



Keegan & Coppin
COMPANY, INC.

FOR SALE OR LEASE

750 LINK ROAD
FAIRFIELD, CA

MULTI-TENANT
LIGHT INDUSTRIAL PROPERTY



REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM



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EXECUTIVE SUMMARY



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Keegan & Coppin Co., Inc. is pleased to exclusively offer for sale this exceptionally well positioned light industrial property in Fairfield, California (Solano County). Originally designed as a five-tenant building, the property has been leased to a single tenant since it was constructed in 2003. Conveniently located near the intersection of Interstate 80, 680 and Highway 12, this property has the rare and enviable position to easily service the North, South East and West regions of the San Francisco Bay Area and points further out.

This is an ideal opportunity for an owner/user to utilize the entire approximately 25,150 square feet or lease the remainder to a single tenant. An investor will appreciate the ideal location, it's quality build and ability to easily divide the building into five (5) desirable approximately 5,000 square foot warehouse and office spaces.

- Single Story, Concrete Tilt Up Construction
- Yard Area with Separate Roll-up Door
- Design Center, Conference Room and Ten (10) Private Offices
- Four (4) Restrooms
- 800 Amps, 120/208, 4 Meters
- Sprinkler System for Fire Protection
- Six (6) Grade Level 14' x 14' Roll-up Doors
- Floor Drains

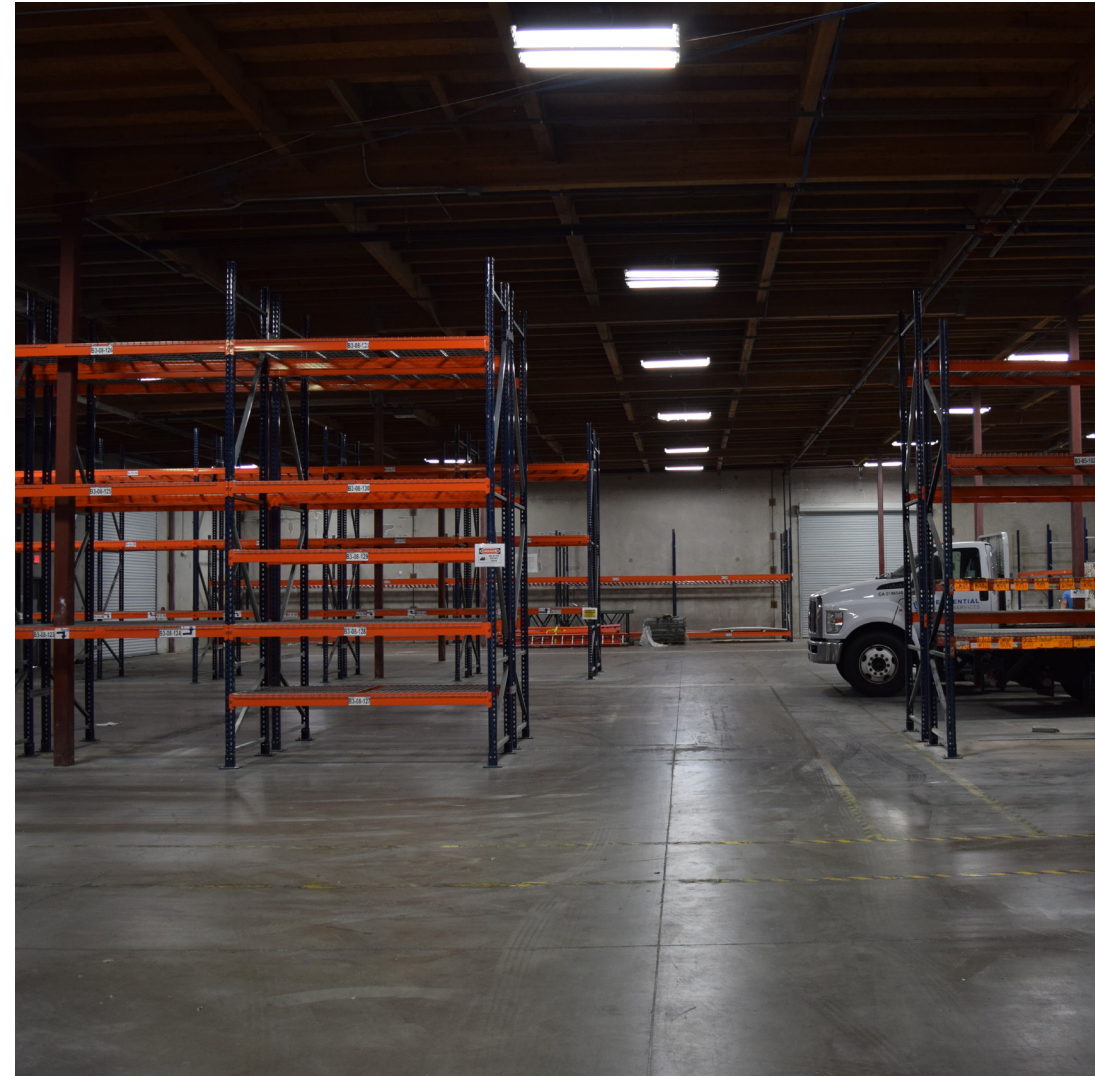
Property is being offered for sale together with 7790-7820 Bell Road, Windsor. Seller will consider separate sales for each. Contact Broker for more information.

Purchase Price: **\$5,975,000**

Lease Rate: **CONTACT BROKER**

Building(s) Total Size: **25,251+/- SQ FT (APPROX.)**

Price / PSF: **\$237**



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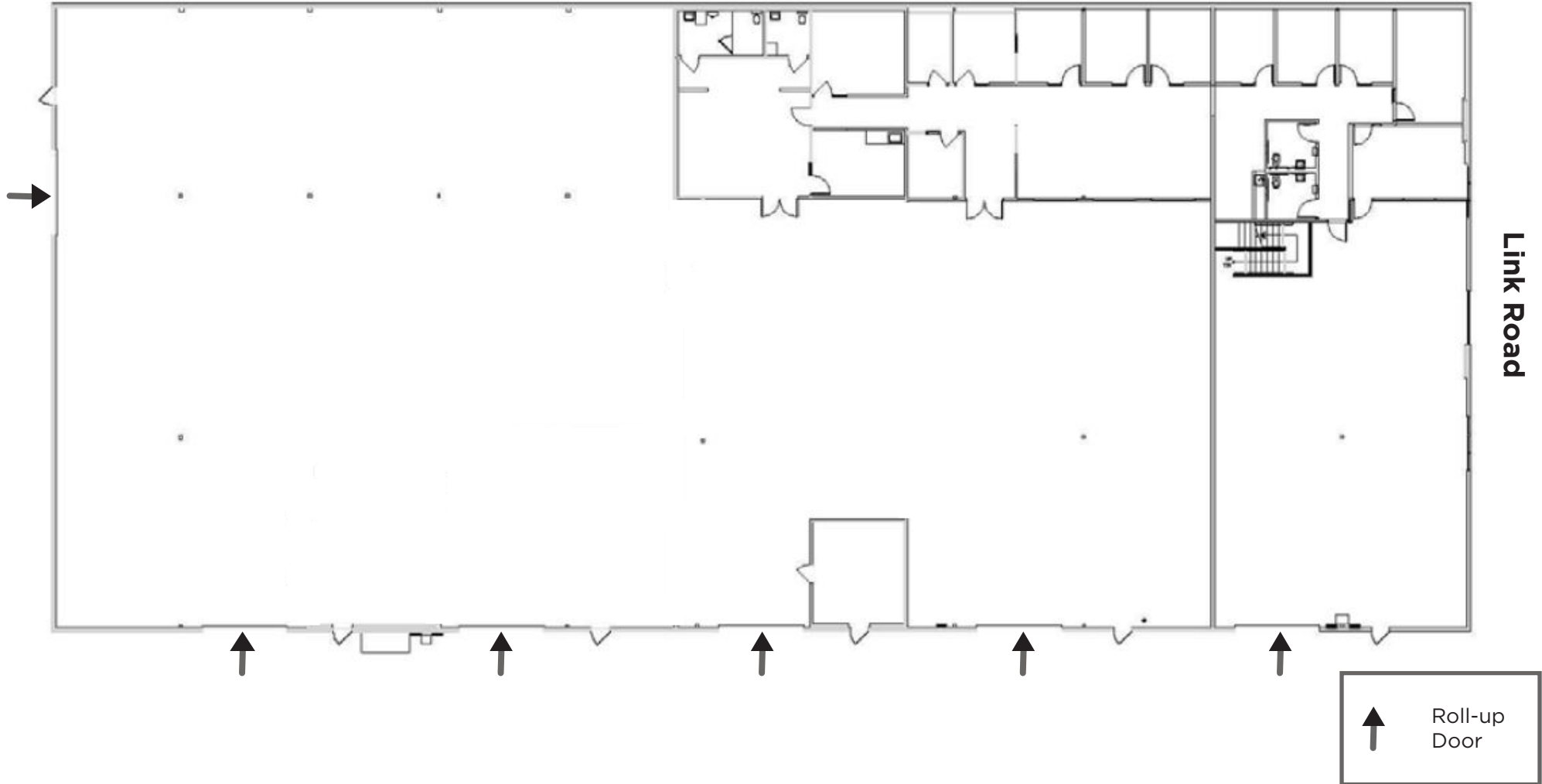


FLOOR PLAN



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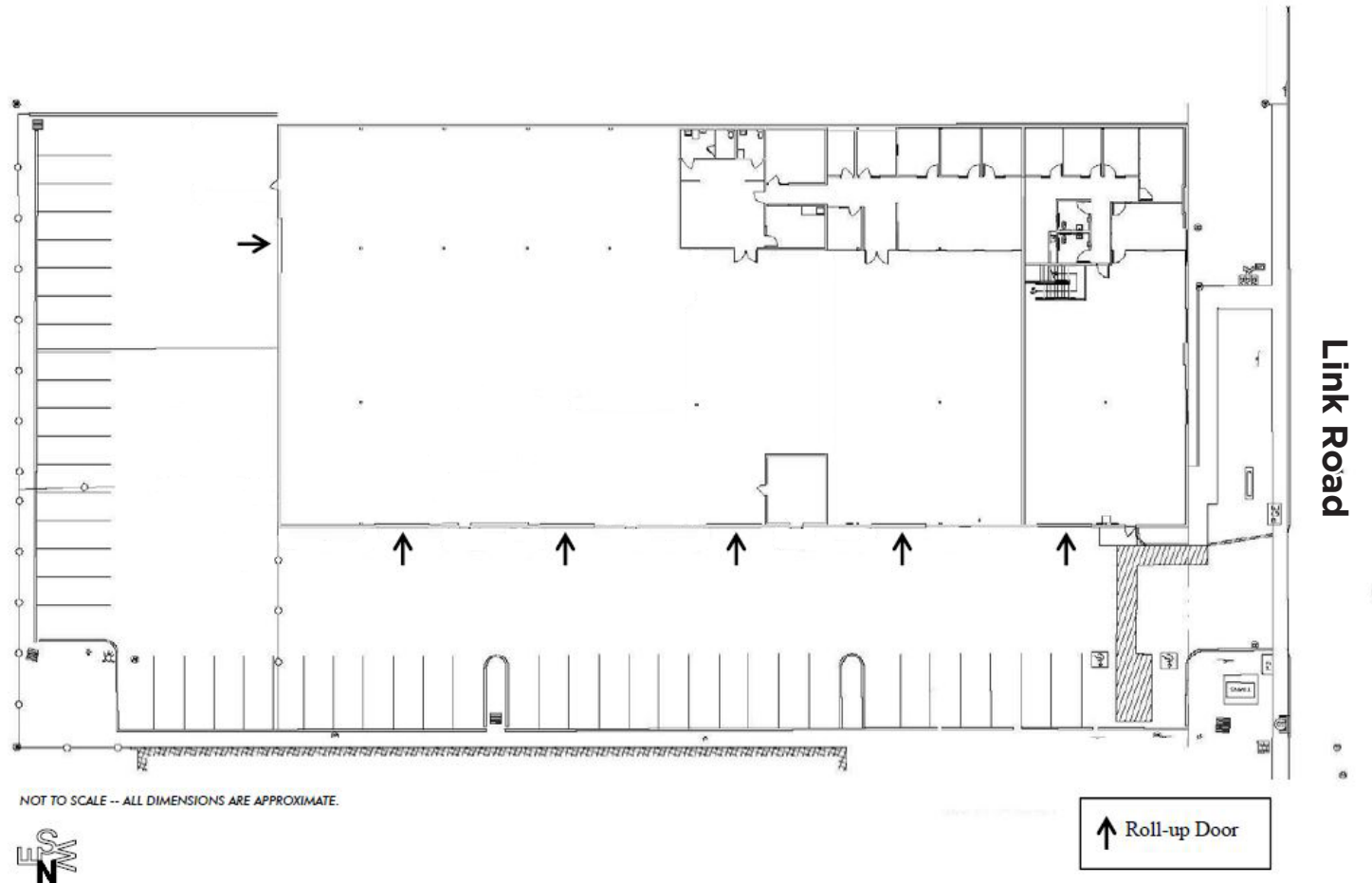


SITE PLAN



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LOCATION AERIAL



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LOCATION DESCRIPTION



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DESCRIPTION OF AREA

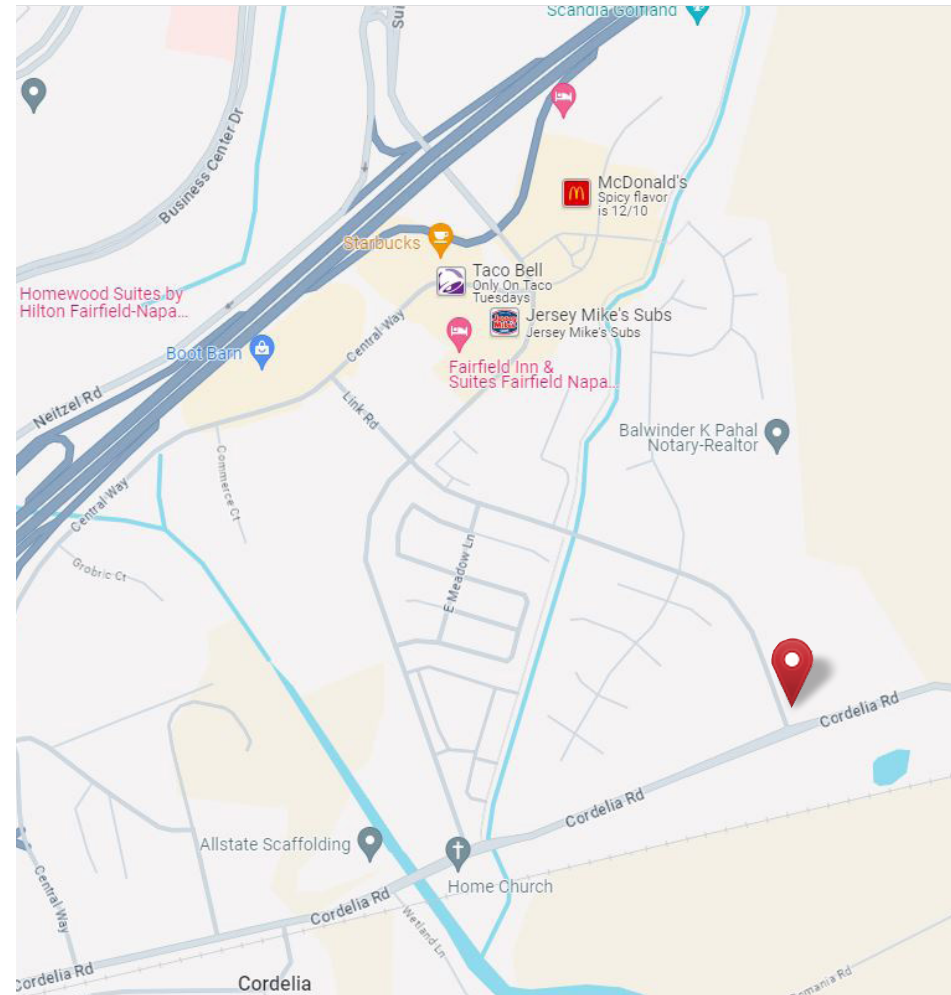
The Property is located near US Highway 80 in an unincorporated area of Solano County, CA between the cities of Vallejo and Fairfield and strategically located next to several major highway interchanges with Highways 12, 80 and 680 all meeting near the Property. The surrounding area includes the communities of Cordelia, Green Valley, Rockville, Suisun Valley and Mankas Corner, offering everything from established Business Parks, Retail Centers, a Community College, Lodging, residential communities and gated country clubs.

NEARBY AMENITIES

- Restaurants
- Lodging
- Golf Courses
- Solano Community College
- Six Flags Discovery Kingdom

TRANSPORTATION ACCESS

- Fast Connect (Public Bus)
- MV Transportation (Paratransit)
- Amtrak (Train Service)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	2,042	18,256	46,769
Est. Avg. HH Income	\$106,583	\$1118,700	\$105,028

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PROPERTY PHOTOS



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AREA DESCRIPTION



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LOCATION AND DEMOGRAPHICS

Home to over 450,000 people, Solano County is a special place, with its inviting mix of rural and suburban lifestyles and easy access to all of the urban amenities associated with two of the nation's most dynamic metropolitan regions. Just 45 miles northeast of San Francisco and 45 miles southwest of Sacramento - the State capitol, Solano County is home to rolling hillsides, waterfronts and fertile farmland.

First formed in 1850, there are seven incorporated cities in the county in addition to unincorporated areas. The city of Fairfield serves as the County Seat and two of the county's seven cities, Benicia and Vallejo, served as California's State Capital in the early 1850's. With its strategic location, affordable housing, and attractive quality of life, Solano County has a promising future as a place to live, learn, work and play. The America's Promise Alliance has affirmed this fact five times, naming Solano County as one of the 100 Best Communities for Young People - the only California community with this distinction.

ECONOMIC DEVELOPMENT

Set strategically along Interstate 80, a major transportation corridor stretching from coast to coast, Solano County recently completed improvements to the interchanges in Fairfield carrying traffic west along Highway 12 and east along Highway 680 making this area a dynamic hub for commerce. Solano County features twenty one (21) business and industrial parks on over 3,600 acres and has over 115 Tier 1 for shovel ready sites. Major employers include Collins

Aerospace, Valero Benicia Refinery, Guittard Chocolate Company and Kaiser Permanente. Travis Air Force Base in Vacaville is known as "The Gateway to the Pacific" for it's principal role as a military airlift hub. Notable schools include University of California (UC) Davis, a UC Berkeley extension and Solano County Community College.

RECREATION

In Solano County you will find a wide variety of recreational activities, places to stay and restaurants to enjoy. Evidence of early California history can be found in each of its seven cities and a short drive along its back roads will lead you to beautiful vistas, art galleries, museums, local wineries and fresh farm produce. The county is comprised of a four park system where you can experience the shaded shorelines along Lake Solano Park, reminiscent of a Mark Twain riverside setting; Sandy Beach Park, the only local sand beach on the Sacramento River; Belden's Landing, offering a fishing pier and a boat launch accessing the Suisun Marsh; and the Lynch Canyon Open Space District with its rolling hills, hiking and equestrian trails each preserving the County's rural heritage.

Wine grapes have carpeted the floor of Suisun Valley since the mid-1800's and Solano County boasts the one of the oldest American Viticultural Areas (AVA) in California, second only to Napa Valley, and part of the world renowned North Coast AVA, which includes Napa, Sonoma, and Mendocino Counties. Over twenty five wineries call Solano County home and the Suisun Valley is a great destination for tasting fine wines in a slow paced, bucolic setting.

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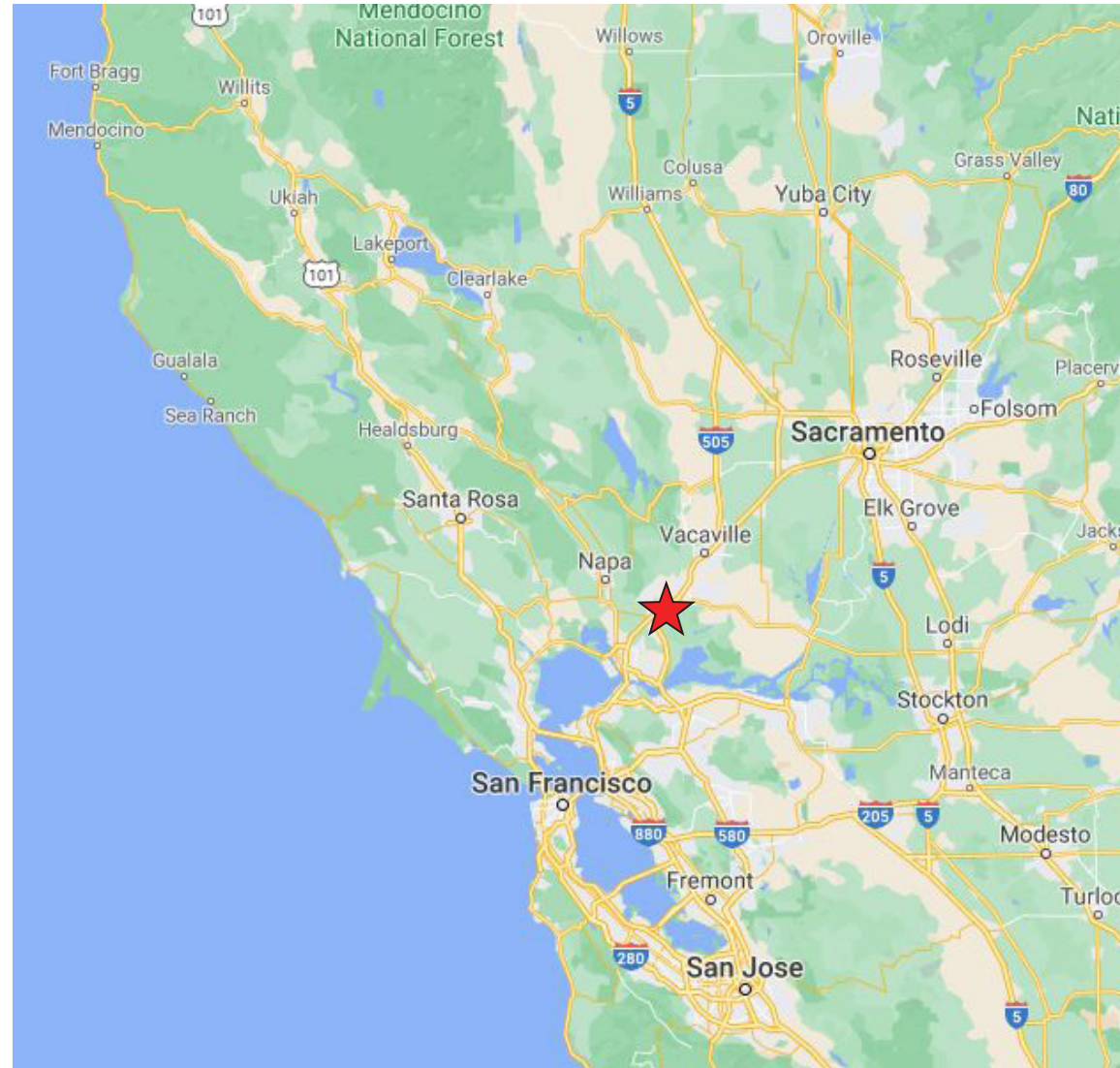


AREA MAP



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ABOUT US



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for almost 50 years. Our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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