



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE OR LEASE

**750 LINK ROAD  
FAIRFIELD, CA - CORDELIA JUNCTION**

**LIGHT INDUSTRIAL PROPERTY**

**MAJOR PRICE REDUCTION**



REPRESENTED BY:

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



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LIGHT INDUSTRIAL PROPERTY





# PROPERTY INFORMATION



750 LINK ROAD  
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## LIGHT INDUSTRIAL PROPERTY

## PROPERTY INFORMATION

### HIGHLIGHTS

- Single Story, Concrete Tilt-up Construction
- Yard Area with Separate Roll-up Door
- Ten (10) Private Offices
- Four (4) Restrooms - Two Each for the Office and Warehouse Areas of the Building
- 800 Amps, 120/208 Electrical Service
- Four (4) Meters incl. House
- Sprinkler System for Fire Protection
- Six (6) Grade Level 14' x 14' Roll-up Doors
- Divisible to Approx. 5,000 SF



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### DESCRIPTION OF PREMISES

Approximately 25,251 square foot concrete tilt-up light industrial property in Fairfield, California (Solano County) available for sale and lease. Featuring an exceptional location in Cordelia Junction at the crossroads of US Interstate 80 and Highway 680 and close to the Highway 12 connector allowing this property the ability to easily service the North, South, East and West regions of the San Francisco Bay Area as well as points further out. Property is located near numerous shopping amenities including Costco, Safeway, CVS, restaurants (both sit down and quick serve), lodging and the Solano County Community College.

### LEASE TERMS

#### Offering Rate

\$1.15 PSF NNN (Nets Estimated @ \$0.24 PSF)

#### Terms

3 - 5 Year Lease Term Preferred

### PURCHASE PRICE

**\$5,975,000** \$5,249,000 (\$208+/- PSF)



# PROPERTY PHOTOS



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# PROPERTY DESCRIPTION



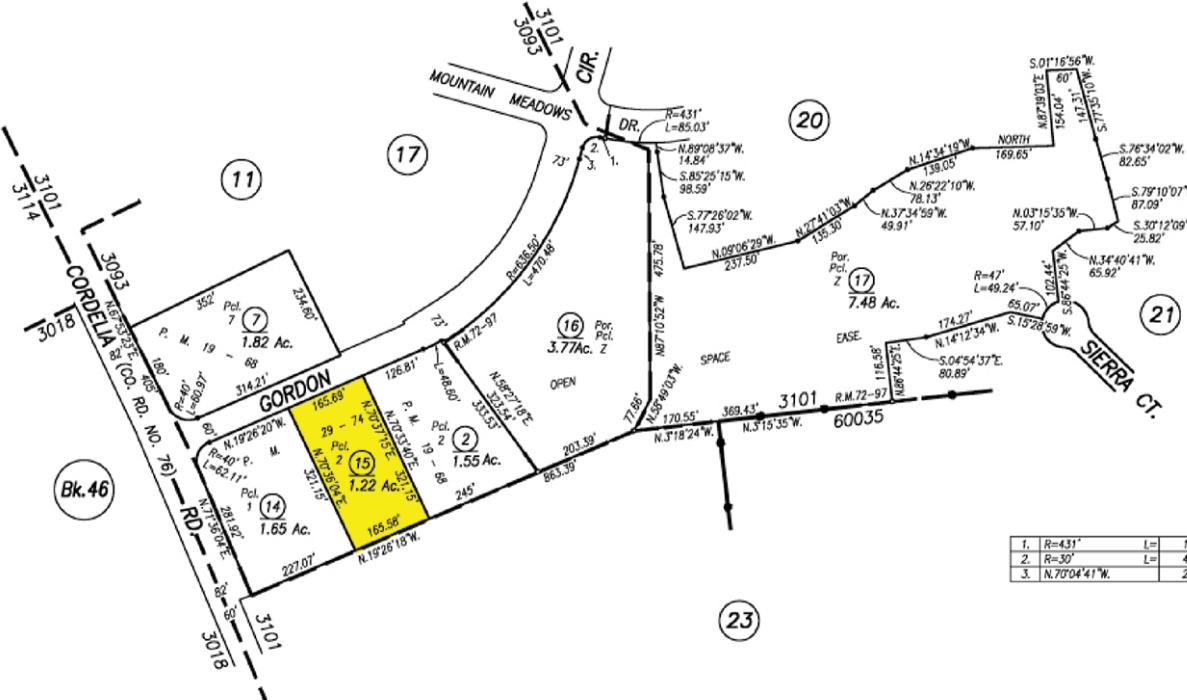
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POR. LOT 37, SUISUN RANCHO  
POR. SEC. 6, T.4N., R.2W., M.D.B.&M. EXT.

Tax Area Code  
3093  
3101

44-19



The Ranch - Oak Highlands, R.M. Bk. 72 Pg. 97  
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Remap From Bk.45 12-31-10	Cr

REVISION DATE BY  
NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF FAIRFIELD  
Assessor's Map Bk. 44 Pg. 19  
County of Solano, Calif.

11-12

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# SBA LOAN SCENARIO



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## SBA 504 loan scenario (90% Loan to Value)

Project Amount: **\$5,249,000**

First loan amount: **\$2,624,500**

SBA loan amount: **\$2,099,600**

Amortized: bank 1st DOT **25 yrs**

Amortized: SBA 2nd **25 yrs**

Bank interest rate **6.350%** **\$17,476 Mo.**

SBA 504 interest rate: **5.850%** **\$13,336 Mo.**

Monthly payment: **\$30,812**

Cash down payment **\$524,900**

Estimated Bank Fees and Reports

Bank & SBA:

Bank loan fee **\$60,363**

SBA 504 loan fee (Financed by SBA) **\$45,141**

Appraisal **\$4,000**

Environmental **\$2,500**

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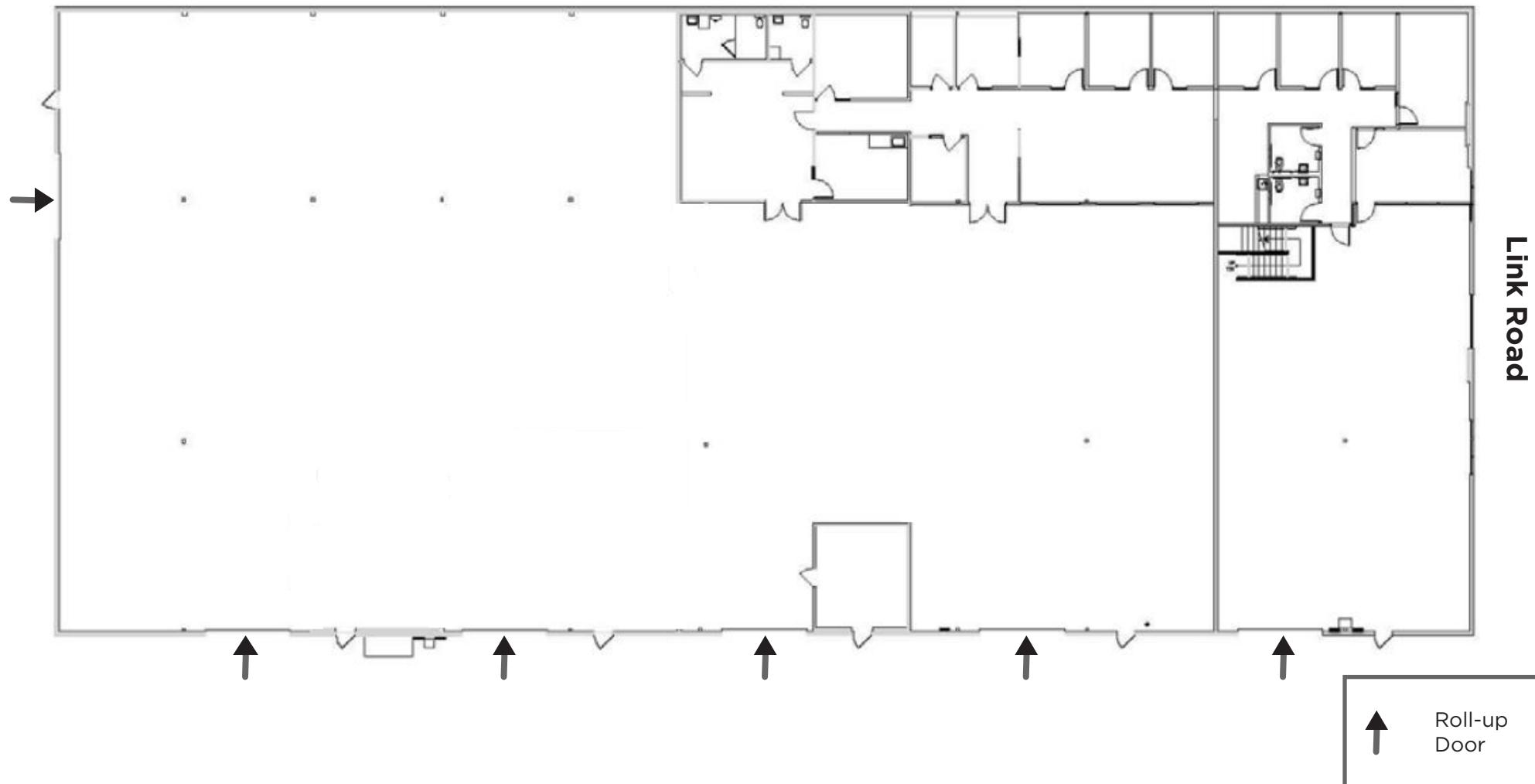


# FLOOR PLAN



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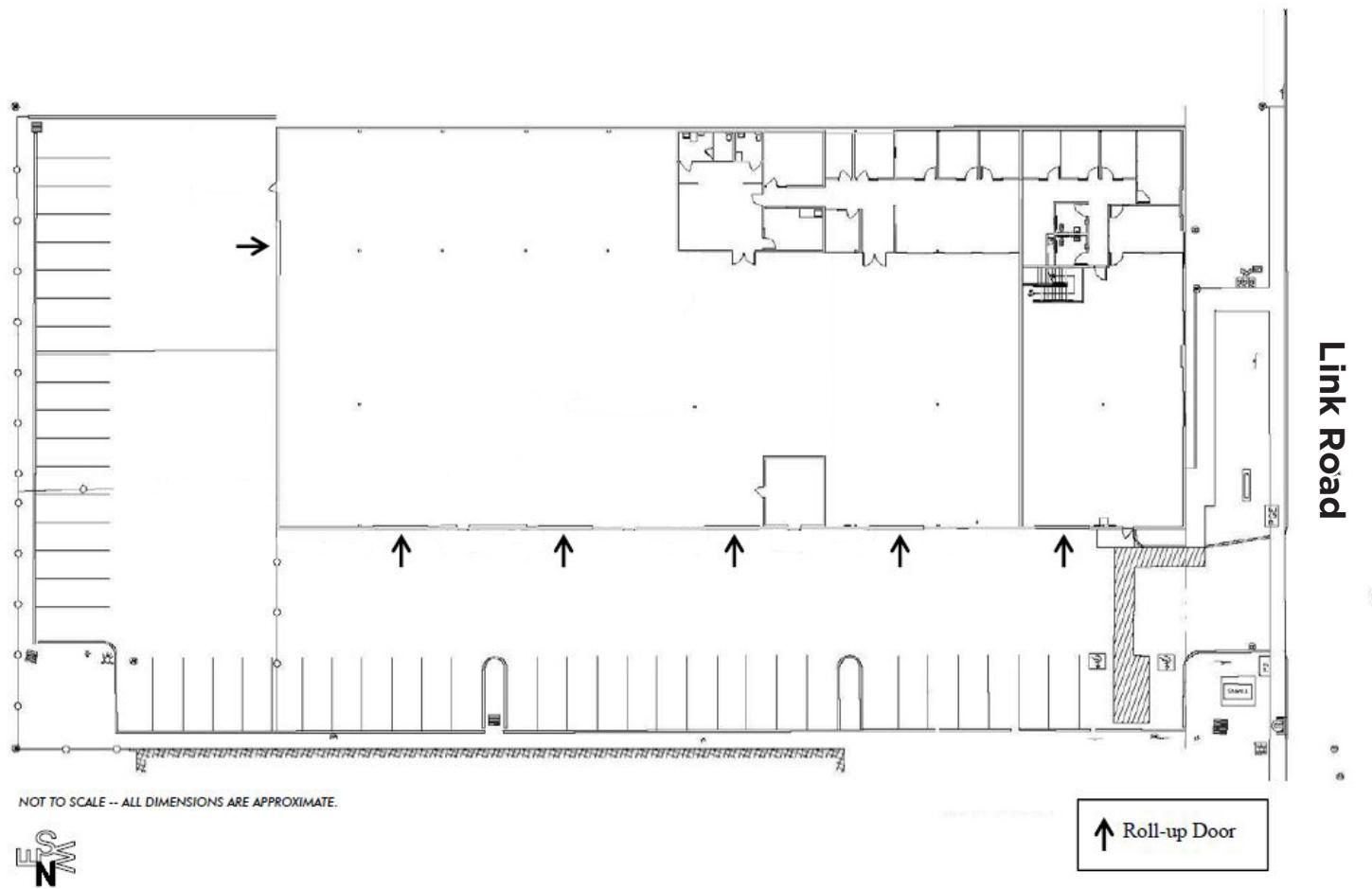


# SITE PLAN



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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

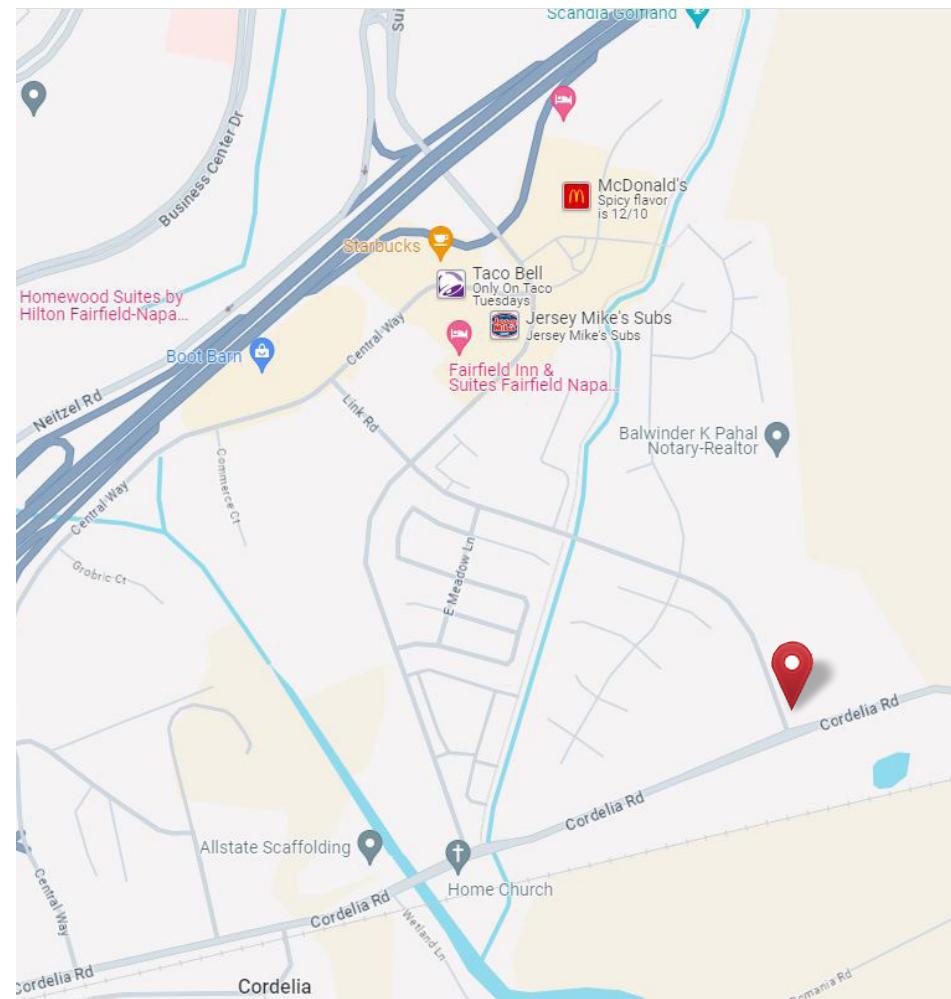
- Restaurants
- Lodging
- Golf Courses
- Solano Community College
- Six Flags Discovery Kingdom

## 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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### 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 its 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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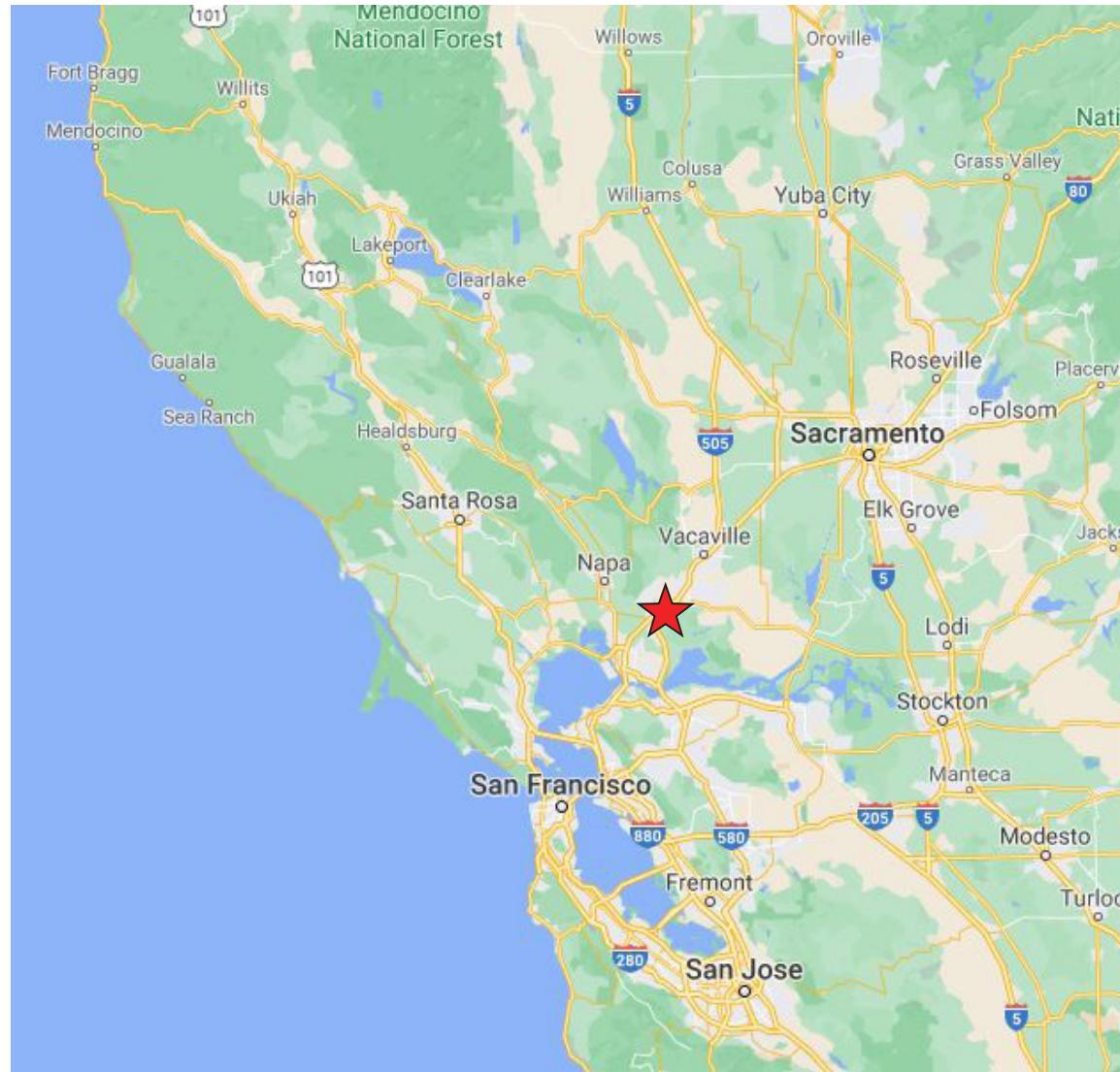


## AREA MAP



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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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