



FOR LEASE OR SALE

±9,215-18,430 SF STAND ALONE BUILDING  
SITUATED ON ± 1.43 ACRES

2220 CORDELIA ROAD, FAIRFIELD, CA

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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PROPERTY HIGHLIGHTS



±9,215-18,430 SF Stand alone building on  
±1.43 AC



One (2) 12'x14' Grade Level Doors  
One (2) 9'x10' Dock-High Loading



Clear Height: 24'



Zoning Code: IL - Limited Industrial



Column Spacing: 69'6" Wide x 44' 3" Wide



Power: 600 Amp, 277/480 Volt



Sprinkler Density: .287 GPM/2,000



Parking: 40 dedicated stalls

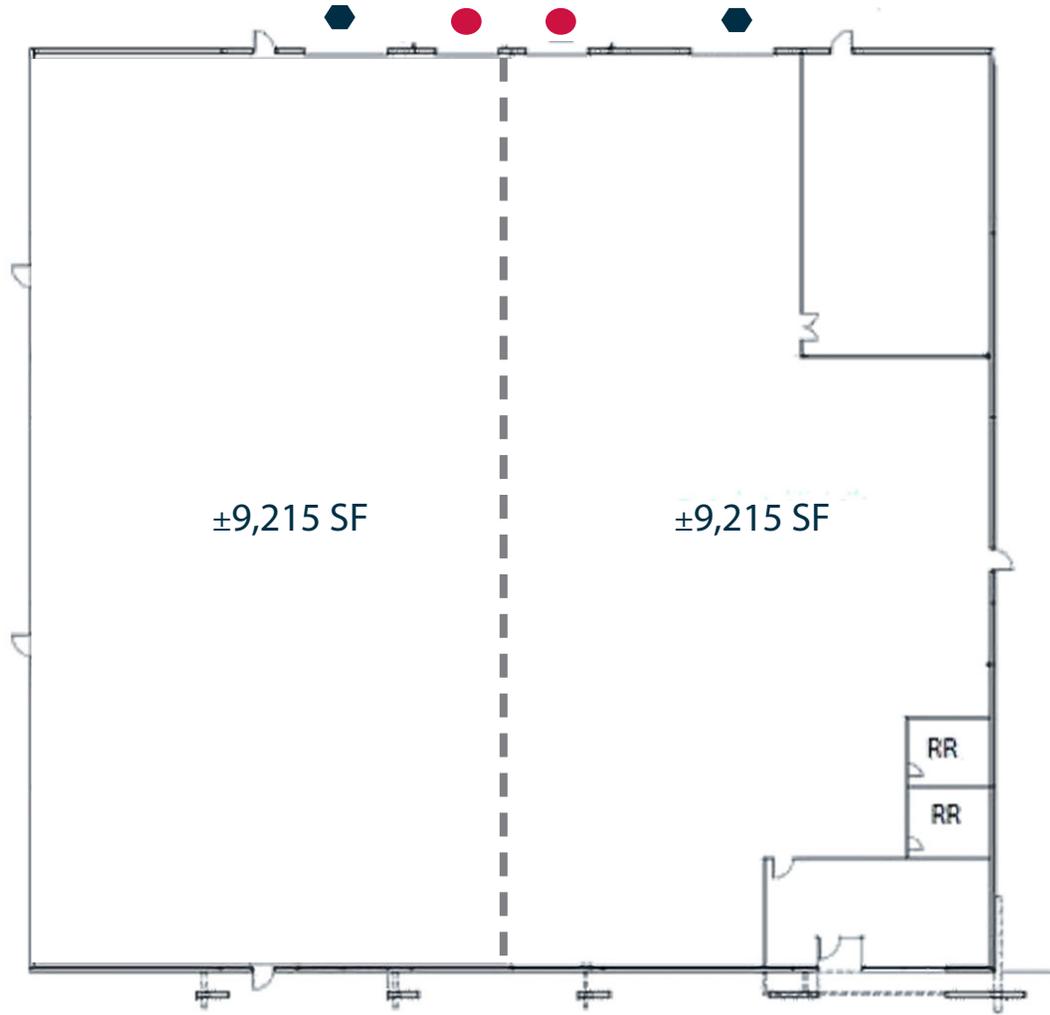


Lease rate: \$1.15psf + \$0.27psf NNN

Sale Price: \$3,667,570 (\$199psf)

2220  
CORDELIA ROAD

FLOOR PLAN



- Dock High Doors
- ◆ Grade Level Doors

\*FLOOR PLAN NOT TO SCALE

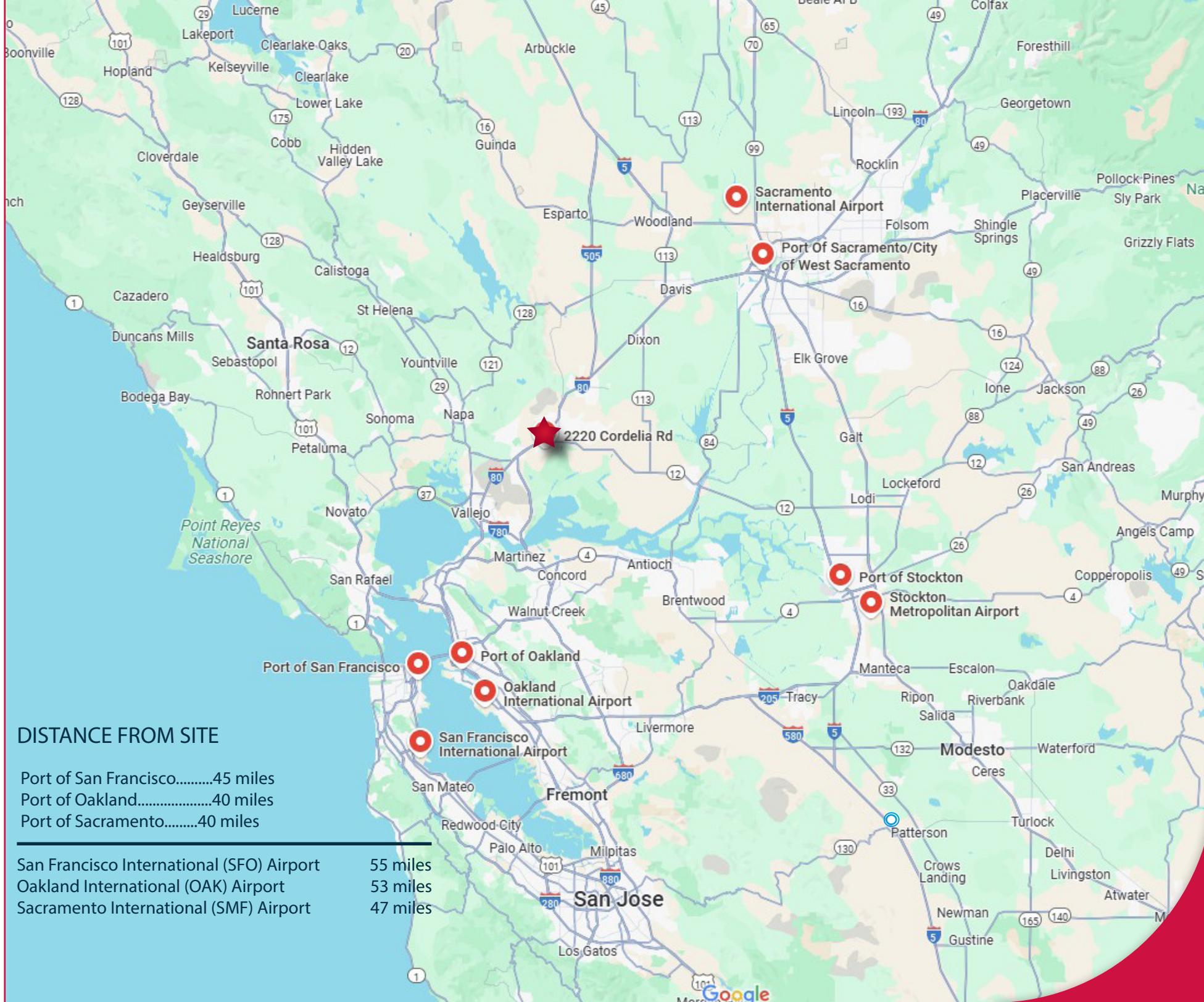


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PHOTO GALLERY



# REGIONAL MAP



## DISTANCE FROM SITE

- Port of San Francisco.....45 miles
- Port of Oakland.....40 miles
- Port of Sacramento.....40 miles

San Francisco International (SFO) Airport	55 miles
Oakland International (OAK) Airport	53 miles
Sacramento International (SMF) Airport	47 miles

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LEE-ASSOCIATES.COM

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