

# FOR LEASE

2351

2349

**2349 & 2351 N Watney Way | Solano Business Park | Fairfield**

Industrial / Office Suites Available from  $\pm 1,660$  SF to  $\pm 31,665$  SF



## THE PROPERTY

### 2349 & 2351 N Watney Way | Fairfield, CA

- **±72,200 SF in two light industrial buildings**
  - 2349 North Watney Way: ±25,690 SF building
  - 2351 North Watney Way: ±45,521 SF building
- **Extensive glass line**
- **18'-20' warehouse clear height**
- **Dock and grade-level loading**
- **Power**
  - 2349 N Watney: 1,200amps 120/208v, 3-phase
  - 2351 N Watney: 2,000amps, 120/208v, 3-phase
- **Immediate access to Hwy 12, I-80 and within 4 miles to I-680**
- **Building signage**



**2349 & 2351**  
**N WATNEY WAY**

**Centrally located at the intersection of I-80 and Hwy 12  
within the prestigious Solano Business Park**



Solano Business Park is  
located midpoint between San  
Francisco and Sacramento



One of the premier distribution  
and manufacturing hubs in the  
San Francisco Bay Area



12 miles to the Napa  
Valley wine country



Abundant water and  
sewer capacity

STRATEGIC LOCATION

2349 & 2351  
N WATNEY WAY



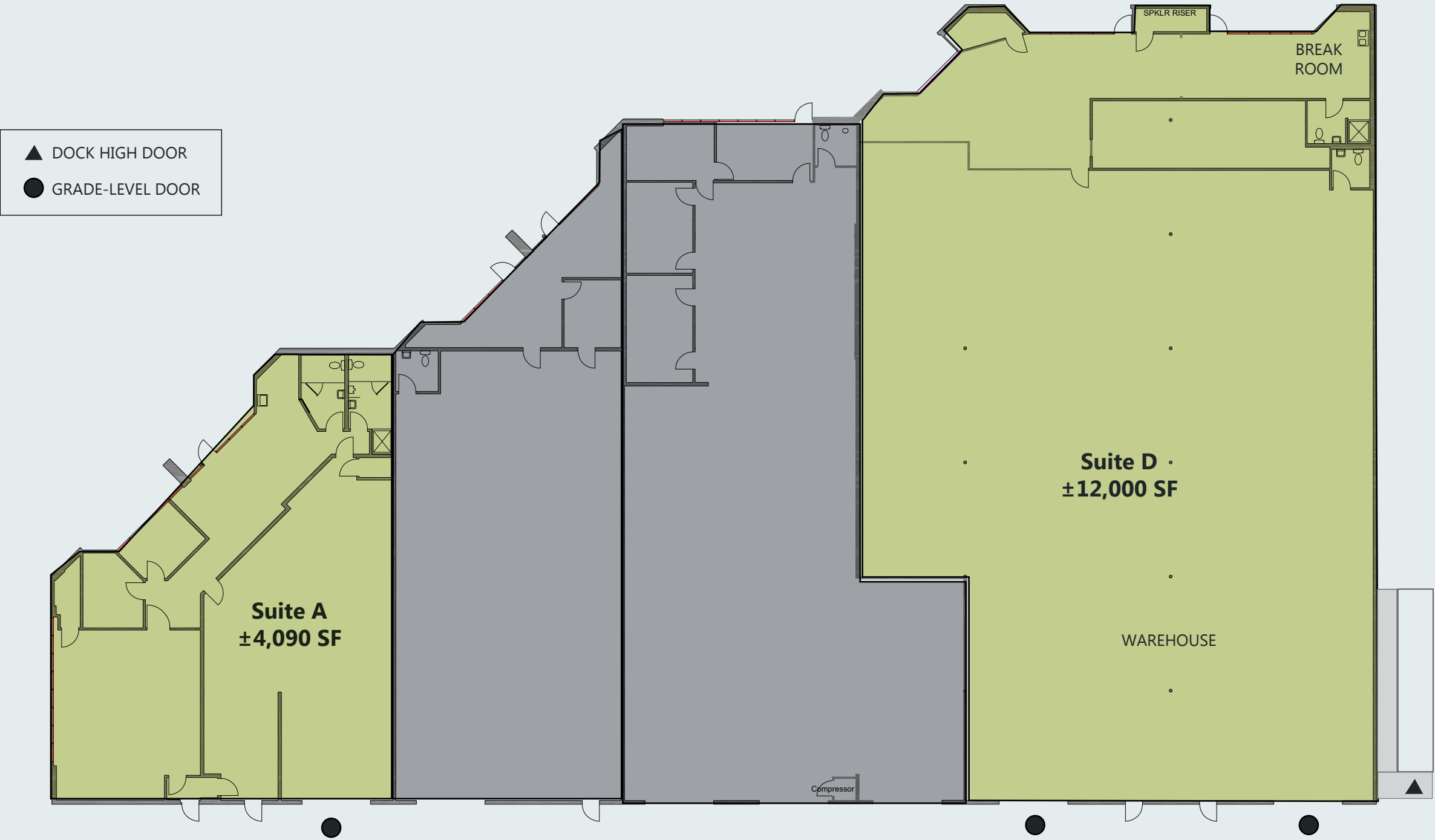
1/4 mile



1/2 mile



4 miles



## Available

### Suite A | ±4,090 SF

- 1 grade-level door
- ±18' clear height
- Open office space
- 2 private offices
- Break room and 2 restrooms

### Suite D | ±12,000 SF

- 1 dock high door
- 2 grade-level doors
- ±18' clear height
- Open area office space
- Conference room and break room
- 2 restrooms



Available

Suite C/D/E | ±31,665 SF

- Divisible to ±7,719 SF
- ±8,033 SF of office space
- 2 dock-high doors
- 3 grade-level doors
- ±20' clear height
- Mix of private offices and open warehouse spaces
- Suites C, D & E have climate-controlled warehouse area

Suite A1 | ±1,660 SF

- Office space
- Private office
- Storage space & break room
- 1 restroom



- ▲ DOCK HIGH DOOR
- GRADE-LEVEL DOOR

Distance from  
2349-2351 N Watney Way

To Napa	12 miles
To Vacaville	10 miles
To Petaluma	40 miles
To Walnut Creek	29 miles
To Richmond	30 miles
To Oakland	40 miles
To San Francisco	46 miles



For Information Contact:

Chris Neeb  
chris.neeb@jll.com  
+1 707 495 7777  
License #01324612

Matt Bracco  
matt.bracco@jll.com  
+1 925 200 3537  
License #01185434

Glen Dowling  
glen.dowling@jll.com  
+1 415 299 6868  
License #00890450



Jones Lang LaSalle Brokerage, Inc. Real Estate Lic#01856260

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260 Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025. Jones Lang LaSalle IP, Inc. All rights reserved.