



# ±113,670 SF Air Conditioned Warehouse

## 4750 Business Center Drive | Fairfield

### FOR SUBLEASE



#### CONTACT INFORMATION:

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# BUILDING INFORMATION



±113,670 SF  
warehouse



Concrete  
tilt-up



32'  
clear height



14 dock  
doors



ESFR  
sprinklers



52' x 52'  
column spacing



Move-in ready



80  
auto stalls



2500 amps  
@ 277/480v



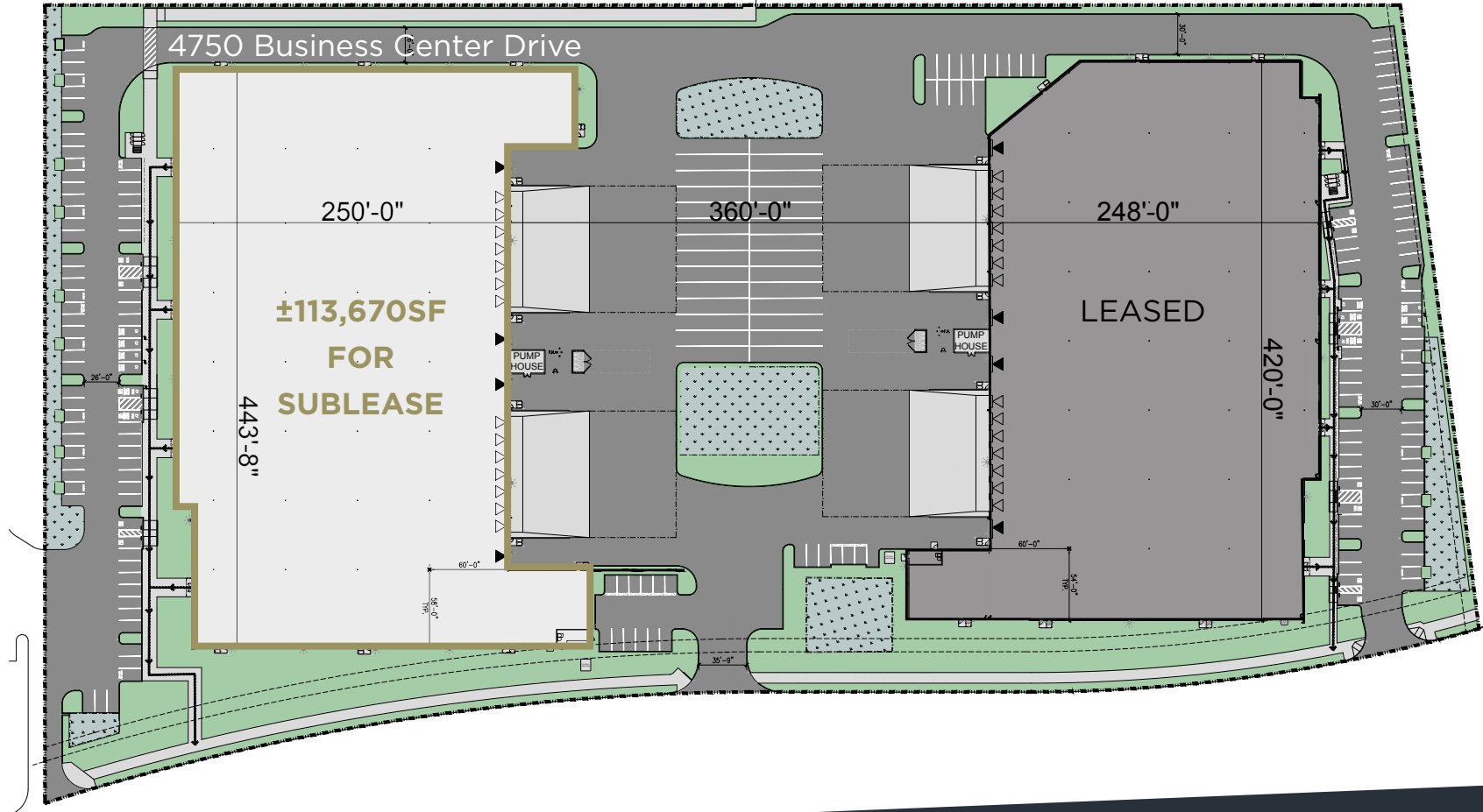
4 grade doors



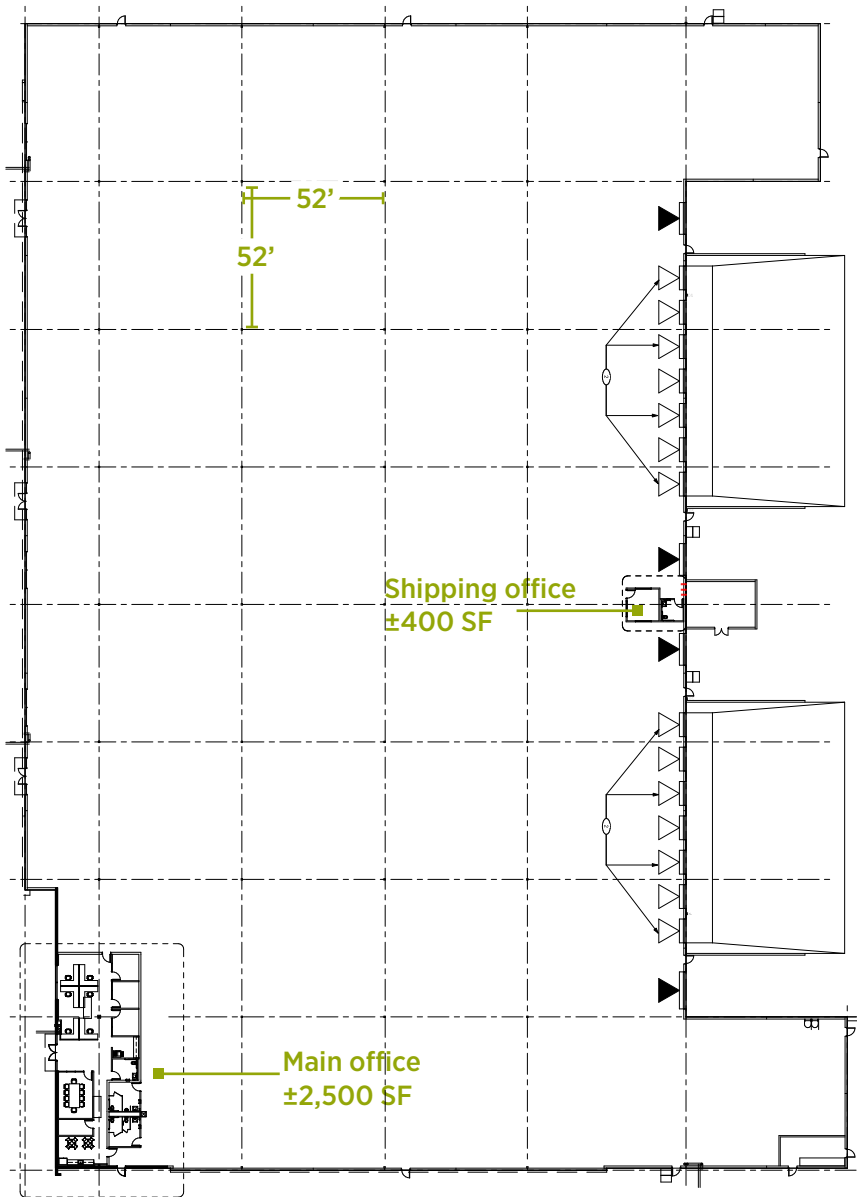
Skylights  
throughout



14 trailer  
drops



# SPACE HIGHLIGHTS



Warehouse conditioning  
Temp to maintain 60-62\*  
Fully insulated



14 dock high doors  
40,000 lb hydraulic levelers  
Dock seals  
Truck restraints  
Indicator & dock lights



LED motion sensor  
warehouse lighting



±2,500 SF main office  
with employee break  
room & restrooms



±400 SF rear  
shipping office with  
restroom



Perimeter fencing and  
gated truck court



Video surveillance  
system (perimeter  
and interior)



Existing office  
furniture

- ▷ Dock High Door
- ◀ Grade Level Door



# NEIGHBORING OCCUPIERS



4750 Business Center Drive

**Green Valley Crossing Shopping Center**

- COSTCO
- SAFeway
- TJ-max
- CVS
- Starbucks
- CHASE

TO SACRAMENTO

TO WALNUT CREEK

TO NAPA





# ACCESS TO THE BAY AREA



Napa 8.9 miles  
 American Canyon 10.0 miles  
 Sonoma 21.5 miles



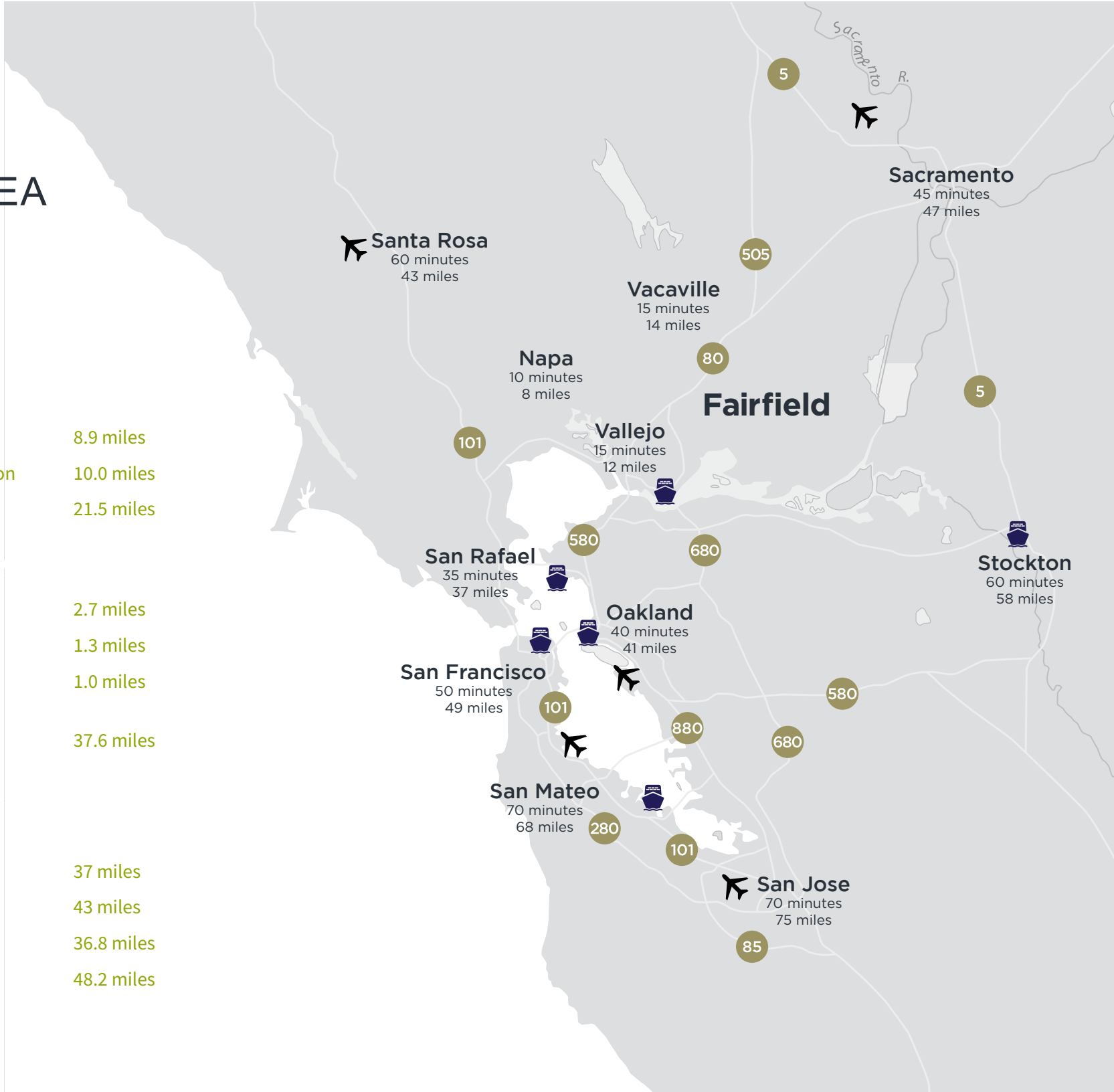
I-680 2.7 miles  
 I-80 1.3 miles  
 Hwy 12 1.0 miles



Port of Oakland 37.6 miles



Oakland 37 miles  
 San Francisco 43 miles  
 Walnut Creek 36.8 miles  
 Walnut Creek 48.2 miles



# LOCATION OVERVIEW



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