

AVAILABLE FOR SALE

# 2300 N WATNEY WAY

±67,510 SF WAREHOUSE BUILDING ON 7.43 AC

SOLANO BUSINESS PARK



## PROPERTY HIGHLIGHTS

±59,990 SF warehouse | ±7,520 SF main two-story office space |  
6 dock-high doors (3 with levelers) | 2 grade level doors |  
±24' clear height | heavy power - 4,000 amps | secured yard



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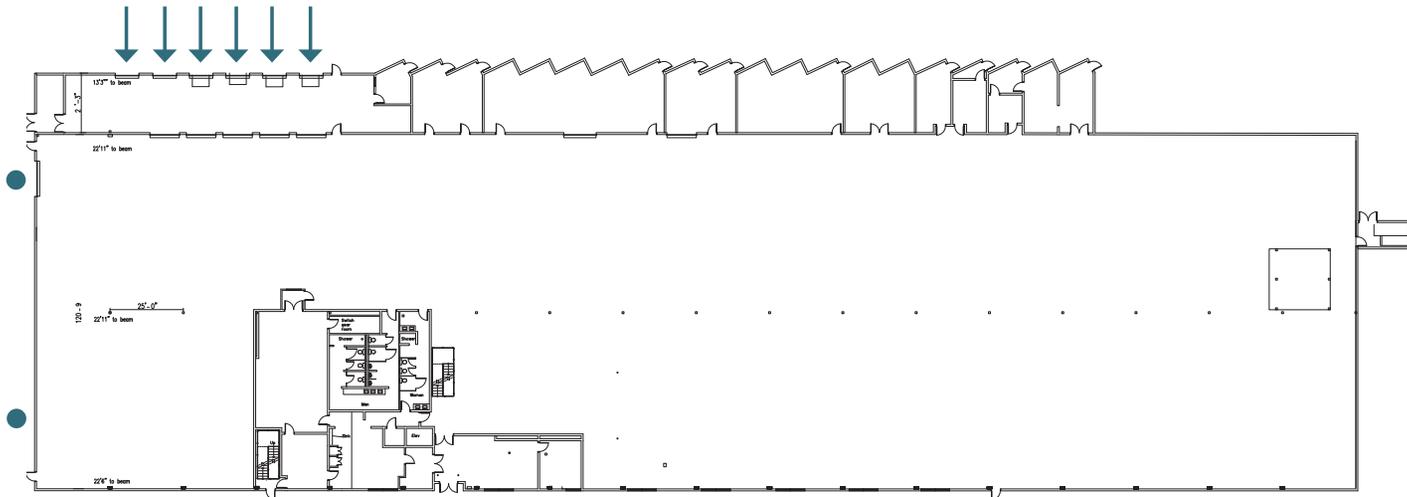
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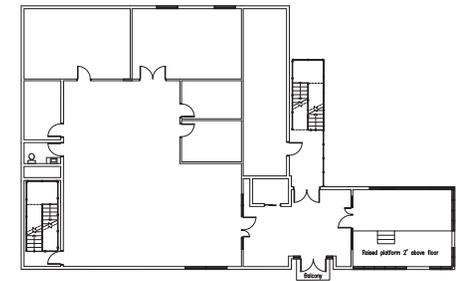
# BUILDING FEATURES

## FIRST FLOOR PLAN



Front landscaping could potentially be developed into additional parking. Contact broker for more info.

## SECOND FLOOR PLAN



**BUILDING SIZE**  
±67,510 SF



**WAREHOUSE**  
±59,990 SF



**OFFICE**  
±7,520 SF 2-story  
main office



**DOCK DOORS**  
6 (3 with levelers)



**GRADE LEVEL DOORS**  
2



**CLEAR HEIGHT**  
±24'



**TRUCK SCALE**  
private truck scale  
on site



**POWER**  
4,000 amps, 277/480  
volt, 3-phase service  
(Tenant to verify)



**COLUMN SPACING**  
±60' x ±25' (typical)



**PARKING**  
±74 spaces with room  
for additional parking  
(See above photo)



**TRAILER PARKING**  
±8 stalls with room for  
additional parking  
(See above photo)



**LIGHTENING**  
New LED lighting  
throughout warehouse



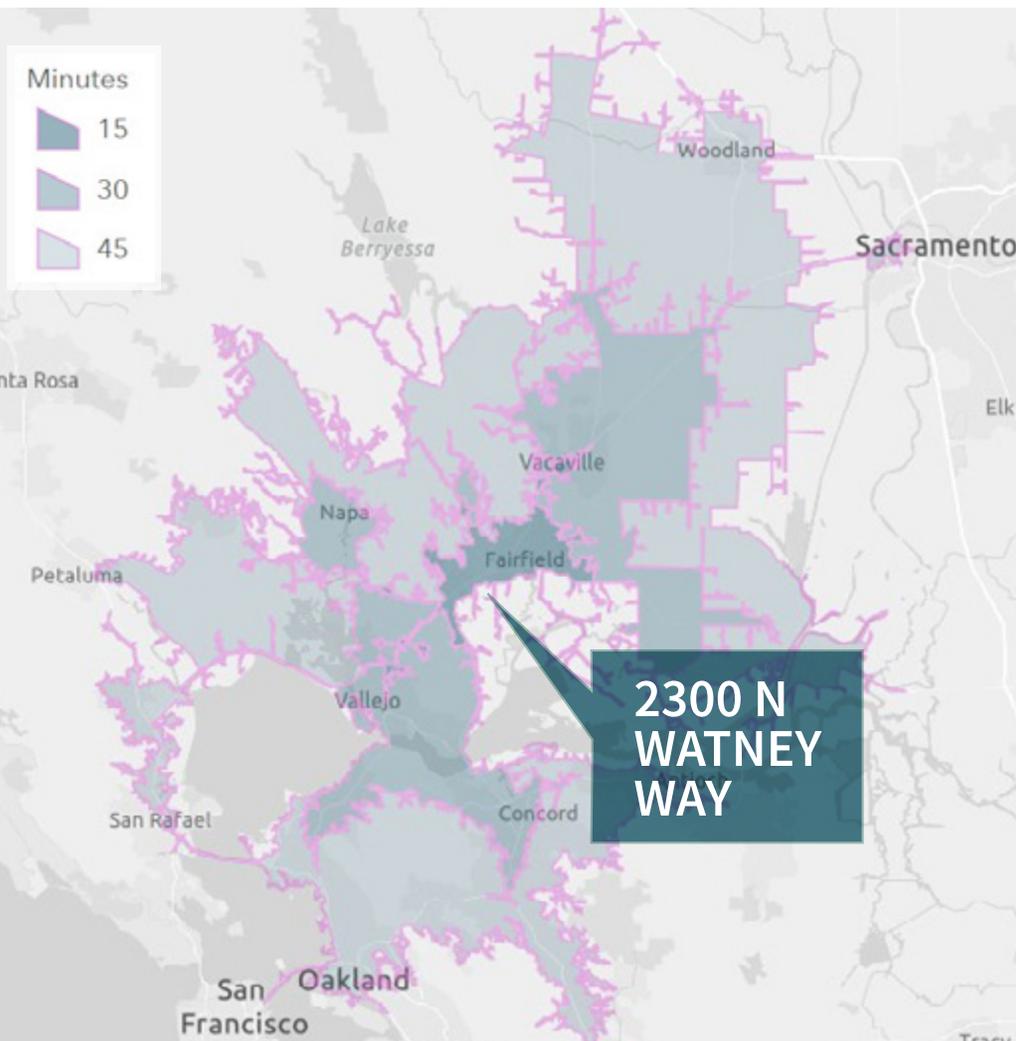
**ROOF**  
New roof installed  
in 2022



**SECURE YARD**  
dock side of property is  
fully fenced and secure

# Demographics

## KEY STATISTICS - 45-MINUTE DRIVE



Variable	2300 N Watney Way, Fairfield, CA 94533		
	15 minutes	30 minutes	45 minutes
2024 Total Population	139,477	684,451	1,898,168
2024 Total Households	46,159	239,244	682,132
2024 Millennial Population (% of total)	25.58%	25.38%	25.54%
2024 Generation X Population (% of total)	19.51%	20.01%	19.49%
2024 Median Household Income	\$98,797	\$103,582	\$109,315
2024 Household Income 200k+	7,350	43,997	163,464
2024 Occupation: Manufacturing	3,379	18,506	44,149
2024 Occupation: Transportation/ Material Moving	755	6,674	21,333

# STRATEGICALLY LOCATED

## DRIVING DISTANCE



I-80  
I-680  
I-505  
Vacaville, CA  
Benicia, CA  
Napa Valley, CA

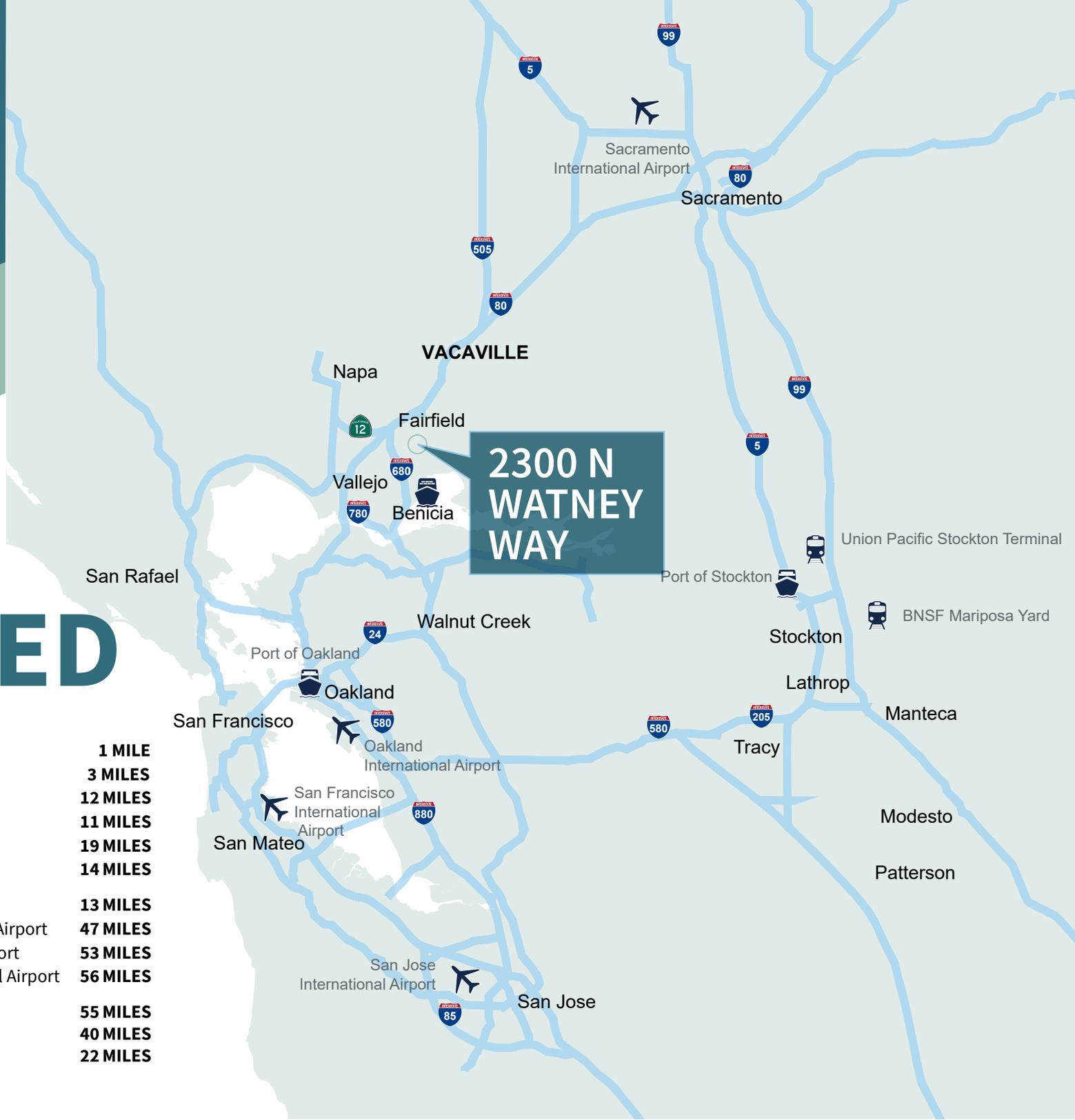


Napa County Airport  
Sacramento International Airport  
Oakland International Airport  
San Francisco International Airport

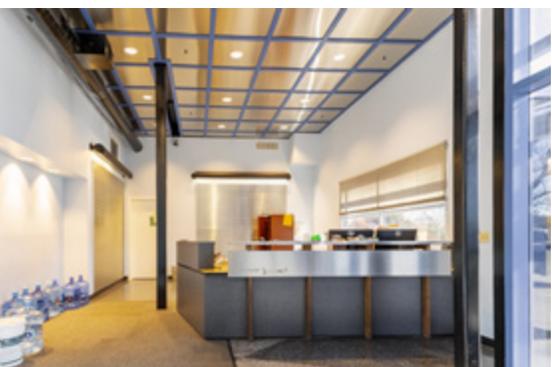
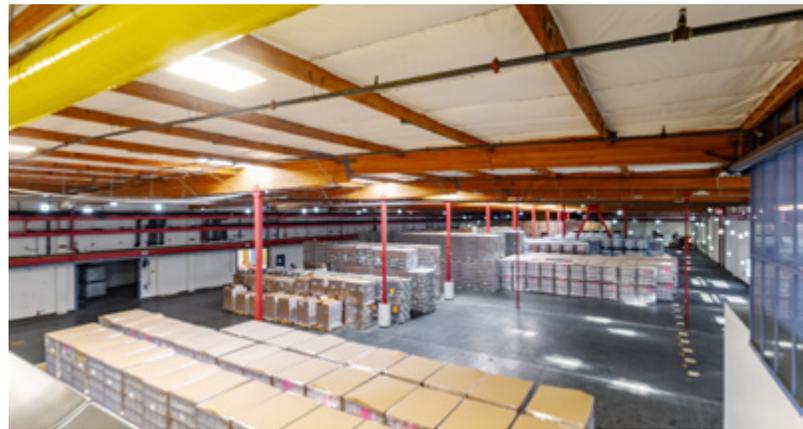
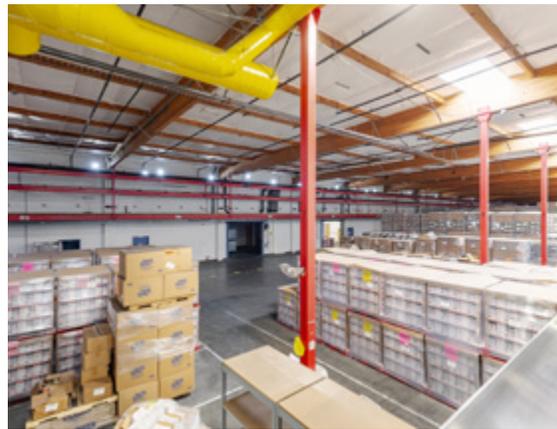


Port of Stockton  
Port of Oakland  
Port of Benicia

**1 MILE**  
**3 MILES**  
**12 MILES**  
**11 MILES**  
**19 MILES**  
**14 MILES**  
**13 MILES**  
**47 MILES**  
**53 MILES**  
**56 MILES**  
**55 MILES**  
**40 MILES**  
**22 MILES**



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WATNEY  
WAY**





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