

# HIGH IMAGE OWNER/USER OPPORTUNITY FOR SALE OR FOR LEASE



SOLANO COMMERCE CENTER - 2220 CORDELIA ROAD | FAIRFIELD, CA

±18,429 RSF DIVISIBLE TO ±9,215 RSF



**NEWMARK**

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# PROPERTY SUMMARY

Newmark is pleased to present the rare opportunity to purchase or lease 2220 Cordelia Road in Fairfield, California. The building is a free-standing, well-constructed, concrete tilt-up warehouse located within the Solano Commerce Center, along the north line of Cordelia Road, west of Beck Avenue.

## BUILDING INFORMATION

Address:	2220 Cordelia Road, Fairfield, CA
Building RSF:	±18,429 RSF
Price:	Contact Brokers
Parcel:	1
APN#:	0028-230-610
Year Built:	2006
Lot Size:	±1.43 Acres
Sprinklered:	Yes, .287 GPM/2,000 S.F
Zoning Code:	IL - Limited Industrial
Parking:	40 dedicated stalls

## DEMOGRAPHICS 2023

	1 Mile	3 Miles	5 Miles
Population	2,167	40,693	123,031
Households	678	13,351	41,263
Avg HH Income	\$111,721	\$92,850	\$105,873
Daytime Employees	5,024	29,130	48,499



**Clear Height:** ±24 Feet



**Truck Access:** Rear Loaded



**Roll-up Doors:** Two (2) 12'x14' Grade Level Doors  
Two (2) 9'x10' Dock-High Loading Doors



**Power:** 600 Amp, 277/480 Volt Electrical Service

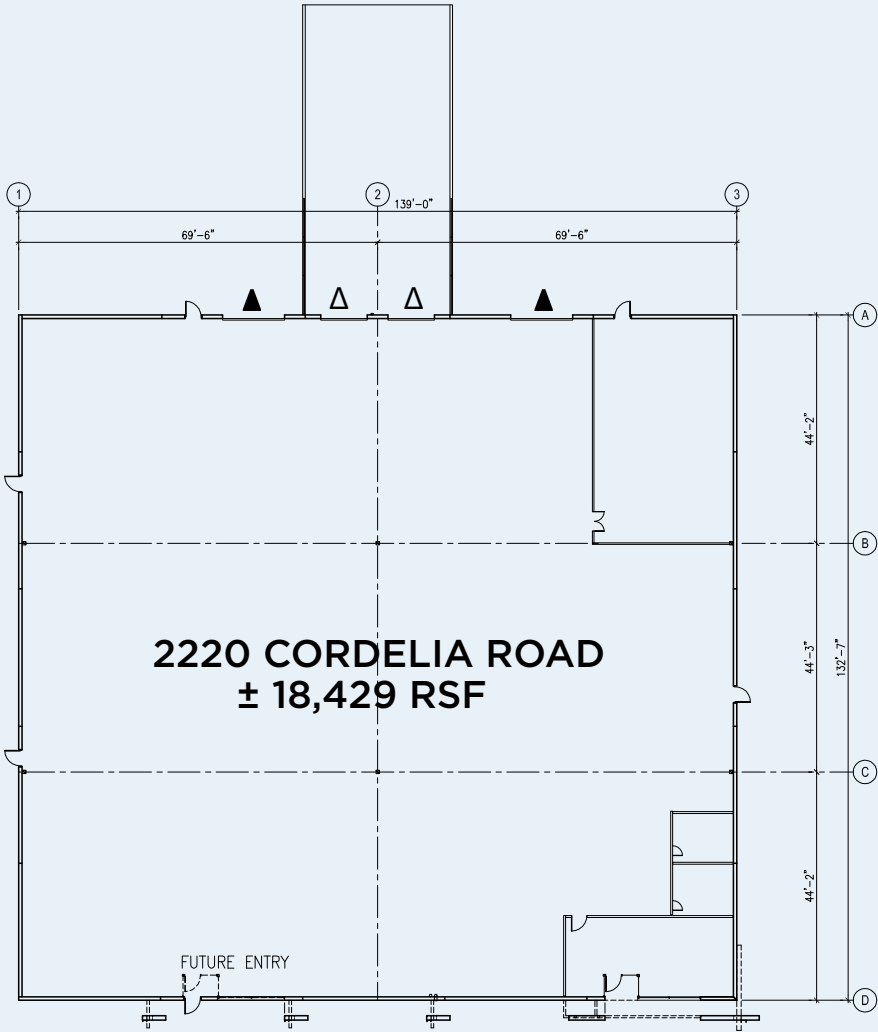


**Columns:** 69'6" Wide x 44' 3" Wide Spacing



# FLOOR PLAN

±18,429 RSF divisible to ±9,215 RSF



▲ GRADE LEVEL DOORS

△ DOCK HIGH DOORS

\*PLAN NOT TO SCALE



±18,429 RSF



# PHOTO GALLERY

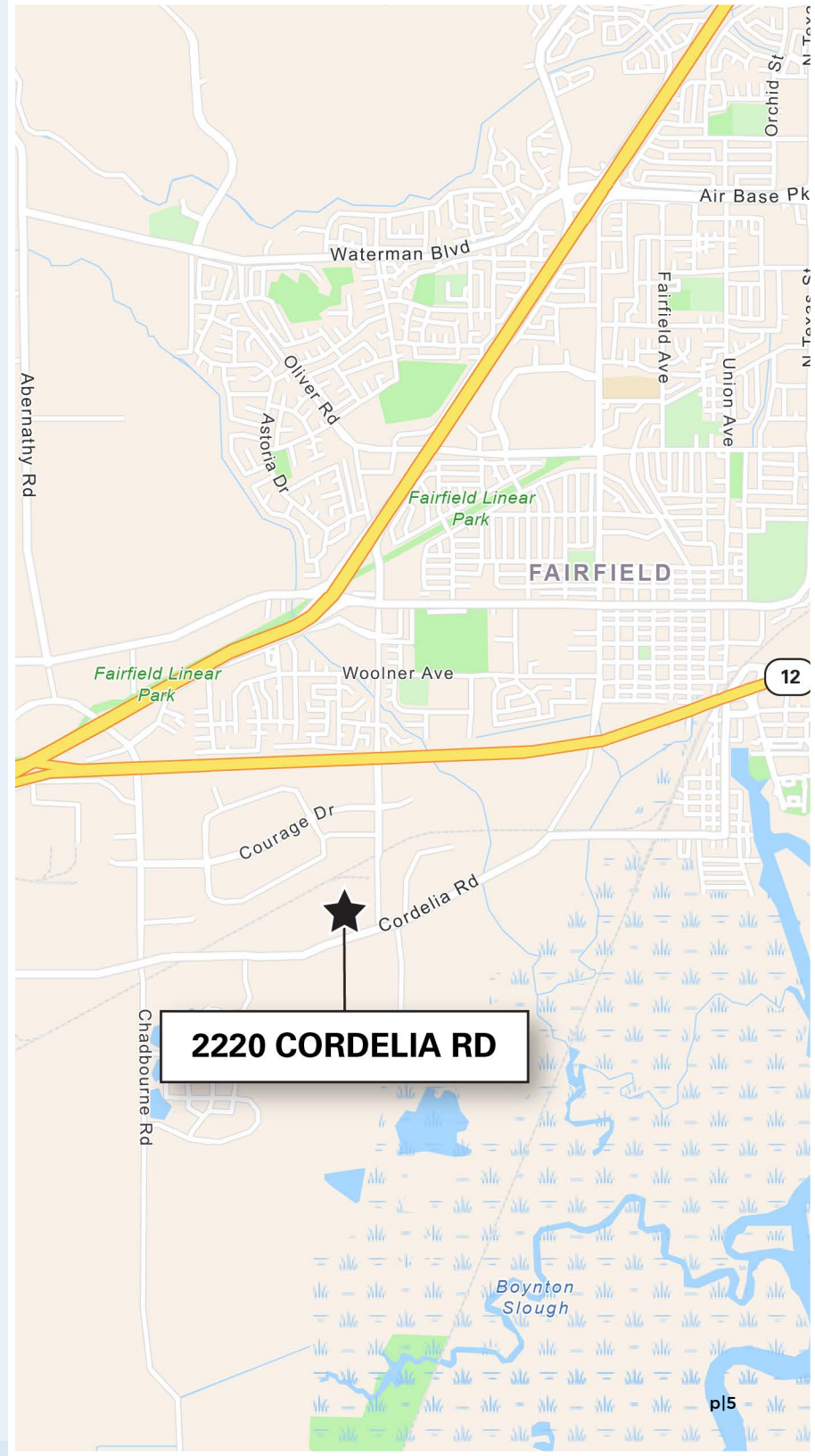


2220 CORDELIA ROAD | FAIRFIELD | CA

# LOCATION MAPS



2220 CORDELIA ROAD | FAIRFIELD | CA



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# MARKETPLACE OVERVIEW

Fairfield, California, strategically positioned midway between San Francisco and Sacramento, is a city that offers a diverse and dynamic real estate market, particularly attractive for industrial investments. Here's a comprehensive overview of the Fairfield real estate landscape and the compelling reasons to consider investing in industrial property within this locale.

## Overview of Fairfield's Real Estate Market

Fairfield's real estate market is characterized by its robust growth, driven by the city's prime location, strong economic fundamentals, and a thriving industrial sector. The city serves as a strategic hub for manufacturing, warehousing, and distribution companies, thanks to its accessibility to major transportation networks, including Interstate 80 and proximity to the Port of Oakland and both the San Francisco and Sacramento International Airports.

## Strategic Location

The city's geographic advantage is one of its strongest draws for industrial investments. Situated in the heart of Northern California, Fairfield provides seamless access to major markets and ports, reducing transportation costs and facilitating efficient supply chain operations.

## Business-Friendly Environment

Fairfield is known for its business-friendly climate, offering various incentives and support for businesses. The city's economic development strategy focuses on fostering industrial growth, making it an attractive environment for investors and companies looking to expand.

## Strong Demand for Industrial Spaces

With the growth of e-commerce and the increasing need for distribution centers, demand for industrial space in Fairfield has been on the rise. This trend suggests a promising opportunity for high occupancy rates and stable rental income for investors.

## Attractive Investment Returns

Compared to other Bay Area cities, Fairfield offers more competitive pricing for industrial properties, presenting an opportunity for attractive investment returns. The city's growing economy and the expansion of logistics and manufacturing sectors contribute to the potential for property appreciation and a strong return on investment.

## Quality of Life

Investing in Fairfield also offers the advantage of its high quality of life, with its beautiful surroundings, numerous parks, and recreational activities. This contributes to a desirable work-life balance for employees and an attractive feature for businesses looking to attract and retain top talent.

In conclusion, Fairfield, California, presents a compelling case for buying or leasing industrial property. Its strategic location, favorable business climate, increasing demand for industrial spaces, and the potential for attractive returns, coupled with a high quality of life, make it a wise choice for investors and companies aiming to capitalize on Northern California's vibrant economic landscape.



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