

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A large, modern industrial building with a light gray metal facade and a series of small, square windows. The building is situated behind a large, paved parking lot. The sky is blue with scattered white clouds. The address "2302" is visible above the entrance.

±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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2302 Courage Drive | Fairfield, CA

Overview



Property Summary

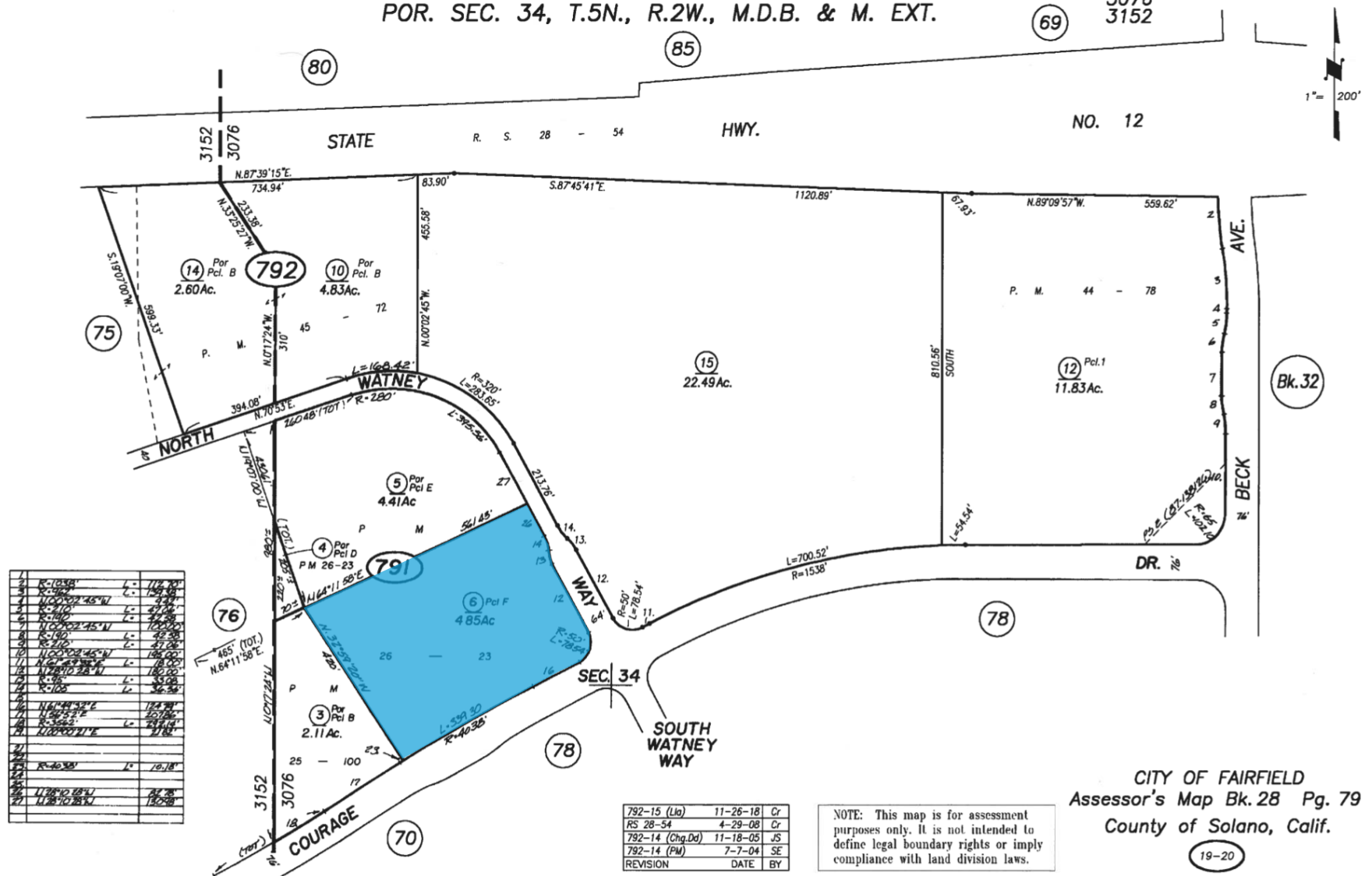
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|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address | 2302 Courage Drive, Fairfield, CA | Floors | Floor drains throughout |
| Business Park | Solano Business Park | Sprinklers | .495/2,000 |
| SF | ±83,420 SF (footprint) <ul style="list-style-type: none">Includes ±6,000 SF of officeAdditional ±5,000 SF of structural mezzanine area (previous food lab area) | 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">Five docks with weather seals and pit levelersOne undersized dock (previously used for refrigeration deliveries)Four 12' x14' grade level doors (two insulated with electric motors, one with electric motor only, one standard)Six punchouts for future docksTwo punchouts for future grades | 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



2302 Courage Drive | Fairfield, CA

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



2302 Courage Drive

