



FOR LEASE

2920 Industrial Ct, Fairfield

2920 Industrial Court
Fairfield, CA 94533

1,250 – 2,500 SF

AVAILABLE

\$18.00

SF/YR

3

SPACES

Nick Oh

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KW Commercial

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Lic# 02065804

KW COMMERCIAL®

Property Overview

6,250 SF AVAILABLE SF	\$18 ASKING RATE SF/YR	3 SPACES AVAILABLE	2010 YEAR BUILT	127,195 LOT SIZE
10,625 BUILDING SQFT	2.92 LOT SIZE (ACRES)	0174-040-180 PARCEL ID	Limited Industrial (IL) ZONING	Solano COUNTY
8 DRIVE-IN DOORS	Included SPRINKLERS	20' CLEAR HEIGHT	8 UNITS	

EXECUTIVE SUMMARY

This well-positioned industrial property in Fairfield offers functional warehouse and distribution space for logistics, manufacturing, and storage users.

Clear-span warehouse configuration with fire sprinklers and lighting systems supporting a range of industrial uses.

PROPERTY HIGHLIGHTS

- Fully fenced and secured perimeter with controlled gate access for truck and employee traffic
- On-site building management responsive to tenant operational needs and facility maintenance
- California's continued investment in multimodal transportation infrastructure position
- Fairfield as a long-term beneficiary of national supply chain realignment.

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
Fairfield-Vacaville, California0.9 mi	Napa County Airport17.3 mi	CA 122.7 mi
Travis Ave and Airmen Drive0.9 mi	Sacramento Executive Airport30.1 mi	Rio Vista Road3.1 mi
Huntington Ct & Walters Rd1.4 mi	Buchanan Field Airport20.4 mi	Dwight D. Eisenhower Highway4.2 mi
		I 5057.1 mi

Space Available

Unit 4

\$18 SF/Yr

SF AVAILABLE	TERM
1,250 SF	+3
TYPE	USE
MG	Warehouse/Auto/Distribution

Includes a bathroom and access to the front of the property. 20' ceiling height.

Unit 7

\$18 SF/Yr

SF AVAILABLE	TERM
1,250 – 2,500 SF	+3
TYPE	USE
MG	Warehouse/Auto/Distribution

Can be converted into one single space to 2,500 SF with unit 8 and have a bathroom added. A door to the front of the property can be added. 20' ceiling height.

Unit 8

\$18 SF/Yr

SF AVAILABLE	TERM
1,250 – 2,500 SF	+3
TYPE	USE
MG	Warehouse/Auto/Distribution

Can be converted into one single space to 2,500 SF with unit 7 and have a bathroom added. A door to the front of the property can be added. 20' ceiling height.



Elmira

n Valley Park

Magnolia Park

Alan's C
Training

80

VACAVILLE
JUNCTION

TRAVIS FIELD
TRAVIS AFB

TOLENAS

airfield

isun City

Wetland Construction

12

Denverton

San Francisco
Bay National
Estuarine
Research...

Rio
Jun

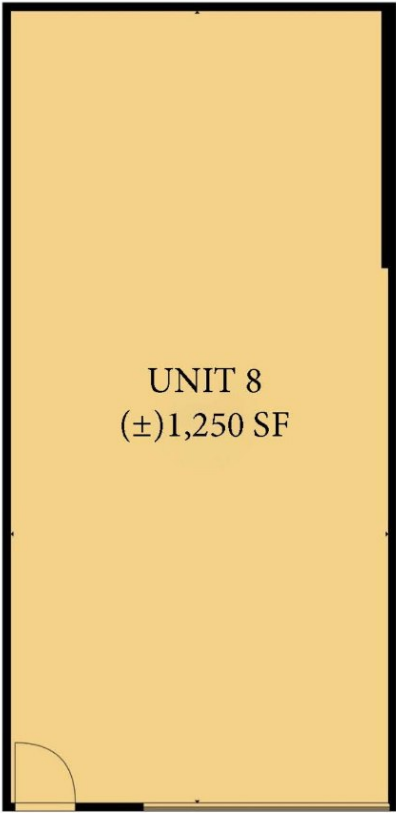
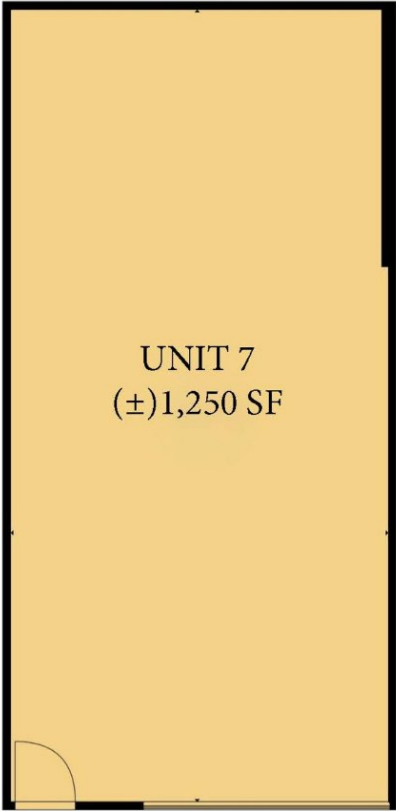
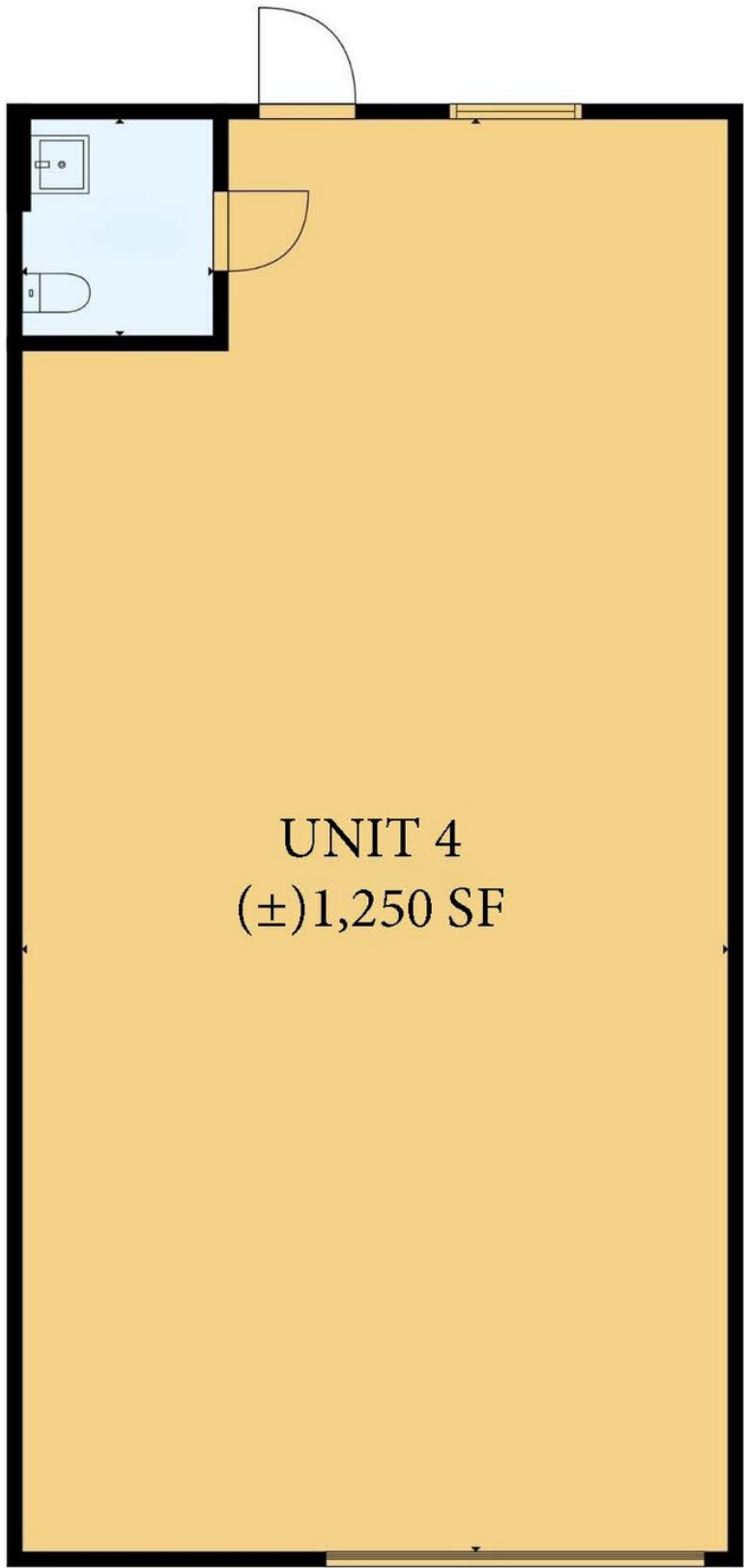
38.2736°N, 121.9625°W



Photo Gallery



Floor Plans



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,909	36,425	130,890
2010 Population	2,601	35,852	135,638
2026 Population	2,873	45,638	152,658
2031 Population	2,996	46,494	155,119
2026–2031 Growth Rate	0.84 %	0.37 %	0.32 %
2026 Daytime Population	6,381	47,098	130,261

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,690	10,665	39,832	less than \$15,000	6	559	2,931
2010 Total Households	804	10,911	42,221	\$15,000–\$24,999	50	390	1,967
2026 Total Households	1,000	13,980	48,664	\$25,000–\$34,999	12	516	2,484
2031 Total Households	1,058	14,375	49,845	\$35,000–\$49,999	67	922	3,322
2026 Avg. Household Size	2.63	3.19	2.98	\$50,000–\$74,999	228	2,023	7,142
2026 Owner Occupied Housing	324	9,899	29,893	\$75,000–\$99,999	157	1,692	6,408
2031 Owner Occupied Housing	357	10,153	30,875	\$100,000–\$149,999	239	3,281	9,987
2026 Renter Occupied Housing	676	4,081	18,771	\$150,000–\$199,999	146	1,766	5,595
2031 Renter Occupied Housing	701	4,222	18,970	\$200,000 or greater	95	2,830	8,828
2026 Vacant Housing	86	714	2,212	Median HH Income	\$96,033	\$111,019	\$100,272
2026 Total Housing	1,086	14,694	50,876	Average HH Income	\$118,414	\$139,749	\$127,956



Source: ESRI / ArcGIS Business Analyst

Market Overview



POPULATION

119,881

AREA

37.6 sq mi

ELEVATION

43 ft

COUNTY

Solano County

INCORPORATED

1859

STATE

California

Market Overview: Fairfield, CA

Fairfield is a city in and the county seat of Solano County, California, United States, in the North Bay sub-region of the San Francisco Bay Area.

The city has a diversified economy, with government, manufacturing, healthcare, retail, professional and commercial construction sectors.

Fairfield was founded in 1856 by clipper ship captain Robert H. Waterman, and named after his former hometown of Fairfield, Connecticut.

It is the location of Travis Air Force Base and the headquarters of Jelly Belly. The population was 122,489 at the 2025 census.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	2,873	Population	45,638	Population	152,658
Median HH Income	\$96,033	Median HH Income	\$111,019	Median HH Income	\$100,272
Households	1,000	Households	13,980	Households	48,664

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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