

41,817± SF PRIME INDUSTRIAL LAND

FOR SALE OR LEASE 9321 W CORDELIA RD | FAIRFIELD, CA



9321 W CORDELIA RD

Fairfield, CA 94534

Prime Industrial Land | High-Visibility Freeway Location

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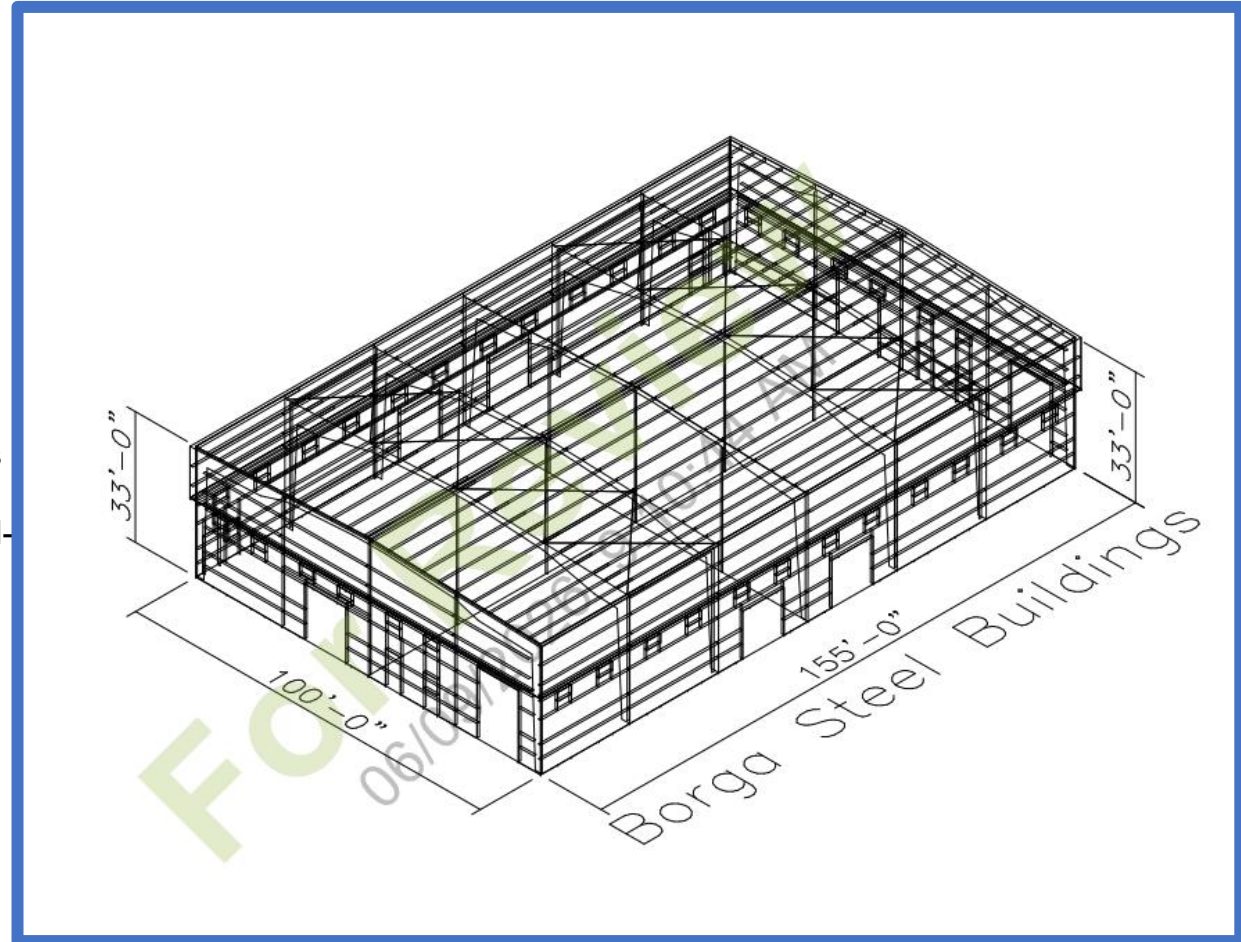
FEATURES:

Property Overview

- 41,817 SF +/- lot size
- ~15,000 SF cul-de-sac parking area
- Septic onsite; water well onsite
- Fenced yard active on current site
- Estimated 200,000+ daily freeway views
- Flexible industrial, commercial, or mixed-use opportunity

Ideal For:

- Logistics and distribution
- Light industrial users
- Contractor yards
- High-visibility commercial operations



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PROPOSED BUILDING 3D RENDER

Optional development - customizable to tenant needs



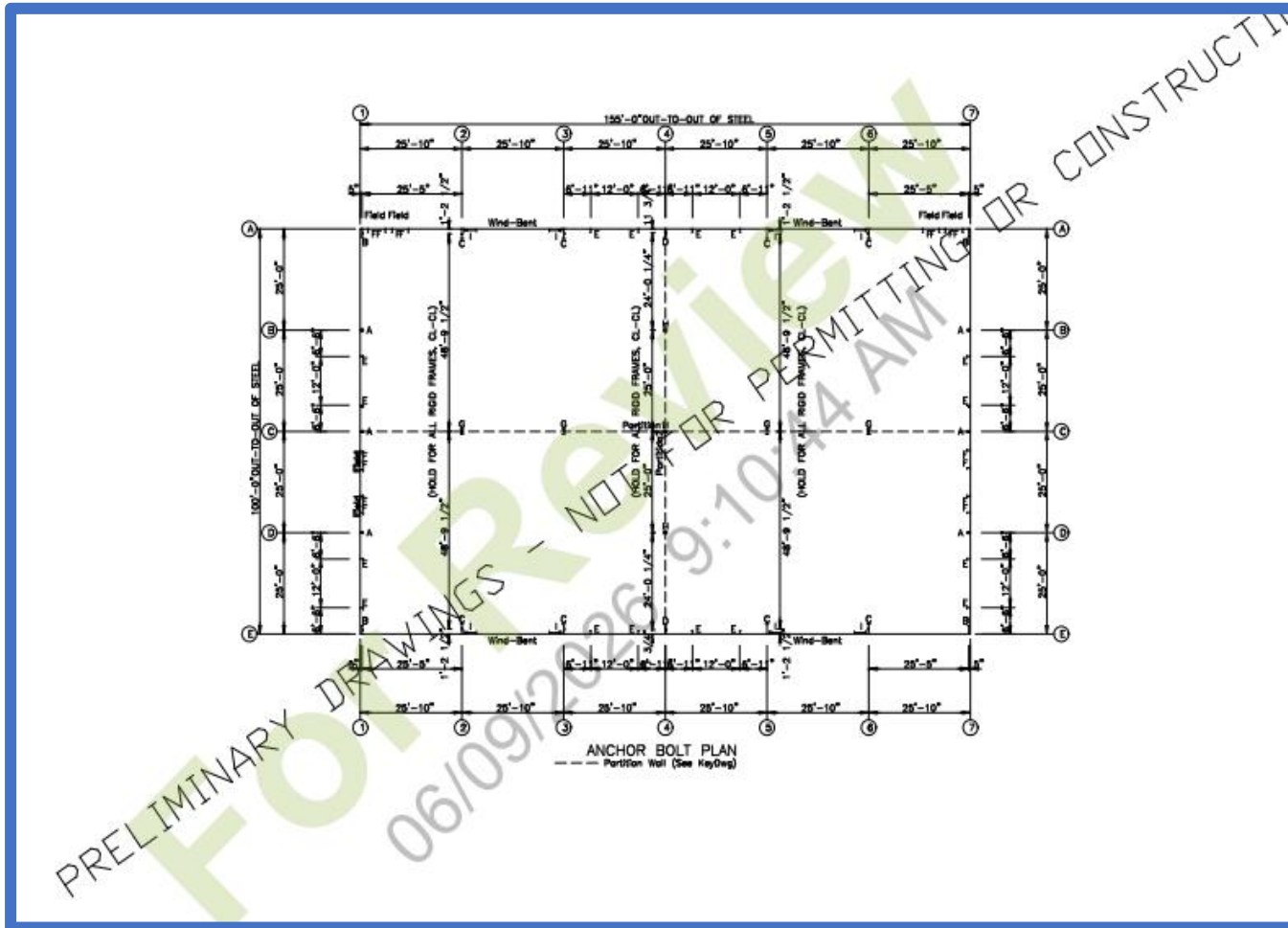
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PROPOSED BUILDING LAYOUT

Optional development - customizable to tenant needs



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**9321 W CORDELIA
RD, FAIRFIELD**
Fairfield, CA 94534

Barrett Scherner / Barretts@cdcsincorp.com / 831-293-4840

Commercial Development Consulting Services / 9321 West Cordelia Rd, Fairfield, CA 94534

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BUILDING SPECIFICATIONS

Warehouse

13,000 sq ft
33' clear height

Office Space

2,500 sq ft glass-front, 5
offices

Total Area

15,500 sq ft
Office + warehouse
combined

Power

600+ AMPS
Heavy Power (subject to
change)

Loading

4-6 Doors
Grade-level + fenced yard

Development

Seller services
Fee-based, customizable

Infrastructure & Extras

- Fenced yard active on current site
- Water well included on property
- Development services available from seller (fee-based)
- Design and specs fully customizable to tenant needs
- Flexible build timeline to match operator requirements

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LOCATION & MARKET ADVANTAGE

One of Northern California's most strategic commercial corridors

200,000+

ESTIMATED DAILY FREEWAY VIEWS - BUILT-IN BRAND EXPOSURE

Bay Area

~45 min

Access to a massive workforce
and consumer base

Sacramento

~40 min

State capital with major logistics
and distribution demand

Stockton

~55 min

Growing inland port city and
industrial hub

Santa Rosa

~60 min

North Bay corridor and wine
country business activity

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LEASING OPPORTUNITY

A high-visibility, flexible commercial space in Northern California's core corridor

Why Tenants Choose This Location

- Unmatched visibility: 200,000+ estimated daily freeway views
- Strategic position at the nexus of I-80
- Equidistant access to Bay Area, Sacramento, Stockton & Santa Rosa
- Flexible industrial, commercial, or mixed-use opportunity
- On-site septic, water well, fenced yard, and cul-de-sac parking ready for operations

Space Details

Total Lot Size

41,817 SF

Parking Area

~15,000 SF

Parking Type

Cul-de-sac

Utilities

Septic Onsite

Water

Water Well Onsite

Lease Rate

Call Broker

Ideal for logistics, distribution, light industrial, contractor yards, and high-visibility commercial operators.

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200,000+ daily freeway views. Strategic I-80 access. Flexible industrial and commercial space.

INQUIRE ABOUT SALE OR LEASING

Property Address: 9321 W Cordelia Rd, Fairfield, CA 94534

Lot Size: 41,817 SF | Parking: ~15,000 SF Cul-de-sac

Lease Rate: Call Broker

Inquiries welcome from industrial, commercial, and logistics operators.