear Height: 19'6" below the roof deck and 10' below the T-bar
- ▶ APN: 0148-270-220
- ▶ Zoning: BP-NC (Industrial & Business Park)
- ▶ Freeway visibility
- ▶ Direct access to I-80 and I-680
- ▶ Adjacent to Highway 12 offering direct connection to Napa
- ▶ Adjacent retail and services
- ▶ Private exterior entry doors
- ▶ Solar: 123 kWh system is available with 384 Sun Power panels
- ▶ Efficiently configured floor plan with no common-areas reducing load factor to zero
- ▶ Concrete tilt-up wall panels with storefront window systems
- ▶ Flat, built-up roof with mineral-surfaced cap
- ▶ Sprinklers: .2/1500
- ▶ Ideal for Life Science production and research

SITE PLAN

← 1-80 FRONTAGE →



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LIFE SCIENCE / R&D / FLEX OFFICE CONVERSION IN PROGRESS



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**WELL MAINTAINED &
ATTRACTIVE FACILITY**





CVS pharmacy
SAFeway
UPS
USbank **TJ-MAXX** **SUBWAY**
 Great Clips *Massage Envy SPA* **ETHAN ALLEN**

COSTCO WHOLESALE

BANK OF AMERICA

GRANITE EXPO

site

Round Table **9**

ARCO

ASHLEY

ACCESS
 Green Valley Rd/ Suisun Valley Rd @ I-80
 Green Valley Rd @ I-680
 Green Valley Rd @ HWY 12

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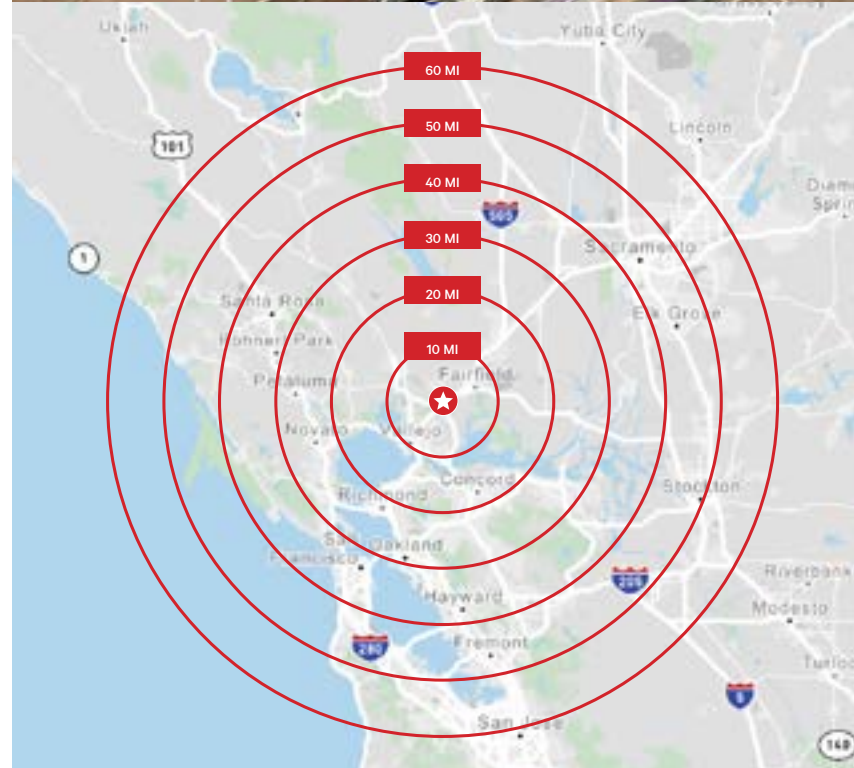
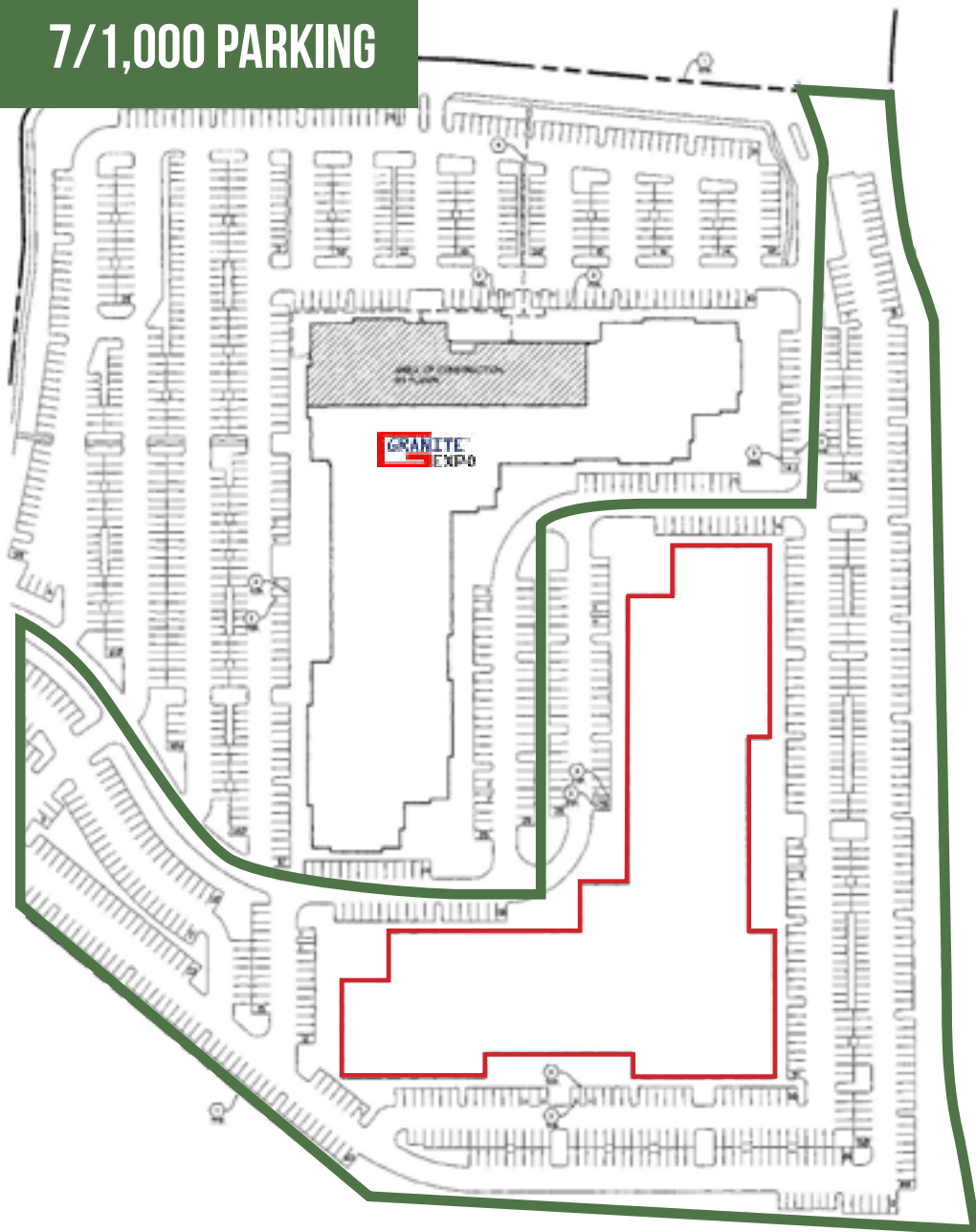
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7/1,000 PARKING



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