

Trammell Crow Company

CLARION PARTNERS

For Lease

Coming Soon

Fairfield Industrial Center

PHASE 2

Building 2 & 3 totaling 328,608 SF

Building 2: 103,440 Square Feet (Divisible) | Building 3: 225,168 square feet (Divisible)



BUILDING HIGHLIGHTS

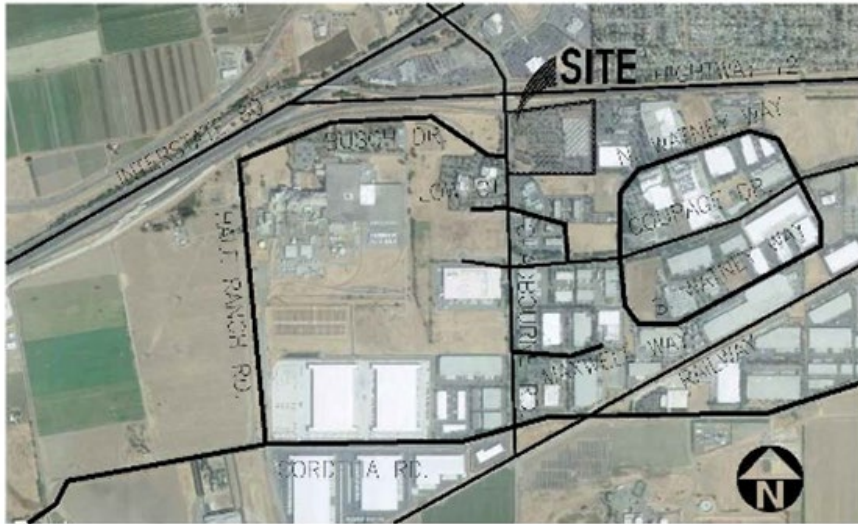
Building 2 | ±103,440 SF

- Dimensions: ±507'W x ±215'D
- Office: To Suit
- Clear Height: 32'
- ESFR Sprinklers
- Columns: 52' x 50' (60' speed bay)
- Docks: Up to 30 (Rear)
 - 15 Dock levelers w/ dock seals (40,000lb mechanical pits)
 - 15 knockouts
- Grade Doors: Two (2) (12'x14')
- Staging: 142'
- 2500 amps @ 277/480v
- LED warehouse lights (25' candles)
- Divisibility: Possibly divisible by half

Building 3 | ±225,168 SF

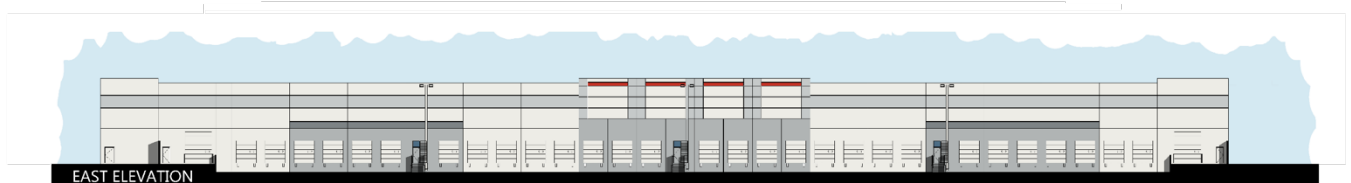
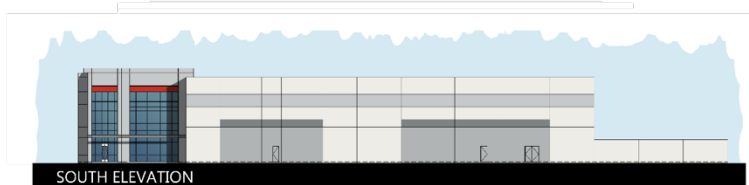
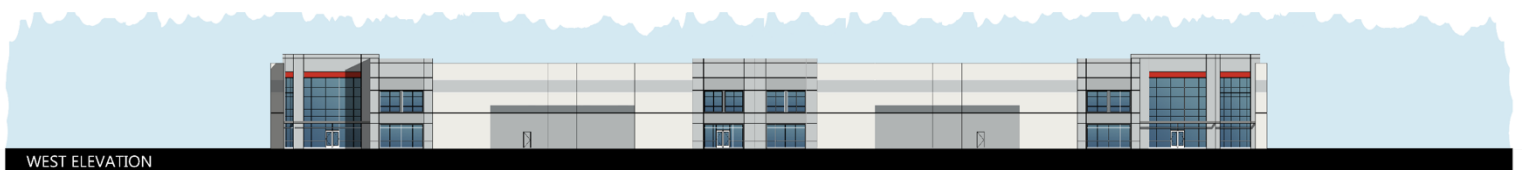
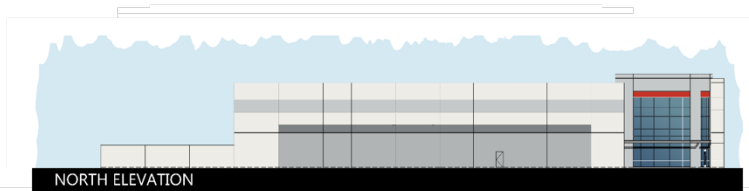
- Dimensions: ±736'W x ±290'D
- Office: To Suit
- Clear Height: 36'
- ESFR Sprinklers
- Columns: 56'W x 60'D
- Docks: Up to 30 (Rear)
 - 15 Dock levelers w/ dock seals (40,000 lb mechanical pits)
 - 15 knockouts
- Grade Doors: Two (2) (12'x14')
- Forty (40) trailer stalls
- Staging: 185' (135'w/out trailer stalls) • 2500 amps @ 277/480v
- LED warehouse lights (25' candles)
- Divisibility: Possibly divisible by half

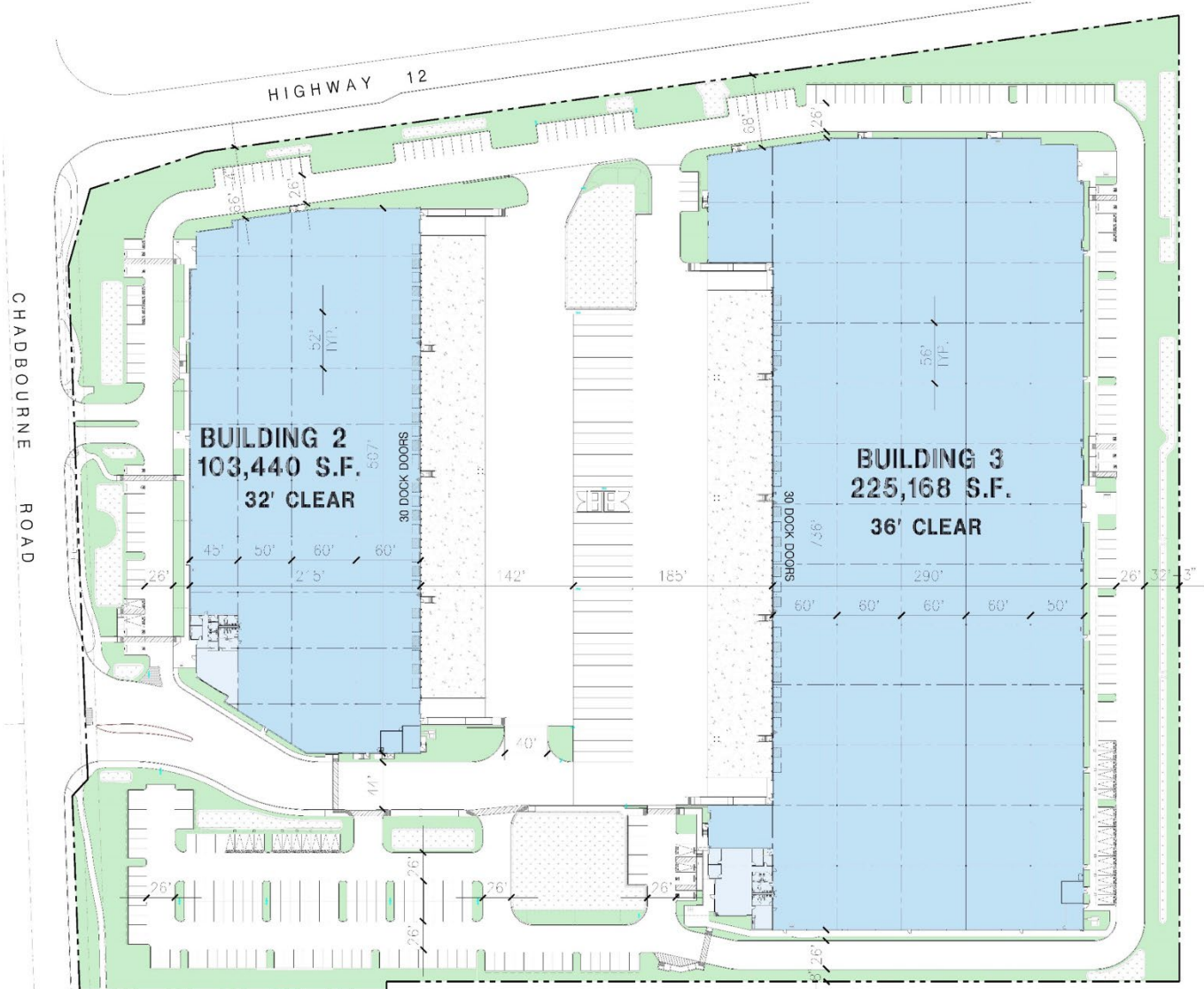
AERIAL MAP



Building Specs

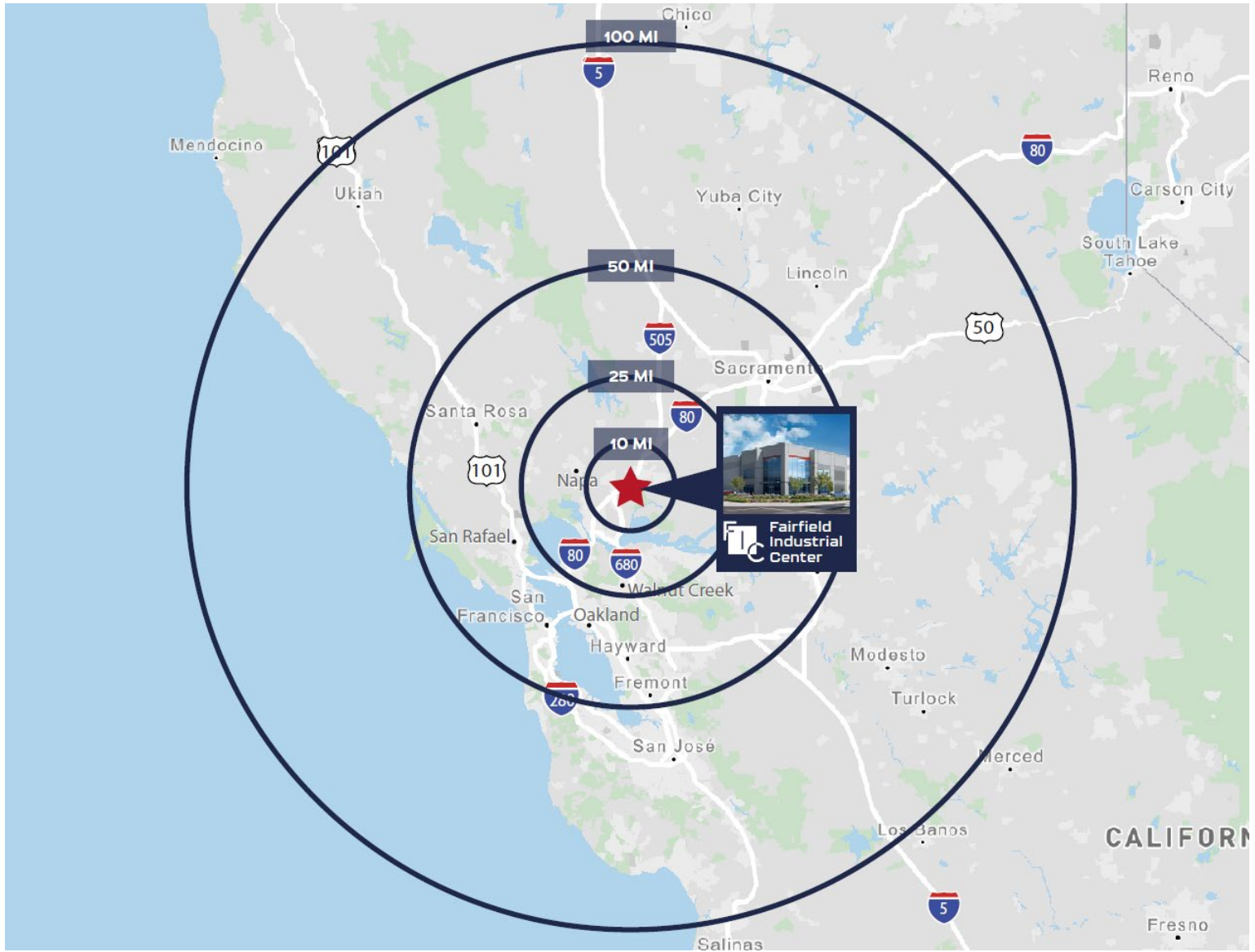
Width	778.5'
Depth	250'
Wing Bay Depth	60'
Speed Bay	60'
Staging	130'
Trailer Parking	55'
Column Spacing	56'w – 47.5'd





	BLDG 2	BLDG 3	TOTAL			
SITE AREA						
In s.f.			846,923 s.f.			
In acres			19.44 acres			
BUILDING AREA						
Office	15,000	24,000	39,000 s.f.			
Warehouse	88,440	201,168	289,608 s.f.			
TOTAL	103,440	225,168	328,608 s.f.			
FLOOR AREA RATIO				0.39		
AUTO PARKING REQUIRED						
Office: 1/250 s.f.	60	96	156 stalls			
Whse: 1/1000 s.f. (First 10k s.f.)	10	10	20 stalls			
1/1500 s.f. (Betw een 10k to 40k s.f.)	27	27	53 stalls			
1/3000 s.f. (above 40k s.f.)	17	54	71 stalls			
TOTAL	114	187	301 stalls			
AUTO PARKING PROVIDED						
Standard (9' x 19')	97	164	261 stalls			
Accessible Parking (9' x 19' + 5' aisle)	3	4	7 stalls			
Accessible Van Parking (12' x 19' + 5' aisle)	3	3	6 stalls			
EV/ Clean air/ Van pool (9' x 17' w/2' overhang)	5	3	8 stalls			
Future EV charging (9' x 17' w/2' overhang)	9	16	25 stalls			
Future Accessible EV Van Parking (12' x 19' + 5' aisle)	1	1	2 stalls			
Future Accessible EV Parking (9' x 19' + 5' aisle)	1	1	2 stalls			
TOTAL	119	192	311 stalls			
				BICYCLE RACK REQUIRED		
				Short Term (5% of total stalls)	6	12
				Long Term (5% of total stalls)	6	12
				BICYCLE RACK PROVIDED		
				Short Term	6	12
				Long Term	6	12
				TRAILER PARKING PROVIDED		
				Trailer (10' x 55')	0	39 stalls
				ZONING ORDINANCE		
				Zoning Designation -IL (Limited Industrial) with Zoning amendment		
				MAXIMUM BUILDING HEIGHT ALLOWED		
				Height - 50'		
				(Final building height shall be determined prior to the issuance of building permit)		
				MAXIMUM FLOOR AREA RATIO		
				FAR - 0.6		
				SETBACKS		
				Building		
				Front/ Side Street Yard - 20'		
				Side/ Rear Yard - 0' or as required to meet applicable building and fire codes		
				Side/ Rear Yard adjacent to residential - 25', plus 1' set back for each 1' of bldg height over 35'		
				Rear yard abutting road - 15'		
				Landscape		
				frontage abutting a roadway - 10'		
				Interior property lines - 5' within 75' of a street frontage, and abutting auto parking area		
				Interior property lines adjacent to residential district - 10'		
				Between Bldg and vehicle parking - 10' along elevations facing a roadway or providing the primary entry to a tenant space ; 5' in other areas w here parking or a drive aisle is adjacent to a bldg; 0' in loading or service areas not visible from a roadway .		

















REGIONAL MAP



Fairfield Industrial Center is located between San Francisco and Sacramento, with easy access to HWY-12 and I-80, making it well suited for both local and regional distribution.

Drive Distances to California Cities

Napa	±18 Miles – 25 Mins
Oakland	±41 Miles – 45 Mins
Sacramento	±45 Miles – 45 Mins
San Francisco	±46 Miles – 55 Mins
San Jose	±78 Miles – 85 Mins
Reno	±175 Miles – 189 Mins

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For more information on this opportunity, please contact:

CBRE

Brooks Pedder, SIOR
+1 925 296 7729
Brooks.pedder@cbre.com
Lic. 00902154

Tony Binswanger, SIOR
+1 925 296 7728
Tony.binswanger@cbre.com
Lic. 01861701