

Red Top Road at I-80

FAIRFIELD, CA

±98,280 SF CLASS A
INDUSTRIAL WAREHOUSE

Solano County's first planned
advanced manufacturing development



HYPOTHETICAL
CONCEPT

CHRIS NEEB

CA RE Lic. # 01324612
+1 707 495 7777
chris.neeb@jll.com

MATT BRACCO

CA RE Lic. #01185434
+1 925 948 1305
matt.bracco@jll.com

KRISTI CHILDERS

CA RE Lic. #01997043
+1 510 812 2878
kristi.childers@jll.com

GLEN W. DOWLING

CA RE Lic. #00890450
+1 415 299 6868
glen.dowling@jll.com



Property Highlights

Red Top Road at I-80 features abundant water and sewer capacity, an extreme rarity in the San Francisco Bay Area, as well as in the State of California. The City of Fairfield features two state-of-the-art water and sewer treatment plants, providing an expected capacity of over 5 million gallons of water per day, and the required sewer capacity for high-demand manufacturing and production uses.



The only project in Solano designed specifically for advanced manufacturing



Heavy power – 8,000 amps, 277/480v electrical service



Excellent access to the San Francisco Bay Area



Building signage will be visible from I-80



Modern design inspires innovation



Flexibility for multiple industrial uses



Adjacent to I-80 at Red Top Road exit

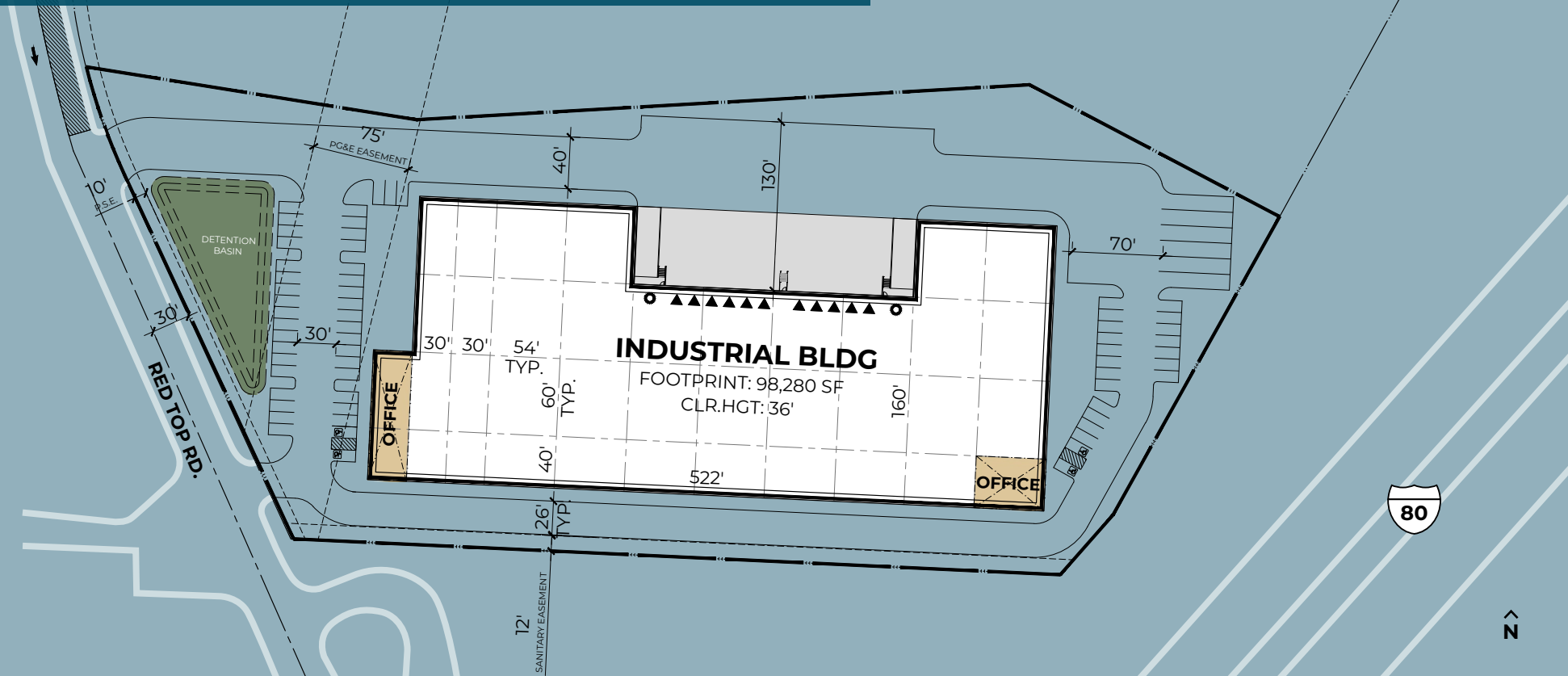


Close proximity to Solano Community College, UC Davis, UC Berkeley and High Quality Labor Force



HYPOTHETICAL
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Property Specifications



SITE AREA	6.15 Acres
TOTAL SF	±98,280 SF
IMPROVEMENTS	Improvement to suit
COLUMN SPACING	54' x 60' typ
CLEAR HEIGHT	36'
POWER	±8,000 amps at 277/480v power

DOCK DOORS	11
GRADE LEVEL DOORS	2
TRUCK COURT	130'
SIGNAGE	Freeway Visible
AUTO PARKING	61 stalls (can be expanded)
TRAILER PARKING	6 Stalls

A Strategic Location



Access to Consumers and Talent

CONSUMER DEMOGRAPHICS (2022)

Within a 45-minute drive time

2,420,514

Total Population

882,307

Total Households

545,637

Generation Z Population
(Born 1999 to 2016)

599,823

Millennial Population
(Born 1981 to 1998)

478,976

Generation X Population
(Born 1965 to 1980)

499,877

Baby Boomer Population
(Born 1946 to 1964)

\$719,412

Median Home Value

\$895,580

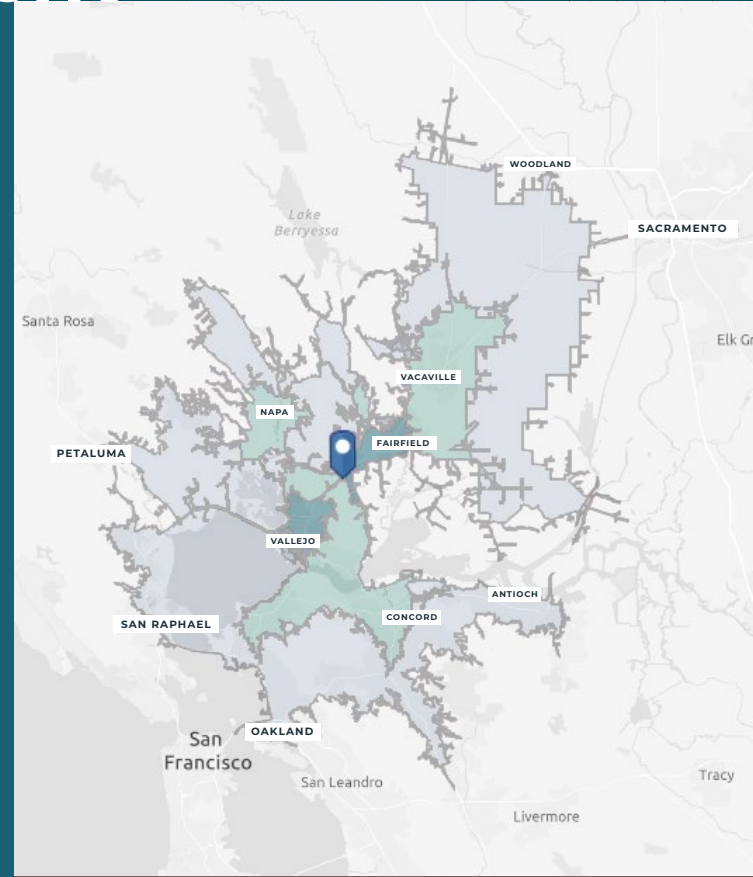
Spent \$500+ on Internet Orders Last 12 Months

\$477,187

Household Income 100K+ (2020)

\$107,662

Median Household Income



MINUTES ● 15 ● 30 ● 45

ACCESS TO INCREDIBLE TALENT

Resident Workers within a 45-minute drive time



19,370

Advanced Manufacturing Engineering Workers



56,999

Data Center Workers



6,351

Life Science Workers



36,950

Production Workers



59,827

Warehousing Workers

Corporate Neighbors

SITE

FAIRFIELD

VACAVILLE

BIO-RAD

BIO-RAD **VALLEY Fine Foods** **PROFORM**

HERCULES

BENICIA

RICHMOND

SUNPOWER **nutiva** **MOXION**

BERKELEY

BAYER **BERKELEY LIGHTS** **LYGOS** **twelve**

EMERYVILLE

4DMT **UPSIDE Foods** **CARIBOU BIOSCIENCES** **DEMETRIX** **GELTOR** **GINKGO BIOWORKS**
agenus **PERFECT DAY** **LUCIRA** **qib3** **zymergen** **gritstone**
kyverna.

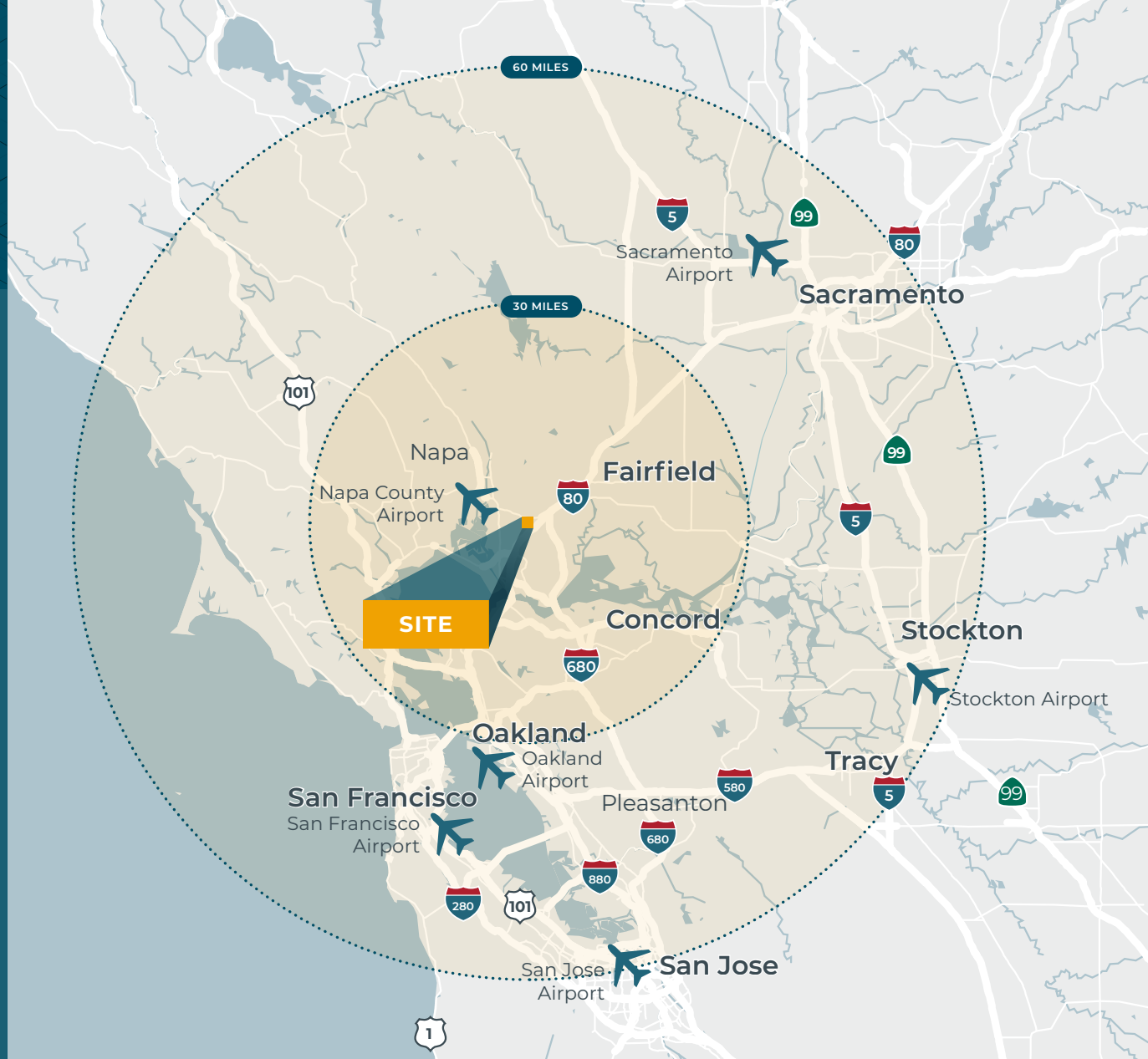
NOVICI BIOTECH **AWIP All Weather Insulated Panels** **Wunder-Mold**
Genentech **ThermoFisher SCIENTIFIC**
Synder Filtration **RAININ** **agenus**

Abbott **ABCO LABORATORIES, INC.**
COURAGE PRODUCTION **berlin PACKAGING** **SOLANO COMMUNITY COLLEGE**
HEALTHPLAN of CALIFORNIA **Calbee** **MEYER**
Saxco International **CRYSTAL GEYSER** **JUST DESSERTS SAN FRANCISCO**
Landsberg ORORA **N53** **BIOMERICS**
TRICORBRAUN **PRIMAL PET FOODS INC.**
amcor **GUITTARD CHOCOLATE COMPANY** **CAYMUS VINEYARDS**

Access to Northern California

DRIVE DISTANCES

BENICIA	15 miles
VACAVILLE	16 miles
NAPA	17 miles
HERCULES	17 miles
RICHMOND	24 miles
BERKELEY	30 miles
EMERYVILLE	31 miles
SAN FRANCISCO	40 miles
SACRAMENTO	49 miles



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