

AVAILABLE FOR LEASE



2260
CORDELIA ROAD
SOLANO COMMERCE CENTER | FAIRFIELD, CA

±33,000 SF OFFICE/WAREHOUSE



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PROPERTY FEATURES



- Located one mile from the intersection of Interstate 80 and Highway 12, providing excellent regional access to Napa, Sacramento, Oakland, and San Francisco
- Positioned near the front of Solano Commerce Center, a 10-building light industrial R&D and distribution complex totaling 365,439 SF
- 136' deep truck staging area provides ample maneuvering room for modern trucking operations
- Eight (8) dock-high loading doors situated across the back of the building, with easy truck access
- Flexible office-to-warehouse ratio, with $\pm 4,900$ SF of existing office space that can be refigured to tenant needs



BUILDING DETAILS

- $\pm 33,000$ SF office/warehouse space available within a $\pm 47,972$ SF building
- Constructed in 2006
- Overall dimensions: approximately 134' deep \times 247' wide
- Warehouse Clearance: 28'
- Column spacing: 44'9" \times 44'8"
- $\pm 4,900$ SF of finished office area
- Power: 1,000 amp, 277/480v
- Fire sprinkler system density at .37/2,000 SF
- 136' deep truck staging area
- Eight (8) dock high loading doors
- Three (3) grade level doors
- Parking ratio: 2/1,000 SF

PROPERTY AERIAL



TO OAKLAND	±42 MINS.
TO SACRAMENTO	±44 MINS.
TO SFO	±54 MINS.
TO SILICON VALLEY	±74 MINS.
TO RENO	±172 MINS.
TO LOS ANGELES	±353 MINS.



AMENITIES ABOUND
located near Downtown Fairfield



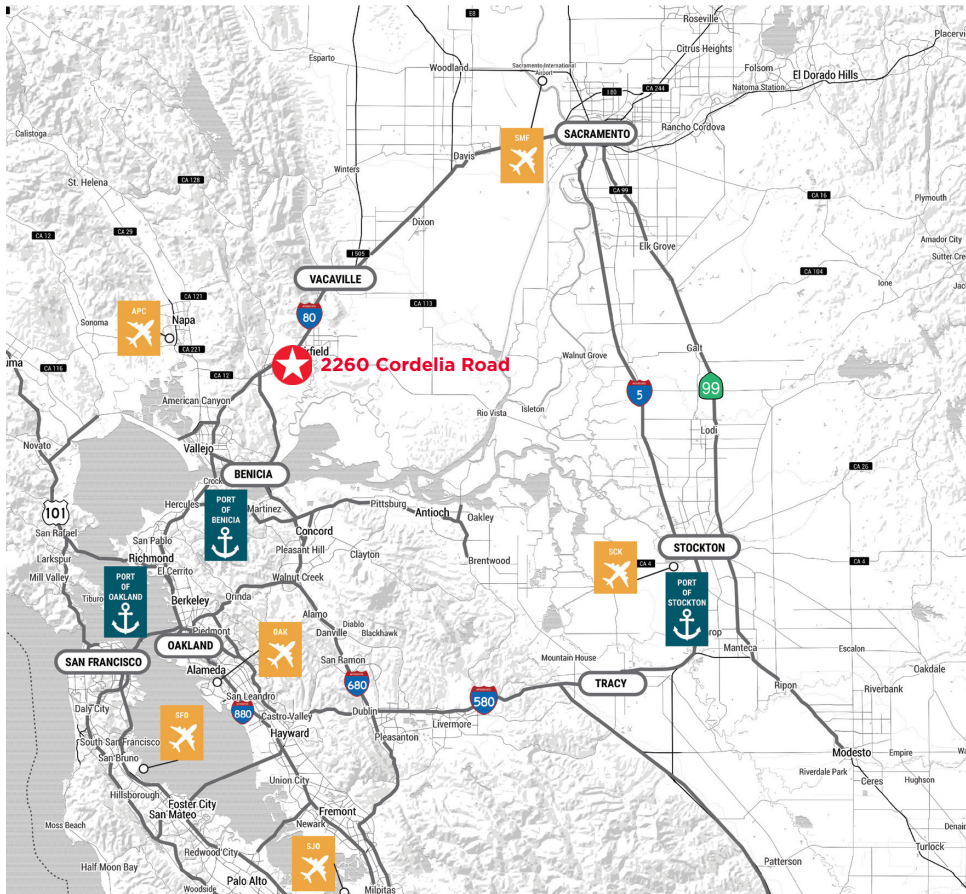
Industrial Ecosystem
near major operators such as Jelly Belly & TricorBraun



Time-to-Market Advantage
±40 min to Oakland & Sacramento



±1 MILE
from I-80



FLOOR PLAN



SITE PLAN



PROPERTY IMAGES





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