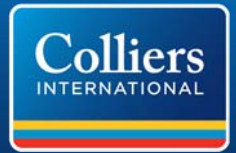


AVAILABLE > ±104,000 SF TO-BE-BUILT

Solano Business Park

NORTH WATNEY WAY | FAIRFIELD, CALIFORNIA 94533



Property Description

- > ±5.57 gross acres (±242,629 SF)
- > ±474' (width) x ±710' (depth)
- > Access from Chadbourne Road & Cordelia Road
- > Utilities to Site
- > Light Industrial Zoning
- > APN: 0028-750-310-01

Comments

Project now has planning approval.
Excellent access to I-80 with tremendous exposure to Hwy. 12 (±474'). Property is located adjacent to Jelly Belly Candy Company in the Solano Business Park.

Shell Improvements To-Be-Built

- > ±104,000 SF Concrete Tilt-up Building To-Be-Built (±200' x ±520')
- > Minimum Clear Height: ±30'
- > Columns: ±40' & ±60' wide and ±50' deep
- > Landscaping and Irrigation
- > **Side Loaded Truck Access:**
 - Grade Level - ±5 (±12' x ±14') - 2 front, 1 side, 2 rear
 - Dock High - ±18 (±9' x ±10') - front
- > Parking: ±1/±1,000 SF
- > Concrete Slab ±6" with #3 rebar ±24" OCEW
- > **Fire Sprinklers:** ESFR
- > Power: ±2,500 amp @277/480 volts to main panel
- > **Roofing:** Single Ply 60 Mil TPO

Contact Us

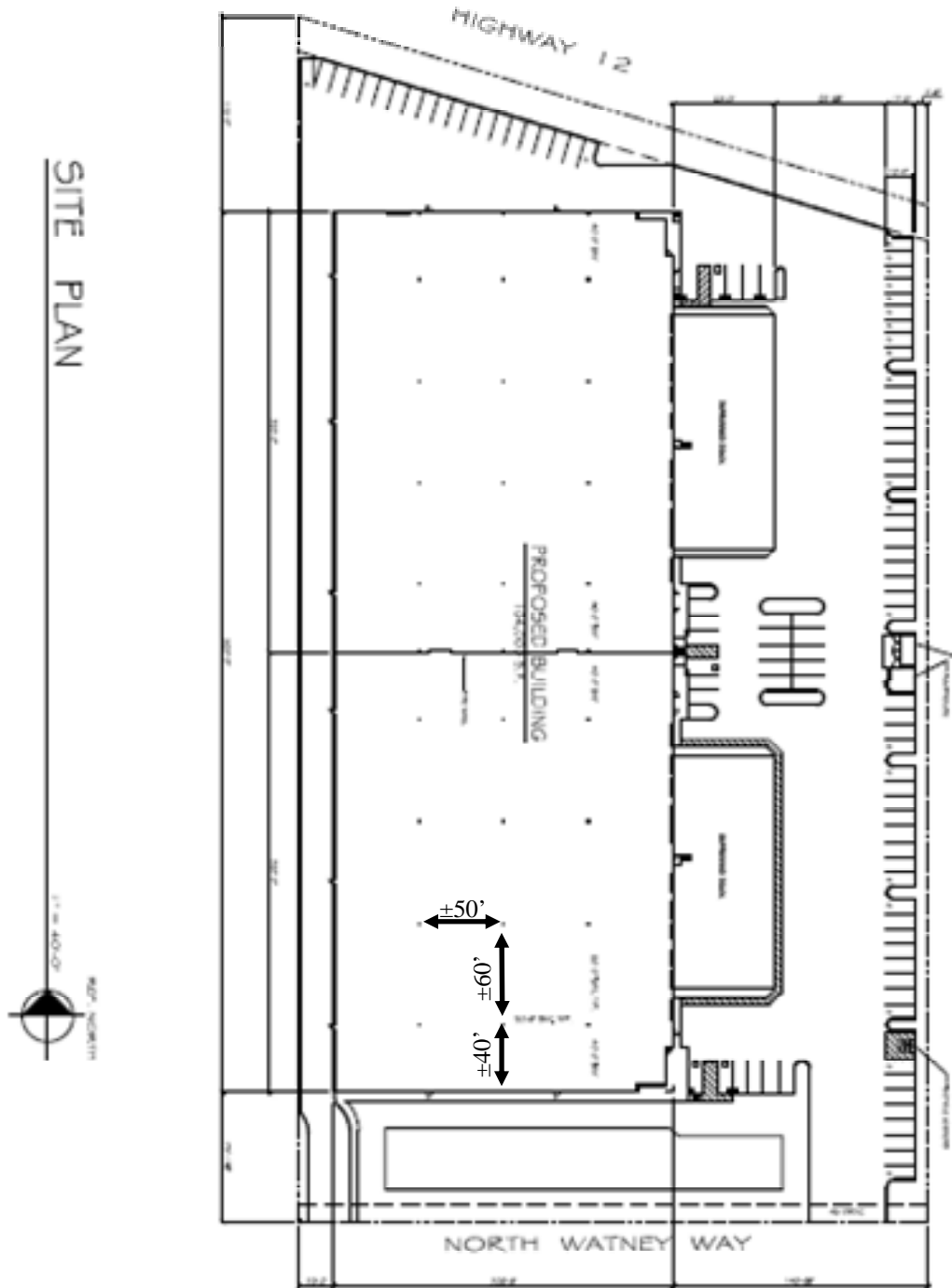
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