



# INFILL INDUSTRIAL/FLEX BUILDINGS WITH I-80 EXPOSURE

**103/105 COMMERCE CT  
FAIRFIELD, CA 94534**

**AUTOMOTIVE, SHOWROOM & FLEX USERS WELCOME!**



**±215,000 VEHICLES PER DAY**

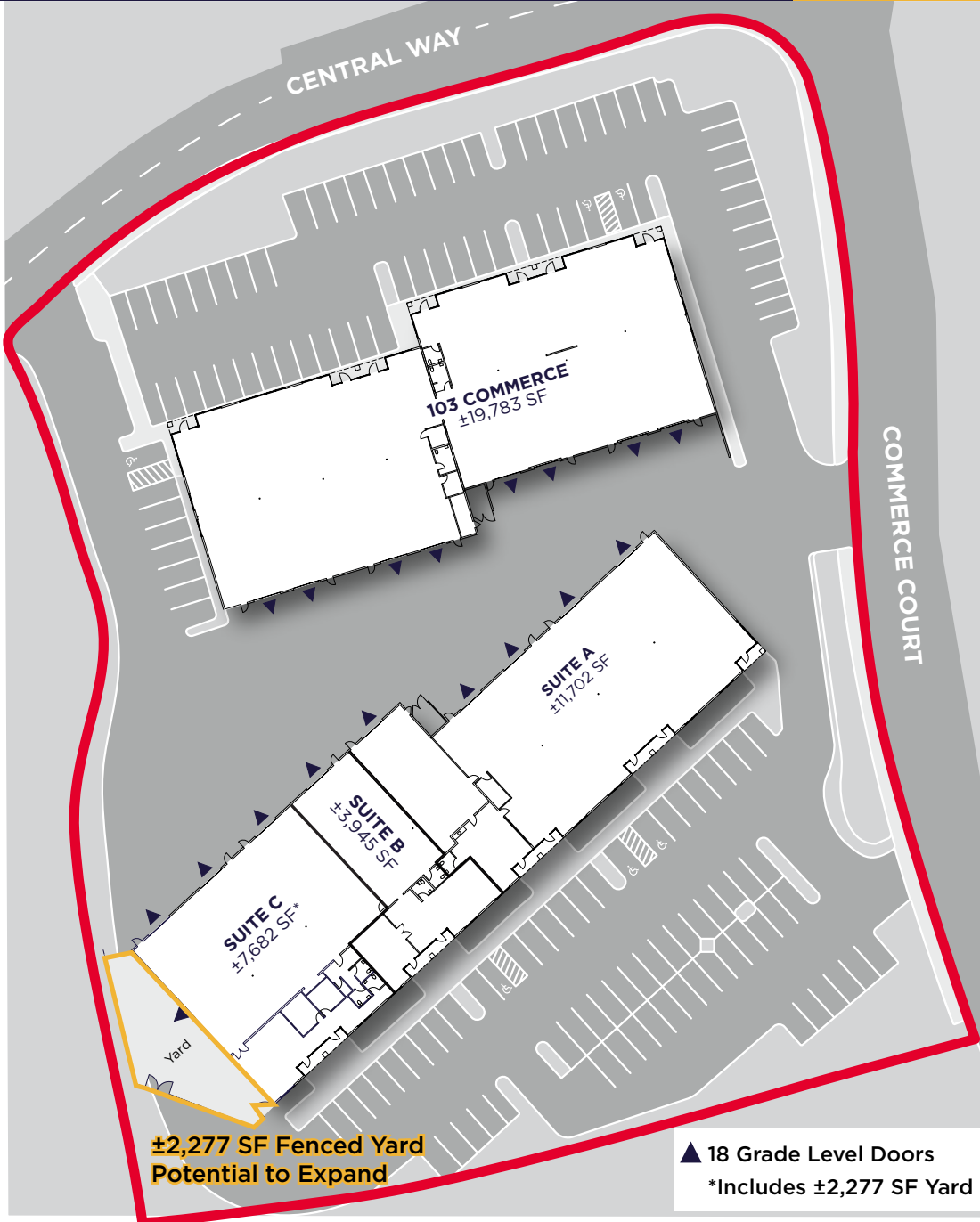
**FOR LEASE ±3,945 - 43,112 SF**

- » ±43,112 SF Total Leasable Building Area
- » 3.60 Acres (156,805 SF)
- » ±22' Warehouse Clear Height
- » Eighteen (18) Grade Level Doors
- » ±133 Parking Stalls (127 Standard/6 Accessible)
- » ±2,277 SF Yard, with Potential to Expand
- » ESP Dino Machine Available in Suite A of 105 Commerce Court
- » Swirled Concrete on Loading Areas/Driveways
- » 103 Commerce is Fully Temperature-Controlled
- » Build-to-Suit Office Available
- » Divisible to ±3,945 SF
- » 1,200 amps, 277/480v, 3-phase (Per Building)
- » Glass Storefront, with Prominent Visibility from I-80
- » Flexible [CS \(Service Commercial\)](#) Zoning Allowing Automotive, Showroom, Warehouse, and Commercial Service Uses

**CAPITAL IMPROVEMENTS UNDERWAY  
LANDSCAPING · SIGNAGE · LIGHTING**



# FLOOR PLAN



103 Commerce Court		
Building	±19,783	8 Grade Doors

105 Commerce Court		
Suite A	±11,702 SF	5 Grade Doors
Suite B	±3,945 SF	1 Grade Door
Suite C	±7,682 SF <i>plus ±2,277 SF yard with potential to expand</i>	4 Grade Doors

# CORPORATE NEIGHBORS





103 Commerce Court

105 Commerce Court

Central Avenue

Commerce Court

## CONTACT

TYLER EPTING  
Managing Director  
+1 925 548 3484  
tyler.epting@cushwake.com  
LIC #01317533

KRIS HAGAR, SIOR  
Senior Director  
+1 925 382 8887  
kris.hagar@cushwake.com  
LIC #02009499

JOSH MESSING  
Associate  
+1 925 849 2702  
josh.messing@cushwake.com  
LIC #02344579

