

# FOR LEASE 455 Lopes Road, Fairfield, CA

## FREEWAY FRONTAGE OFFICE/WAREHOUSE/SHOWROOM SPACE



## ±14,111 SF OF SERVICE COMMERCIAL (CS) ZONED SPACE

### HIGHLIGHTS

- + APPROXIMATELY 40% IMPROVED WITH ATTRACTIVE OFFICES, SHOWROOM AND LARGE WORK AREAS. CAN BE DEMISED/DEMOLISHED/EXPANDED TO SUIT.
- + 24' MINIMUM CEILING CLEARANCE
- + 250 AMPS, 277/480 VOLT, 3 PHASE ELECTRICAL SERVICE
- + (2) 12' X 10' DOCK HIGH DOORS (ONE DOCK WELL IS RAMPED TO ALLOW GRADE-LEVEL ACCESS)
- + FREEWAY SIGNAGE AVAILABLE
- + COLUMN SPACING: 54' MINIMUM
- + BUILDING POWERED BY AN ELEVATED SOLAR ARRAY RECENTLY INSTALLED ON SITE
- + FULLY SPRINKLERED BUILDING
- + 2.5/1000 SF PARKING RATIO
- + BONUS MEZZANINE OFFICE & STORAGE AREAS

### PROPERTY SUMMARY

This office, warehouse and showroom at 455 Lopes Road is a premium property offering unparalleled visibility and accessibility, making it an ideal choice for businesses seeking to capitalize on high traffic and prime location. A modern building constructed in 2002, it is located directly on the I680/I80/Highway 12 interchange with an average daily traffic count of around 77,000 vehicles per day (CalTrans 2017 data). Amenities including hotels, restaurants and retail are in easy striking distance, so not only will customers have no problem finding you, but your employees will love this location.

**GRADEN TRAVIS**  
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**NEWMARK**

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