



±19,200 SF SITUATED ON ±2.51 ACRES OF LAND
(TAKE ALL OR PART - 2 PARCELS)

2000 Walters Court, Fairfield, CA



Property Features

- ▶ ±19,200 SF building (120'X160') with 12,000 SF CMB Fenced Yard (100'X120') situated on 1.77 acres
- ▶ 4,800 SF of Office and Show Room
- ▶ 600 Amps @ 120/208 Volt 3 Phase
- ▶ Two (2) Grade Level Load:
 - ▶ 14' X 16' oversized door and
 - ▶ 12' X 12' door (More can be added or enlarged)
- ▶ Four (4) Restrooms
- ▶ ±18' Minimum Clearance
- ▶ Columns 24'x50'
- ▶ Sprinklered Density: .33/3,000 SF
- ▶ Improvements to Suit (Amortized into Lease)
- ▶ Zoning: Commercial Service - CS <https://bit.ly/2PQRYL1>
- ▶ Adjacent .74 Acre Lot (Rod Iron/Chained Linked Fenced w/Lite Yard)
- ▶ 40' Lighted Pole Sign (Permit Status Unknown)
- ▶ Located at Airbase Pkwy. & Walters Rd. - 4 Lane Expressway. Excellent North/South, East/West Access.



CHRIS PETRINI

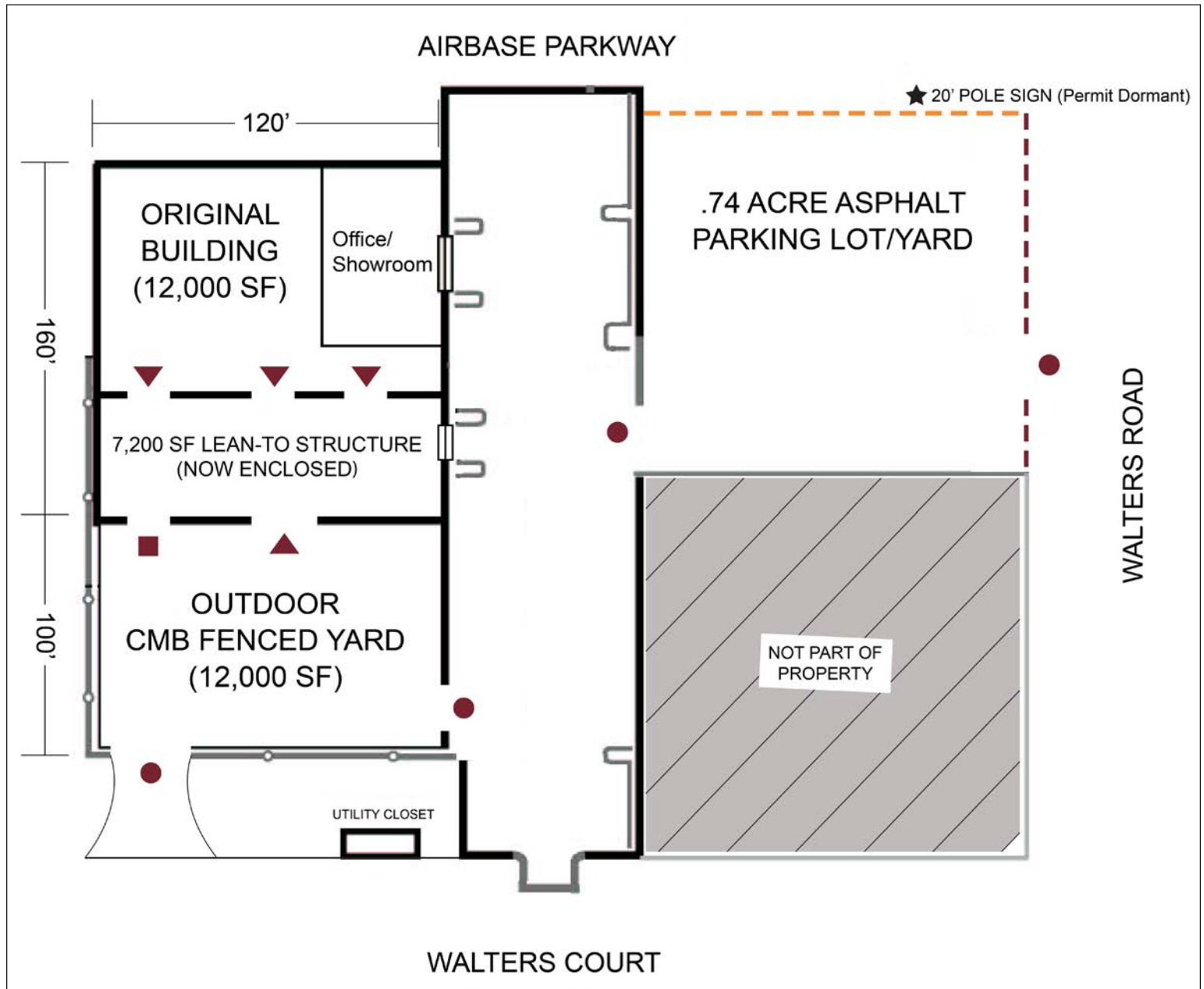
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PETRINI COMMERCIAL

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LEGEND:

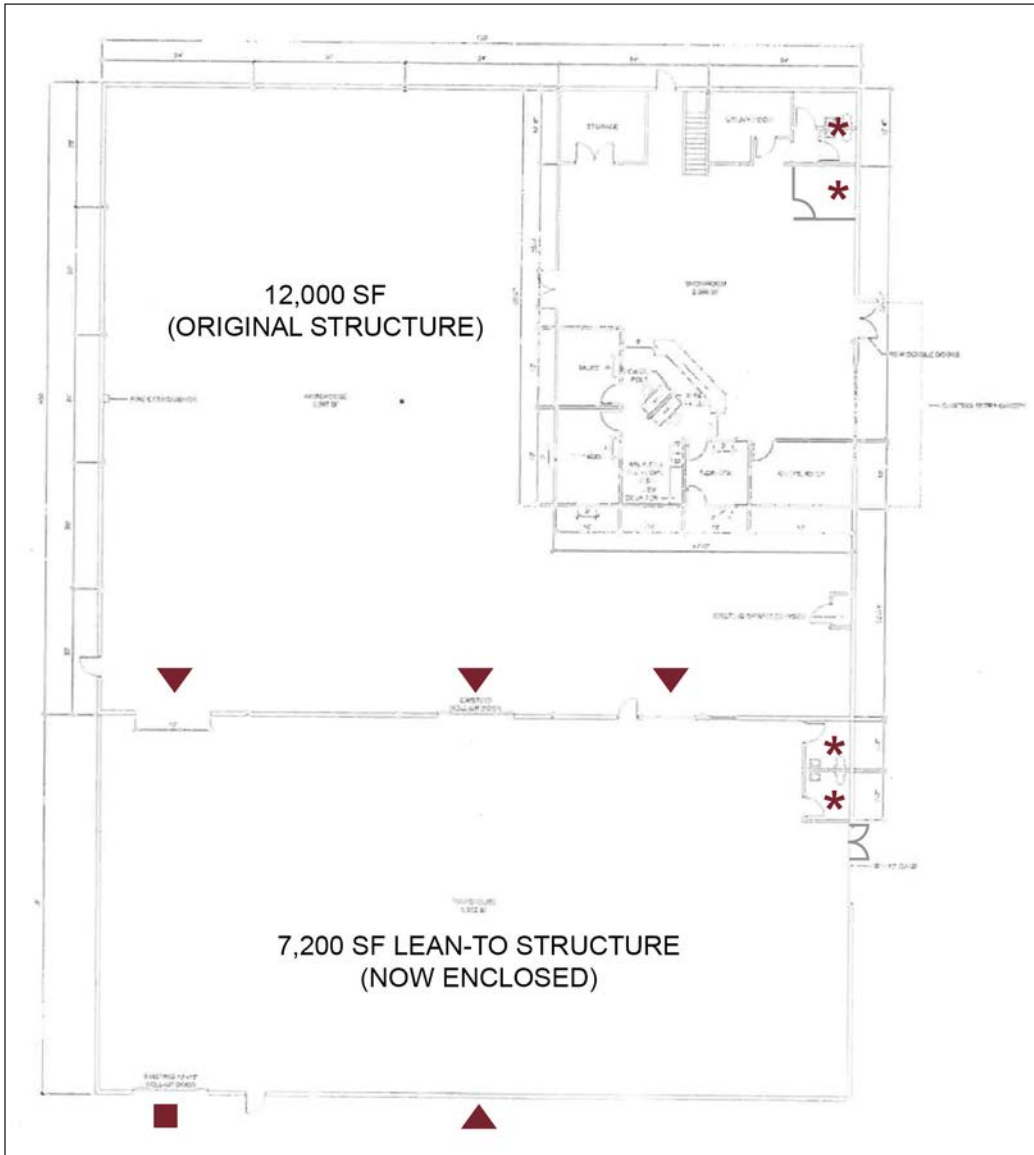
- ROLLING ROD IRON GATE
- ▲ 14' X 16' ROLL UP DOOR
- 12' X 12' ROLL UP DOOR
- ▼ 12' X 14' ROLL UP DOOR
- ROD IRON GATE
- - - CHAIN LINKED FENCE

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WAREHOUSE



OFFICE



YARD WITH OVERSIZED DOOR



FENCED YARD

FLOOR PLAN NOT EXACT/NOT TO SCALE

LEGEND:

- ▼ 12' X 14' ROLL UP DOOR (INSIDE BUILDING)
- 12' X 12' ROLL UP DOOR
- ▲ 14' X 16' ROLL UP DOOR (OVERSIZED)
- * BATHROOMS

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