



# SPECTRUM PROPERTIES

Commercial Real Estate Services

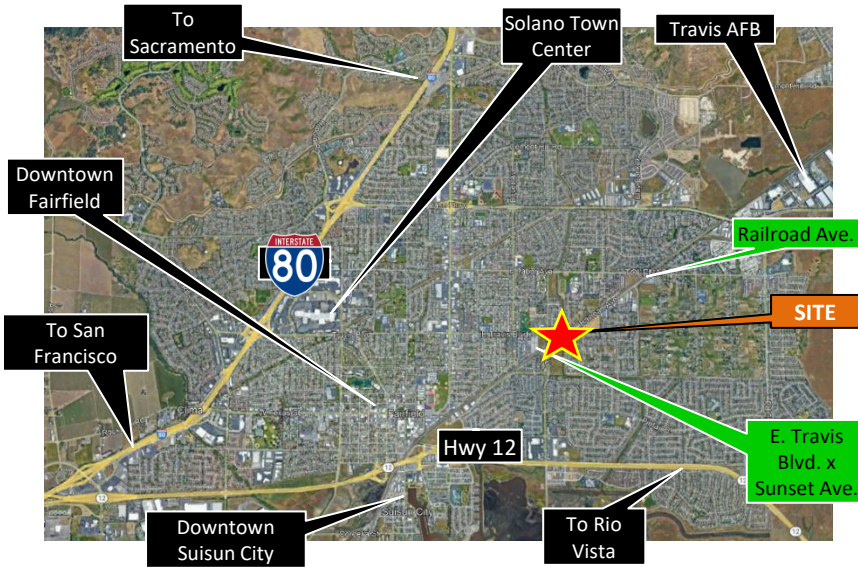
Spectrum Properties  
Commercial Real Estate Services  
(707) 359-2950  
[www.SpectrumPropertiesRE.com](http://www.SpectrumPropertiesRE.com)  
CA DRE # 01860534

## OFFICE & WAREHOUSE SPACE FOR LEASE



**401-409 RAILROAD AVE. SUISUN CITY, CA** is a well-maintained light industrial project with versatile flex spaces in the Fairfield/Suisun area 12' grade level roll up doors, gated facility, fire sprinklered. Sorry, no auto users permitted.

**SUBJECT PROPERTY** is easily accessible from Highway 12 and Interstate 80. Property has ample parking. Monument signage is also available. Property is an attractive building near Highway 12, and other area transportation routes. Suisun is situated along I-80 and among major Bay Area and Sacramento markets for employers, transportation and industries.



PROPERTY FEATURES	
<b>Building Size</b>	25,703
<b>Features</b>	<ul style="list-style-type: none"> <li>• Good Parking</li> <li>• Close to Hwy 12</li> <li>• Access freeways and Downtown Suisun/Fairfield</li> </ul>
<b>405 Ste. A&amp;B</b>	3,870sf \$0.85/sf/mo + NNN 1/3 OFF, 2/3 WHS Private Office, 2 Private RR's, 2 roll up doors.

**FOR MORE INFORMATION  
PLEASE CALL 707- 359-2950**

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**785 Alamo Dr. Ste 170  
Vacaville, CA 95688  
[www.SpectrumPropertiesRE.com](http://www.SpectrumPropertiesRE.com)**

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**Flexible  
Floor  
Plans**

401-409 Railroad Ave.  
Suisun City CA

OFFERED FOR LEASE BY  
**SPECTRUM PROPERTIES**

405 Ste. A&B – 3,870sf  
\*Approx.

**Gated  
Property**

