



**±83,420 SF Available | 2302 Courage Drive, Fairfield, CA**

# For Lease Manufacturing/Industrial Building

Former food production facility for Abbott Nutrition

## Contact Exclusive Brokers

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# Overview



## Property Summary

|                     |  |                 |  |
|---------------------|--|-----------------|--|
| Address             | 2302 Courage Drive, Fairfield, CA  | Floors          | Floor drains throughout  |
| Business Park       | Solano Business Park   | Sprinklers      | .495/2,000   |
| SF                  | <p>±83,420 SF (footprint)</p> <ul style="list-style-type: none"> <li>Includes ±6,000 SF of office</li> <li>Additional ±5,000 SF of structural mezzanine area (previous food lab area)</li> </ul>   | Roof            | Replaced 2018/2019   |
| Building Dimensions | ±200' deep x ±430' wide  | Solar           | Roof solar system located on the east side of building   |
| Power               | Minimum 2,000 amps @ 277/480 volts (to be confirmed)   | Year Built      | 2000   |
| Natural Gas         | Natural gas to the building  | Parking         | ±1.07/1,000 SF (±89 spaces)  |
| Clear Height        | ±26' minimum   | Site            | ±4.85 gross acres (±211,266 SF)  |
| Lighting            | T-5 motion warehouse lights  | Site Dimensions | ±420' deep x ±561' wide  |
| Ceiling             | Insulated ceiling  | APN             | 0028-791-060   |
| Loading             | <ul style="list-style-type: none"> <li>Five docks with weather seals and pit levelers</li> <li>One undersized dock (previously used for refrigeration deliveries)</li> <li>Four 12' x 14' grade level doors (two insulated with electric motors, one with electric motor only, one standard)</li> <li>Six punchouts for future docks</li> <li>Two punchouts for future grades</li> </ul> | Comments        | Solano Business Park, and Fairfield as a whole, offers high-quality water and extensive sewer capacity, making it an ideal location for numerous food and beverage production facilities |

# Parcel Map

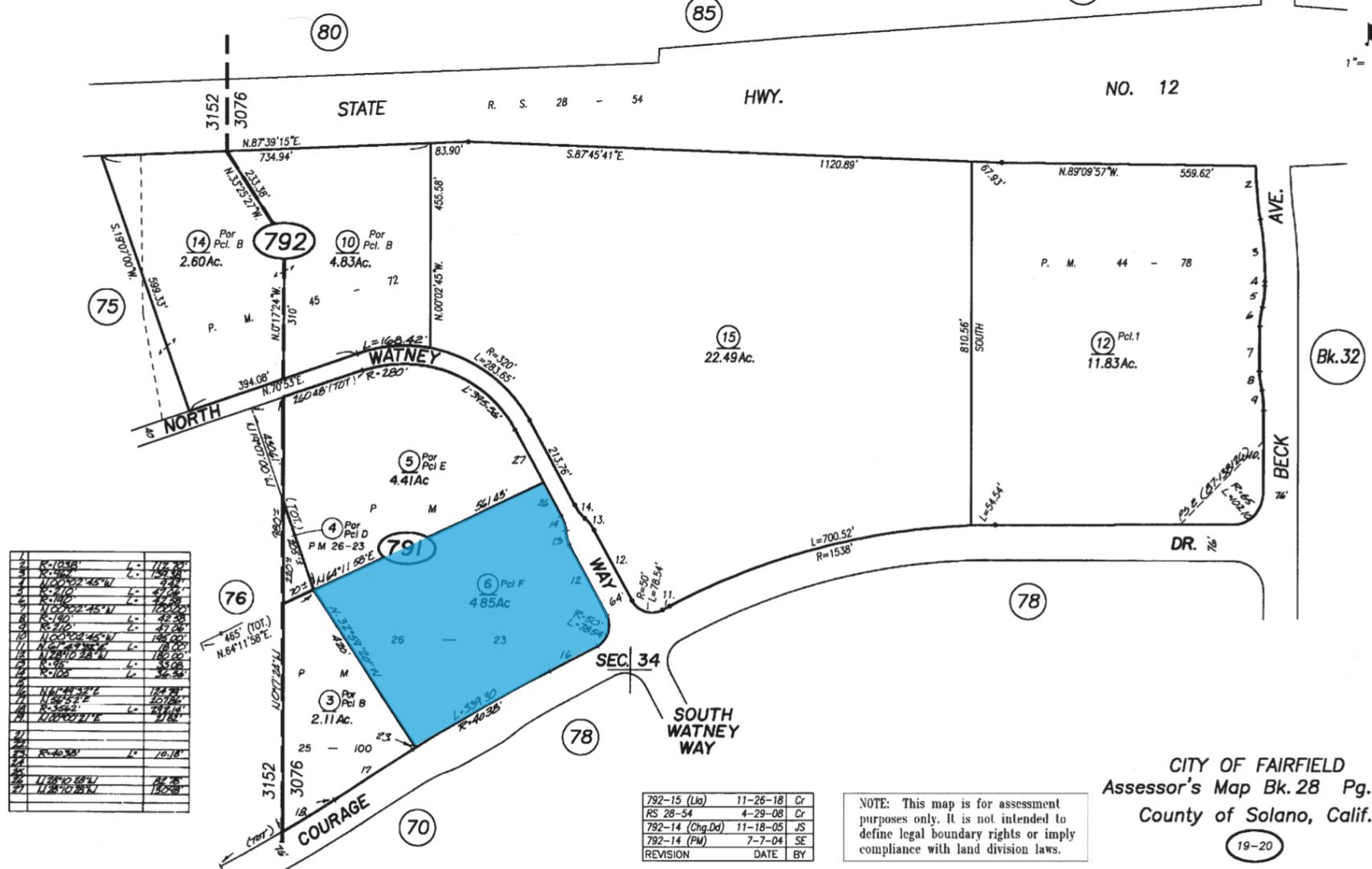
POR. LOT 37, SUISUN RANCHO  
POR. SEC. 34, T.5N., R.2W., M.D.B. & M. EXT.

Tax Area Code  
3076  
3152

28-79

$$1'' = 200''$$

NO. 12



CITY OF FAIRFIELD  
Assessor's Map Bk. 28 Pg. 79  
County of Solano, Calif.

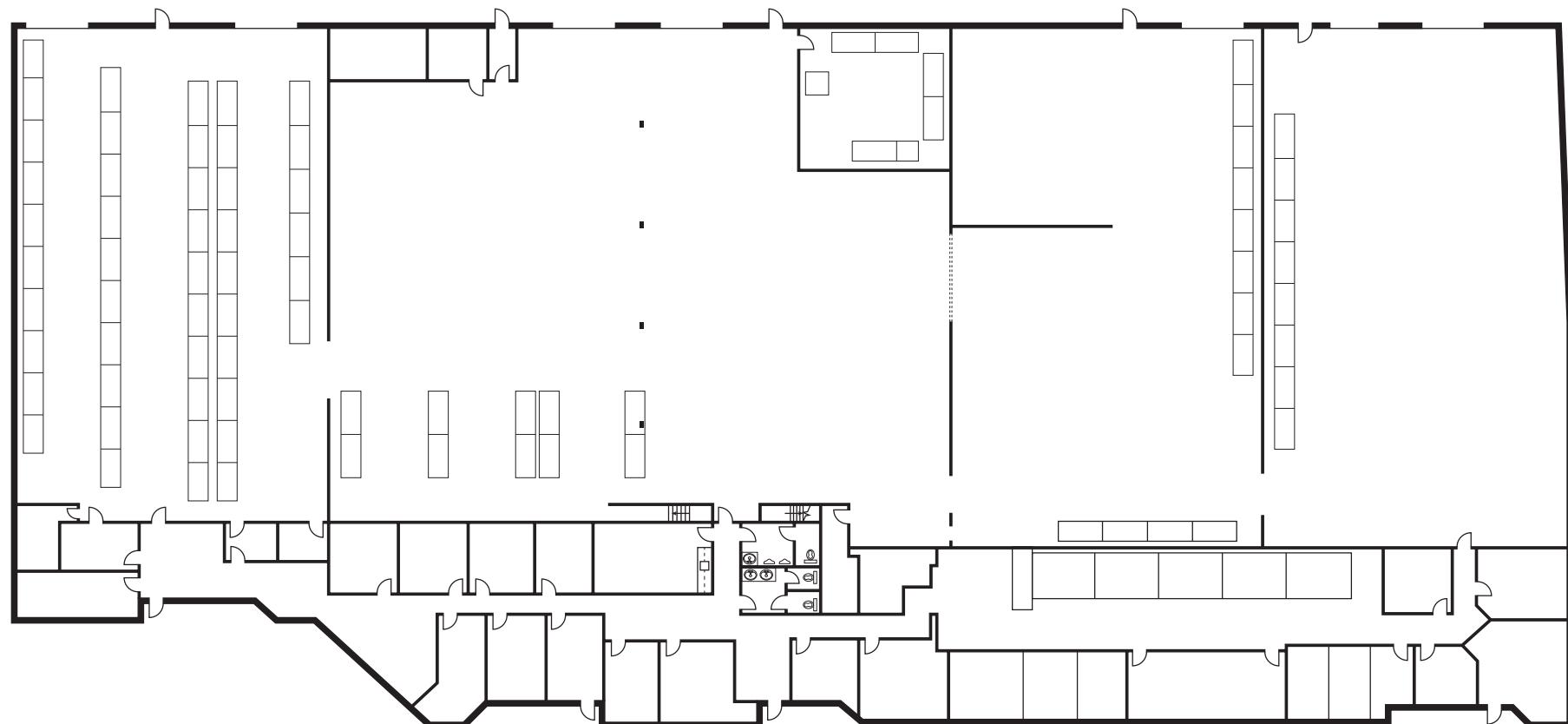
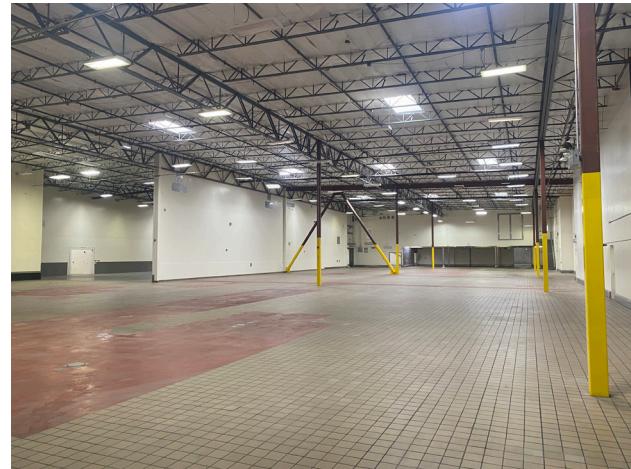
|                 |          |    |
|-----------------|----------|----|
| 792-15 (Lia)    | 11-26-18 | Cr |
| RS 28-54        | 4-29-08  | Cr |
| 792-14 (Chg.Dd) | 11-18-05 | JS |
| 792-14 (PM)     | 7-7-04   | SE |
| REVISION        | DATE     | BY |

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

# Floor Plan

**±83,420 Total SF (footprint)**

- ±6,000 SF office
- ±5,000 SF of additional structural mezzanine area



2302 Courage Drive | Fairfield, CA

# Location Overview

