

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'
- $\pm 38$  trailer stalls
- Staging: 185' (135'w/out  
trailer stalls)
- 4000 amps @ 277/480v
- LED warehouse lights  
(25' candles)
- Divisibility: Possibly  
divisible by half



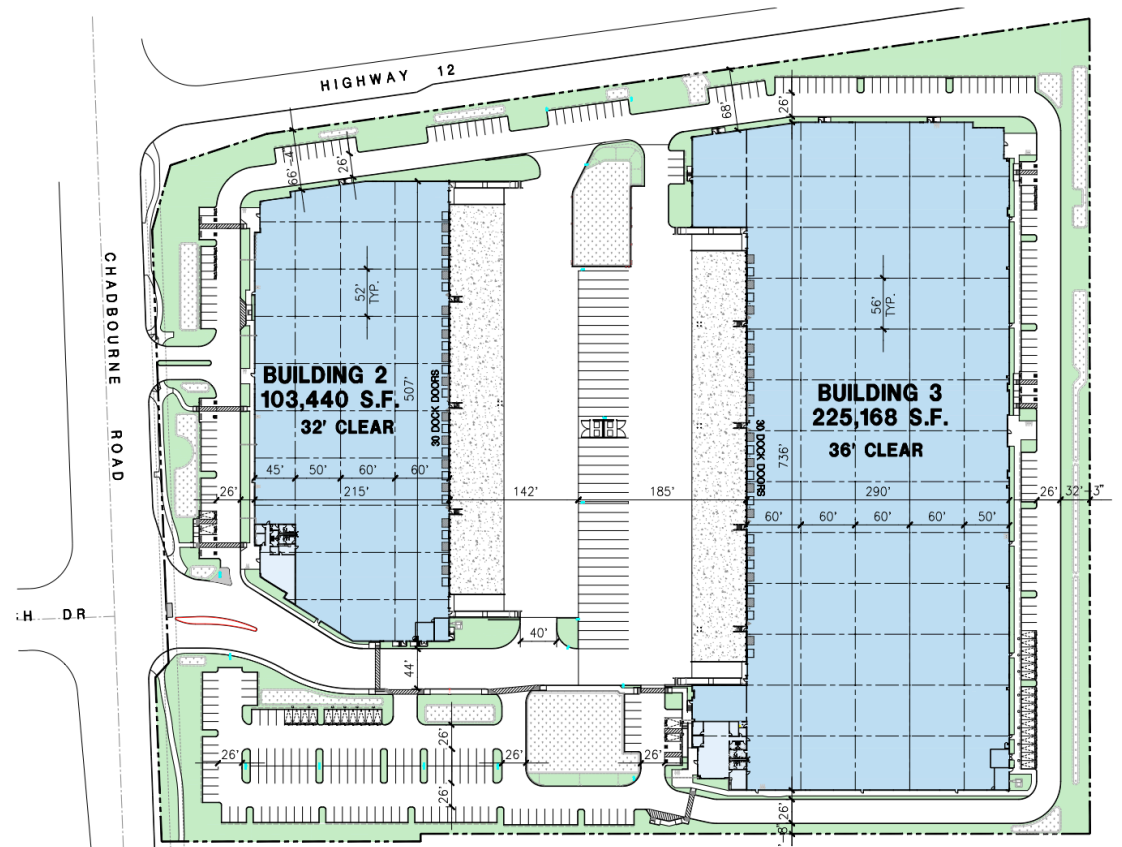
# Site Plan

## BUILDING 2 SPECS

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

## BUILDING 3 SPECS

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

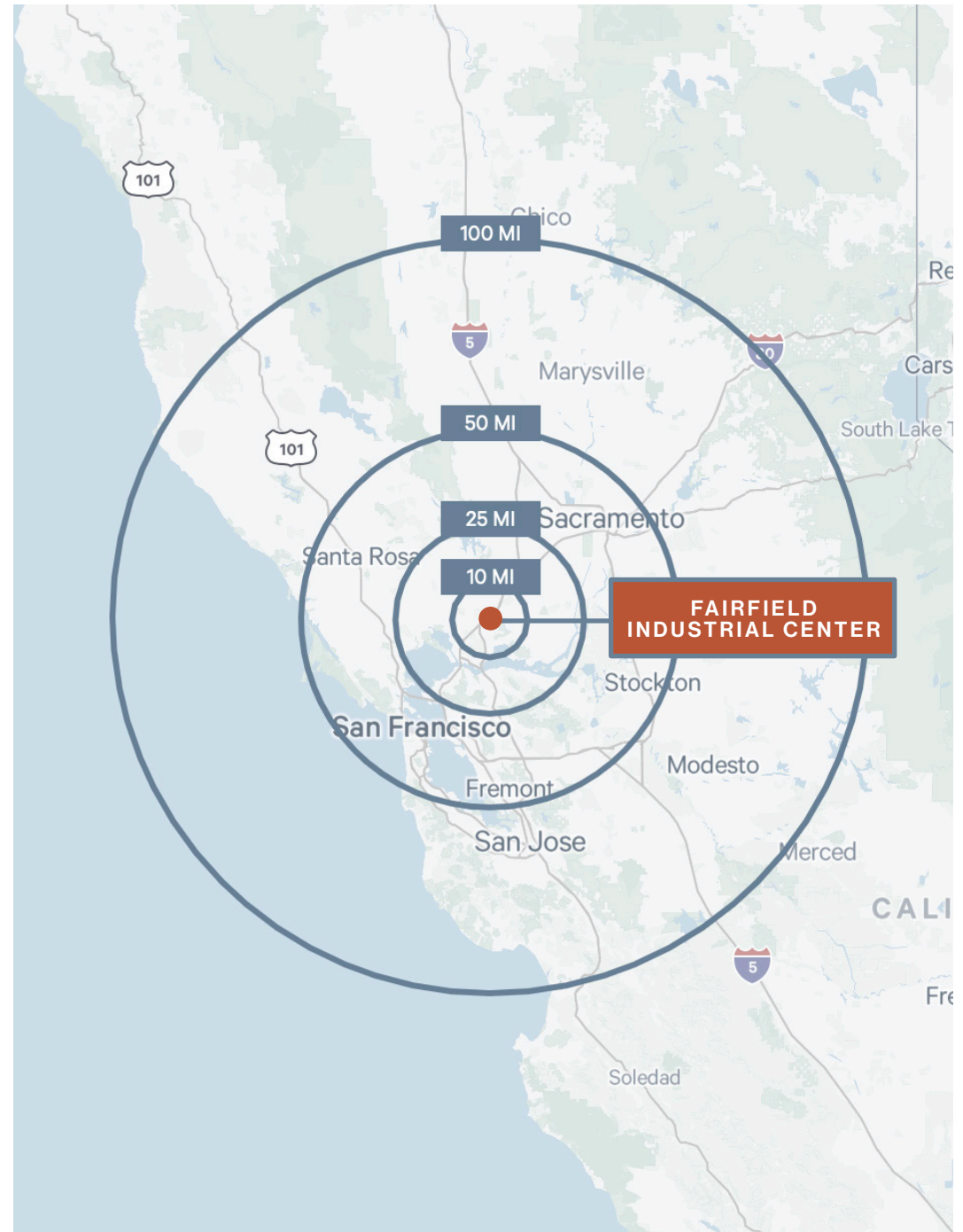


# Regional Map

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

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1,367,075  
**Total Population**



341,036  
**Millennial Population**



92,963  
**Average Disposable  
Income**



471,864  
**Employees**



246,256  
**College Graduates**



## Employment

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48,403  
**Manufacturing Employees**



34,848  
**Transportation &  
Warehouse Employees**

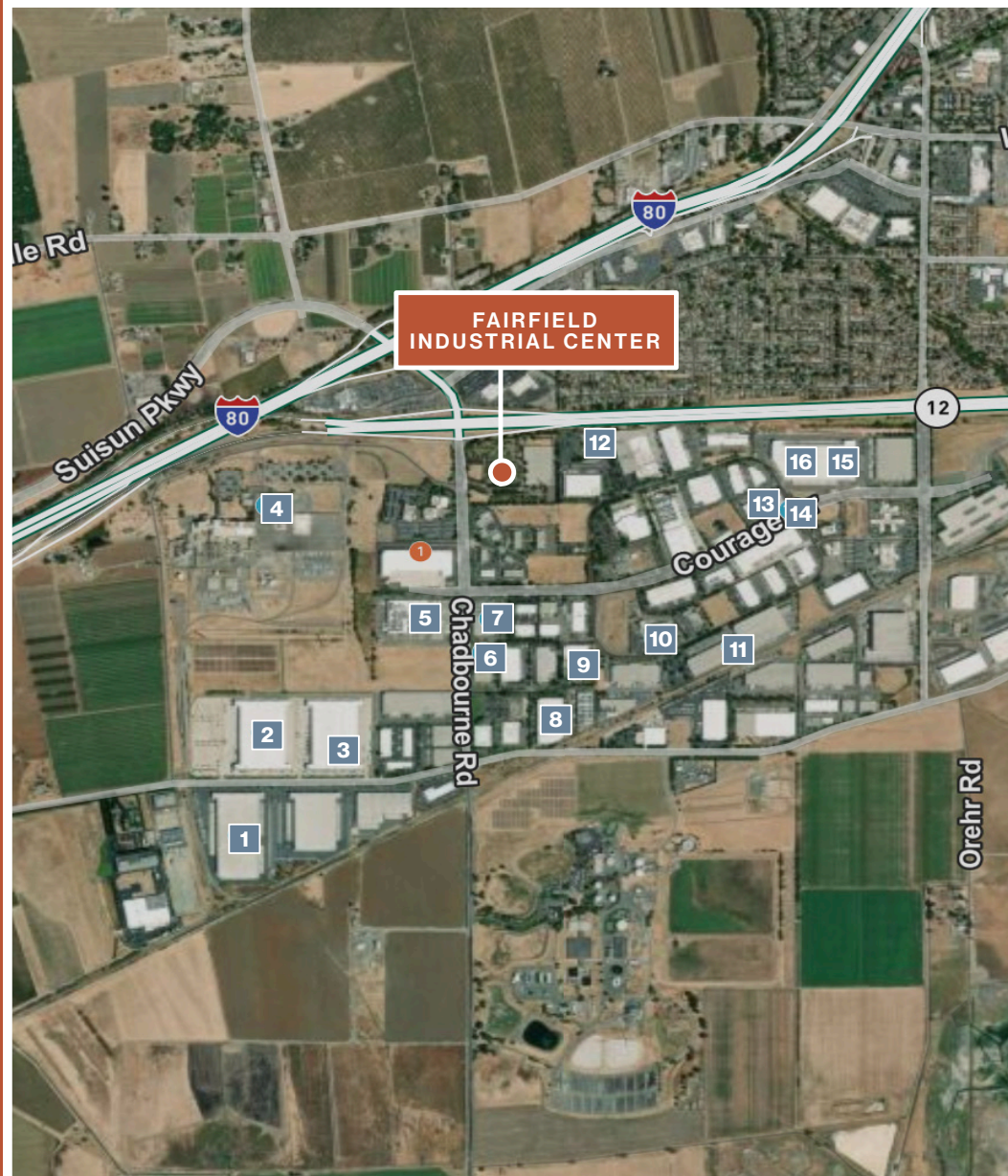


60,715  
**Professional, Scientific &  
Tech Services Employees**





# Corporate Neighbors







# Fairfield Industrial Center Phase II

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

**BUILDING 2**  
**±103,440 SF DIVISIBLE**

**BUILDING 3**  
**±225,168 SF DIVISIBLE**

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