



Office/ Warehouse Cordelia

149 Grobric Ct, Fairfield, CA 94534

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Office/ Warehouse Cordelia

FAIRFIELD

Located just minutes from the Napa Valley, in Cordelia, at transition of Interstate 80, 680 and Highway 12. Fully renovated with new flooring and paint. Flexible office spaces, lunch room/conference room. Mens & womens restrooms, both have multiple stalls and double sinks.

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- Excellent freeway 680/12/80 access into the Napa Valley, Oakland, Sacramento, Vacaville and San Francisco
- Cordelia , prime Fairfield location
- Multiple eateries and a Costco nearby
- New HVAC system



Rental Rate:	TBD
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	B
Rentable Building Area:	20,992 SF
Year Built:	1980
Rental Rate Mo:	TBD

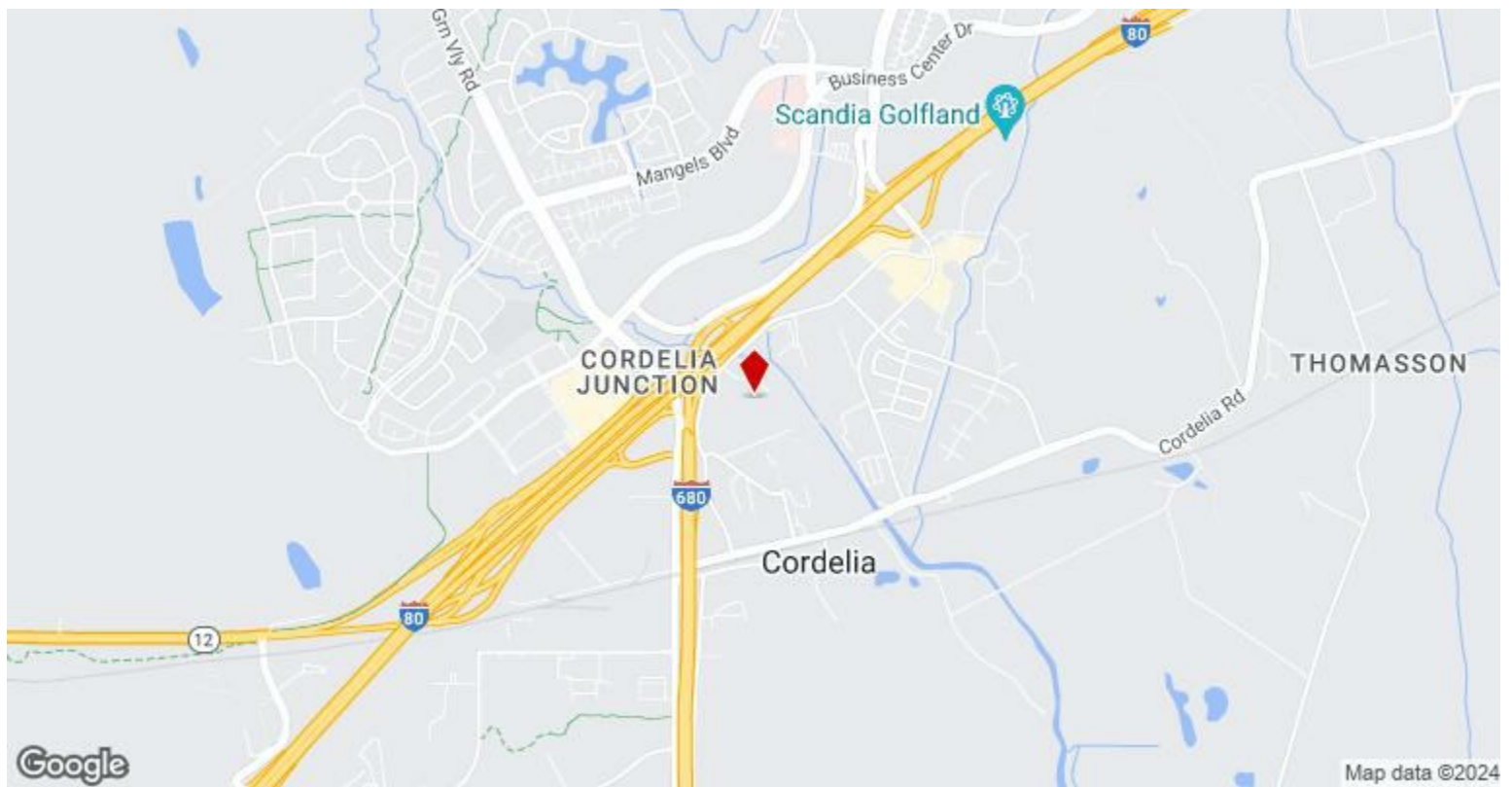
1st Floor Ste Suite C

Space Available	5,250 SF
Rental Rate	TBD
Date Available	Now
Service Type	NNN
Office Size	2,300 +- SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Suite "C" is built out and has been fully renovated . Great office spaces, one overlooks warehouse area. Lunch room with sink.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
GAI America, Wine & Beer Bottling Machine Service	-	
O.C. Jones, General Engineering Contractor	-	
RePurpose Energy	-	
V3 Solar	-	



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. New drywall and paint. Very bright, light and SUPER CLEAN!
New white ceiling insulation in warehouse.
Warehouse has a separate HVAC system that is available .