

Trammell Crow Company

CLARION PARTNERS

For Lease

Fairfield Industrial Center
2725 Low Court, Fairfield, California

205,223 Square Feet Available (Divisible)



BUILDING HIGHLIGHTS

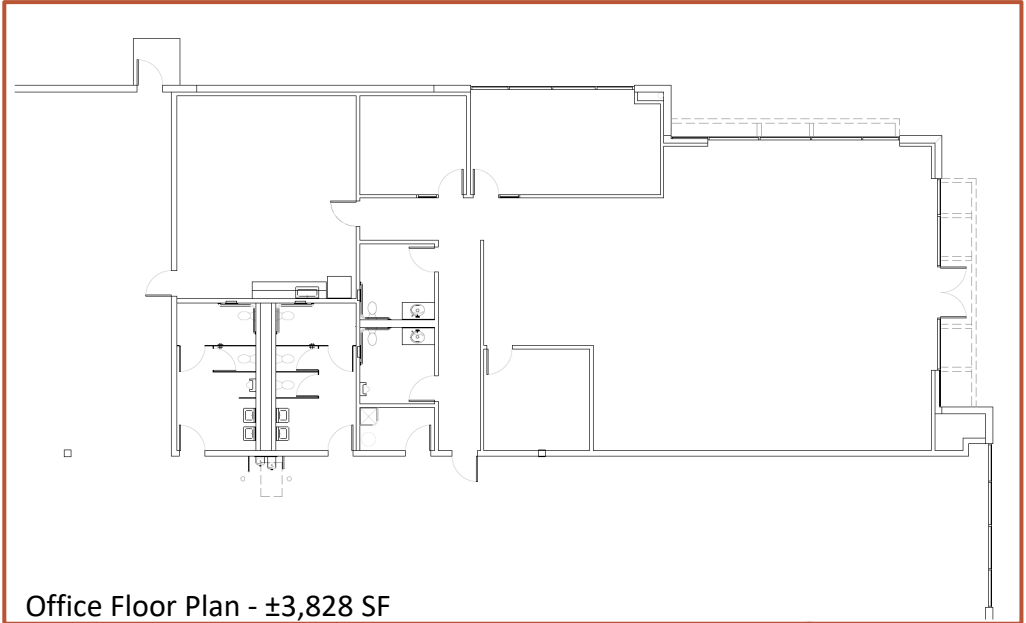
- ±205,223 Square Feet Divisible
- Building Dimensions: 778.5' (w) X 250' (d)
- ±11.05 Acres
- ±3,828 Square Foot Spec Office
- 36' Minimum Clear Height
- ESFR Sprinklers
- 32 Dock Doors (9' X 10')
- 16 Dock Levelers w/ Dock Seals (40,000 lb Mechanical Pits)
- 2 Grade Level Doors (12' X 14')
- 156 Auto Parking Stalls
- 45 Trailer Parking Stalls
- 185' Truck Court, 130' Staging, 55' Trailer Stalls
- 60' Speed Bay
- 7" Reinforced Slab
- 56'(w) x 47.5'(d) Column Spacing
- 2,500 Amps, 277/480 Volts
- LED Warehouse Lights (25' Candles)
- 100% Concrete Yard & Truck Court
- LEED Certified



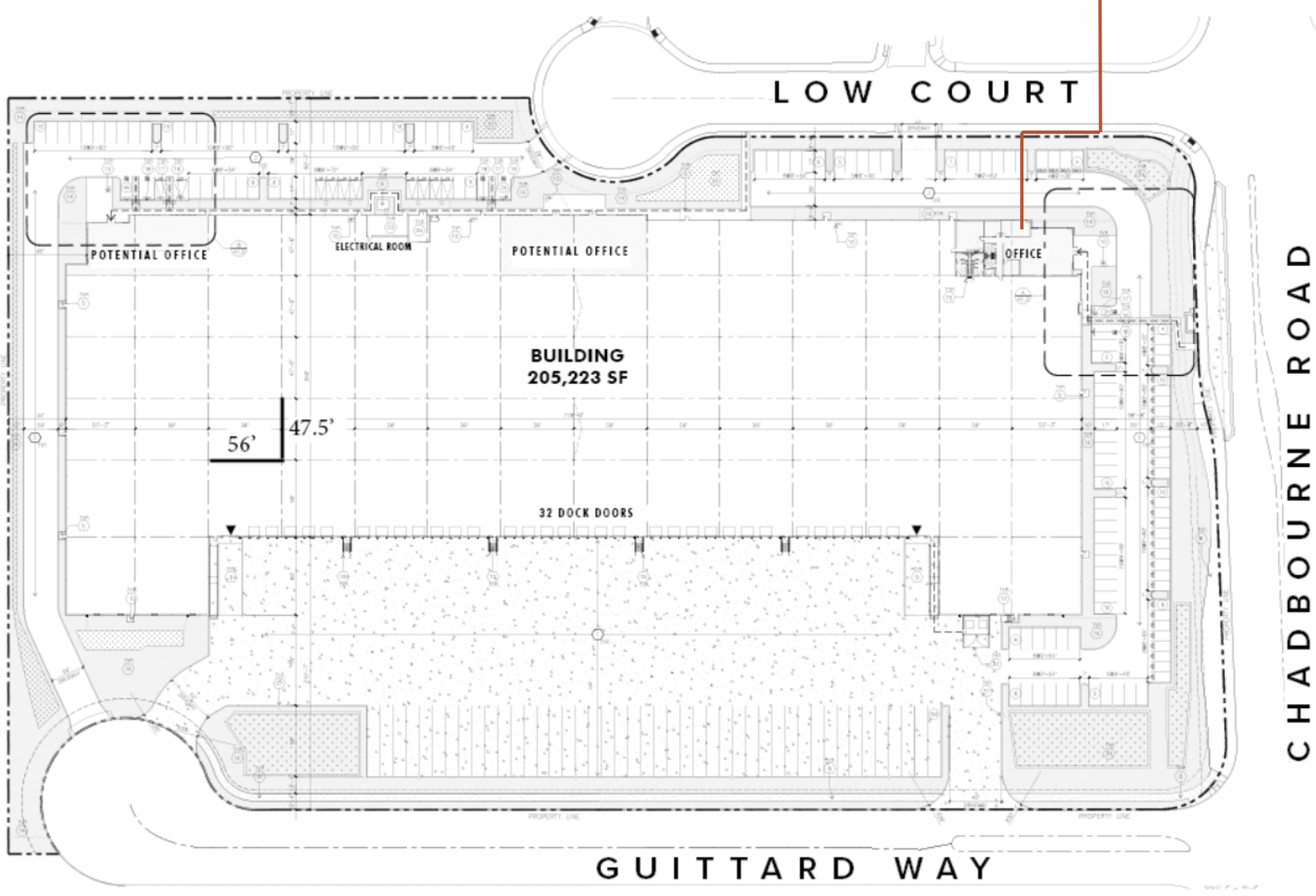
This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

Building Specs

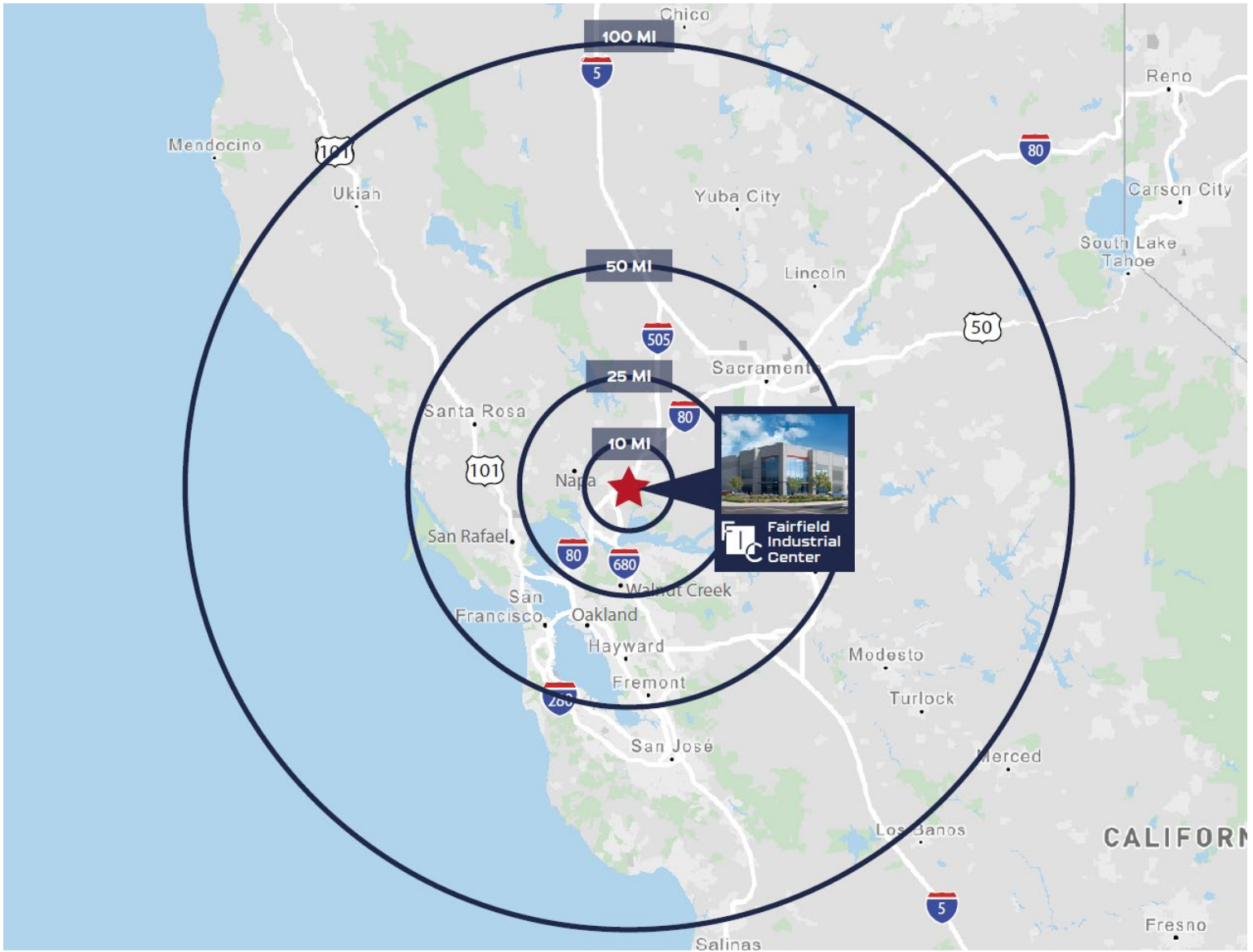
Width	778.5'
Depth	250'
Wing Bay Depth	60'
Speed Bay	60'
Staging	130'
Trailer Parking	55'
Column Spacing	56'w – 47.5'd



Office Floor Plan - ±3,828 SF



REGIONAL MAP



Fairfield Industrial Center is located between San Francisco and Sacramento, with easy access to HWY-12 and I-80, making it well suited for both local and regional distribution.

Drive Distances to California Cities

Napa	±18 Miles – 25 Mins
Oakland	±41 Miles – 45 Mins
Sacramento	±45 Miles – 45 Mins
San Francisco	±46 Miles – 55 Mins
San Jose	±78 Miles – 85 Mins
Reno	±175 Miles – 189 Mins

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 
- 7 
- 8 
- 9 
- 10 
- 11 
- 12 
- 13 
- 14 
- 15 
- 16 



For more information on this opportunity, please contact:

CBRE

Brooks Pedder, SIOR
+1 925 296 7729
Brooks.pedder@cbre.com
Lic. 00902154

Tony Binswanger, SIOR
+1 925 296 7728
Tony.binswanger@cbre.com
Lic. 01861701

Kevin Hatcher
+1 510 874 1939
Kevin.hatcher@cbre.com
Lic. 01495631