

FOR LEASE

Fairfield Industrial Center | Phase II

BUILDINGS 2 & 3 TOTALING \pm 328,608 SF
ON \pm 19.84 ACRE SITE

BUILDING 2: \pm 103,440 SQUARE FEET (DIVISIBLE) | **BUILDING 3:** \pm 225,168 SQUARE FEET (DIVISIBLE)
ENTITLED AND SHOVEL READY | BUILT-TO-SUIT OPPORTUNITY



CBRE

Trammell Crow Company

CLARION PARTNERS
A Franklin Templeton Company

Building Highlights

BUILDING 2

- $\pm 103,440$ SF (Divisible)
($\pm 507'$ W x $\pm 215'$ D)
- $\pm 2,964$ SF
- Clear Height: 32'
- ESFR Sprinklers
- Columns: 52' W x 60' D
(varies, see plan)
- Docks: 29 Doors (Rear)
- 14 Dock levelers with dock seals
(40,000lb mechanical pits)
- Grade Doors: Two (2) (12'x14')
- Staging: 142'
- 2500 amps @ 277/480v
- LED warehouse lights
(25' candles)
- Divisibility: Possibly
divisible by half

BUILDING 3

- $\pm 225,168$ SF (Divisible)
($\pm 736'$ W x $\pm 290'$ D)
- $\pm 3,868$ SF
- Clear Height: 36'
- ESFR Sprinklers
- Columns: 56'W x 60'D
- Docks: 28 Doors (Rear)
- 14 Dock levelers with dock seals (40,000 lb mechanical pits)
- Grade Doors: Two (2) 12'x14'
- ± 38 trailer stalls
- Staging: 185' (135'w/out
trailer stalls)
- 4000 amps @ 277/480v
- LED warehouse lights
(25' candles)
- Divisibility: Possibly
divisible by half



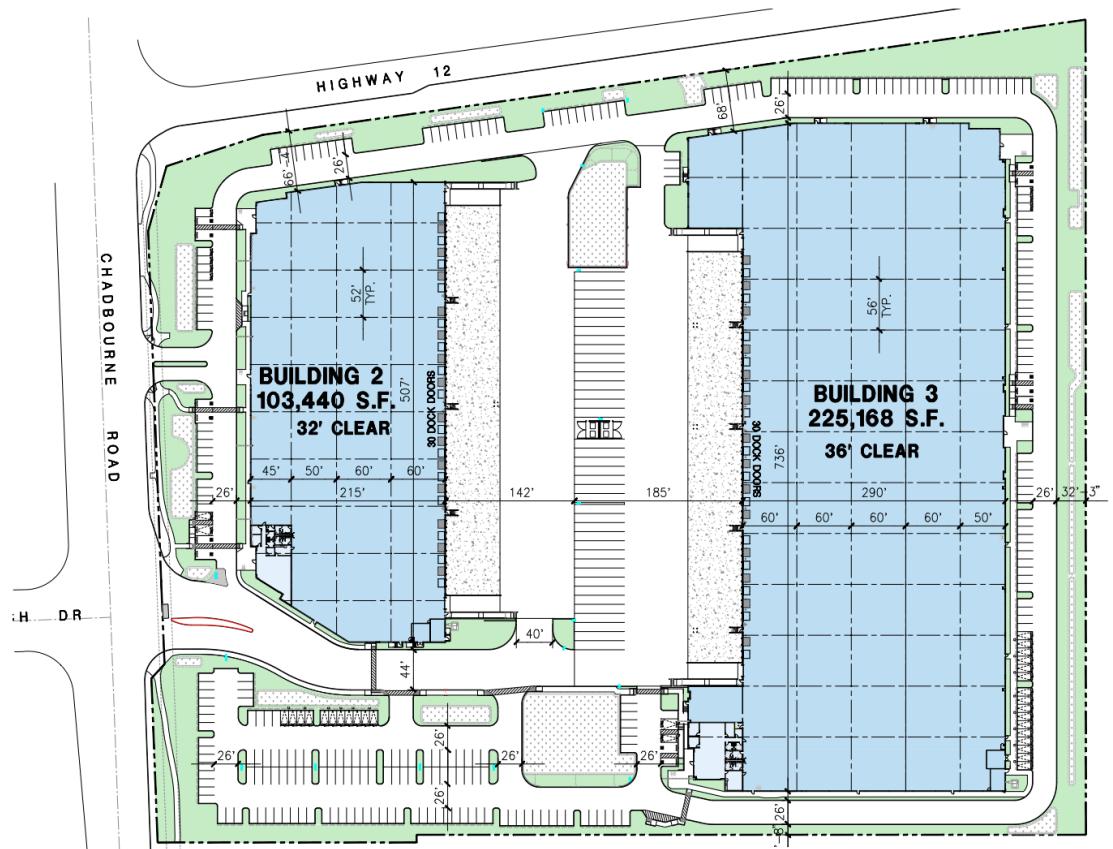
Site Plan

BUILDING 2 SPECS

WIDTH	$\pm 507'$
DEPTH	$\pm 215'$
SPEED BAY	$\pm 60'$
STAGING	$\pm 142'$
TRAILER PARKING (PROJECT)	± 38
VEHICLE PARKING (PROJECT)	± 311
COLUMN SPACING 60'D (TYPICAL)	$\pm 52'W \times$

BUILDING 3 SPECS

WIDTH	$\pm 736'$
DEPTH	$\pm 290'$
WING BAY DEPTH	$\pm 60'$
SPEED BAY	$\pm 60'$
STAGING WITH TRAILER DROPS	$\pm 185'$
TRAILER PARKING (PROJECT)	± 38
VEHICLE PARKING (PROJECT)	± 311
COLUMN SPACING X $\pm 60'W$ (TYPICAL)	$\pm 56'W$

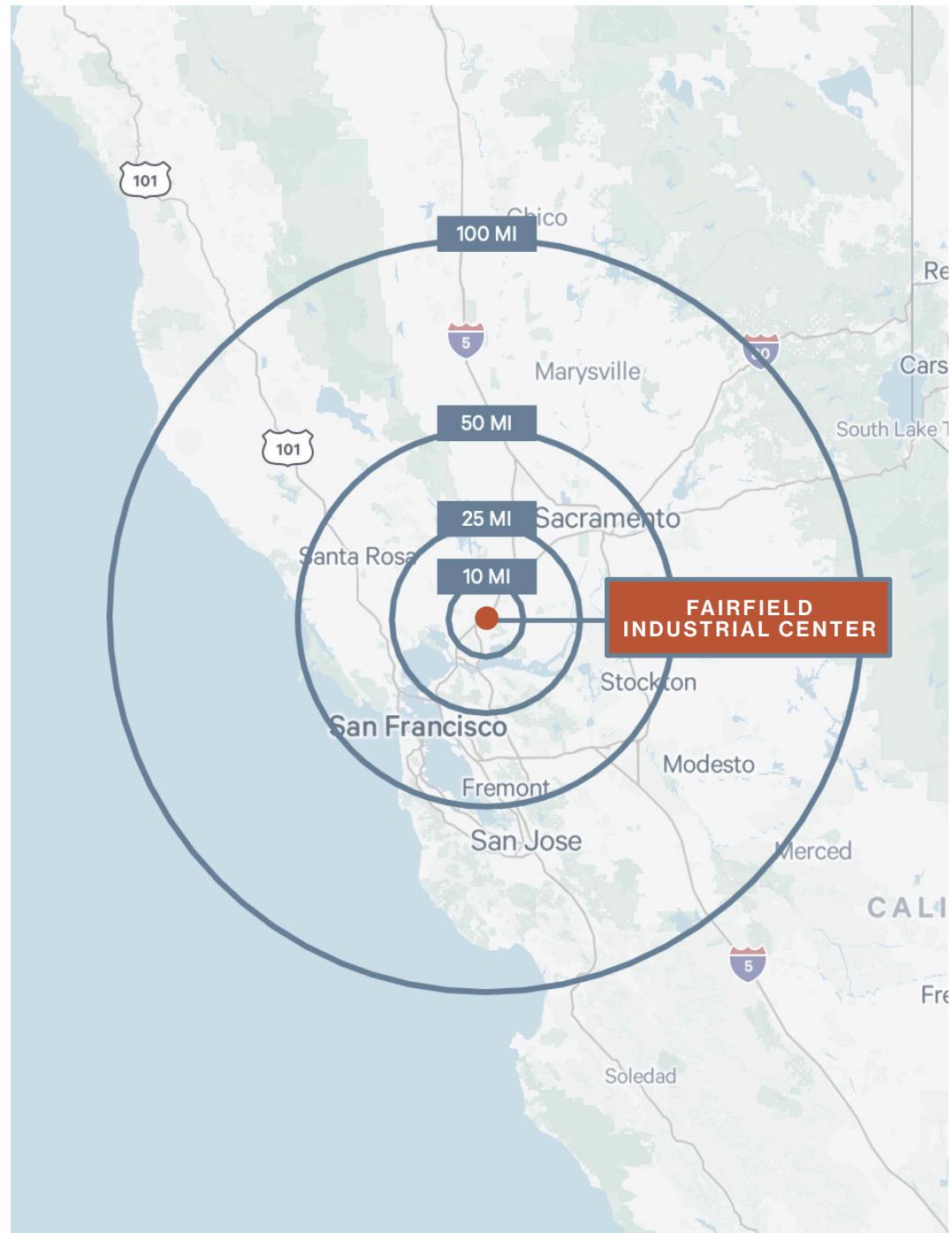


Regional Map

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



Demographics

WITHIN A 25 MILES RADIUS OF PROPERTY

Key Statistics

1,367,075
Total Population



341,036
Millennial Population



92,963
Average Disposable Income



471,864
Employees



246,256
College Graduates



Employment

48,403
Manufacturing Employees



34,848
Transportation & Warehouse Employees



60,715
Professional, Scientific & Tech Services Employees



Corporate Neighbors



1



9



2



10



3



11



4



12



5



13



6



14



7



15



8



16





Fairfield Industrial Center Phase II

**2 BUILDINGS
TOTALING \pm 328,608 SF
ON \pm 19.84 ACRE SITE**

BUILDING 2

\pm 103,440 SF DIVISIBLE

BUILDING 3

\pm 225,168 SF DIVISIBLE

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CBRE

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CLARION PARTNERS
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