

FOR LEASE

2860  
CORDELIA ROAD



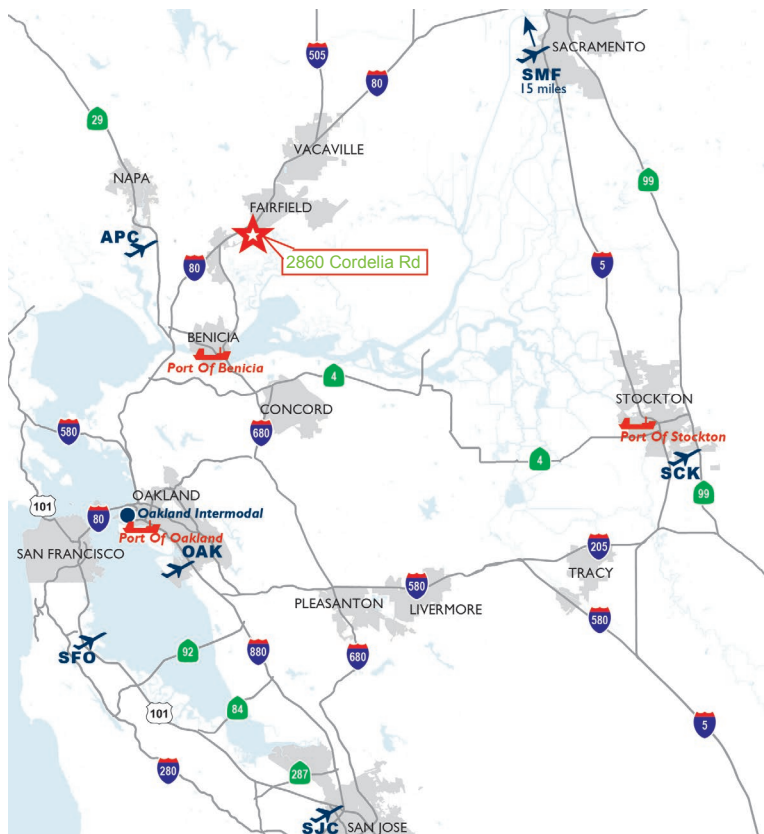
**±4,825 SF OFFICE / WAREHOUSE SUITE**  
FAIRFIELD BUSINESS CENTER

**2860 Cordelia Rd, Suite 230**

- ±4,825 office/warehouse suite for lease
- Newly renovated ±2,200 SF office area
  - Four offices
  - Reception
  - Break room
  - Two storage rooms
  - Two bathrooms
- Corner location with lots of natural light in office areas
- 2 dock high and 1 grade level door
- 400 amps of 277/480 volt, 3-phase electrical service

**Building Highlights**

- ±98,800 SF in three multi-tenant office/warehouse/light industrial buildings
- New TPO white reflective roof with skylights
- New elastomeric exterior repainting with attractive 3-color scheme for each building
- Extensive glass line for natural light in office areas
- Converted landscape for water conservation
- Generous dock and grade level loading
- 3 per 1,000 parking



To Schedule a Tour or For More Information, Please Contact: THE DOWLING-BRACCO TEAM OF JLL WWW.DBREA.com | www.JLL.com

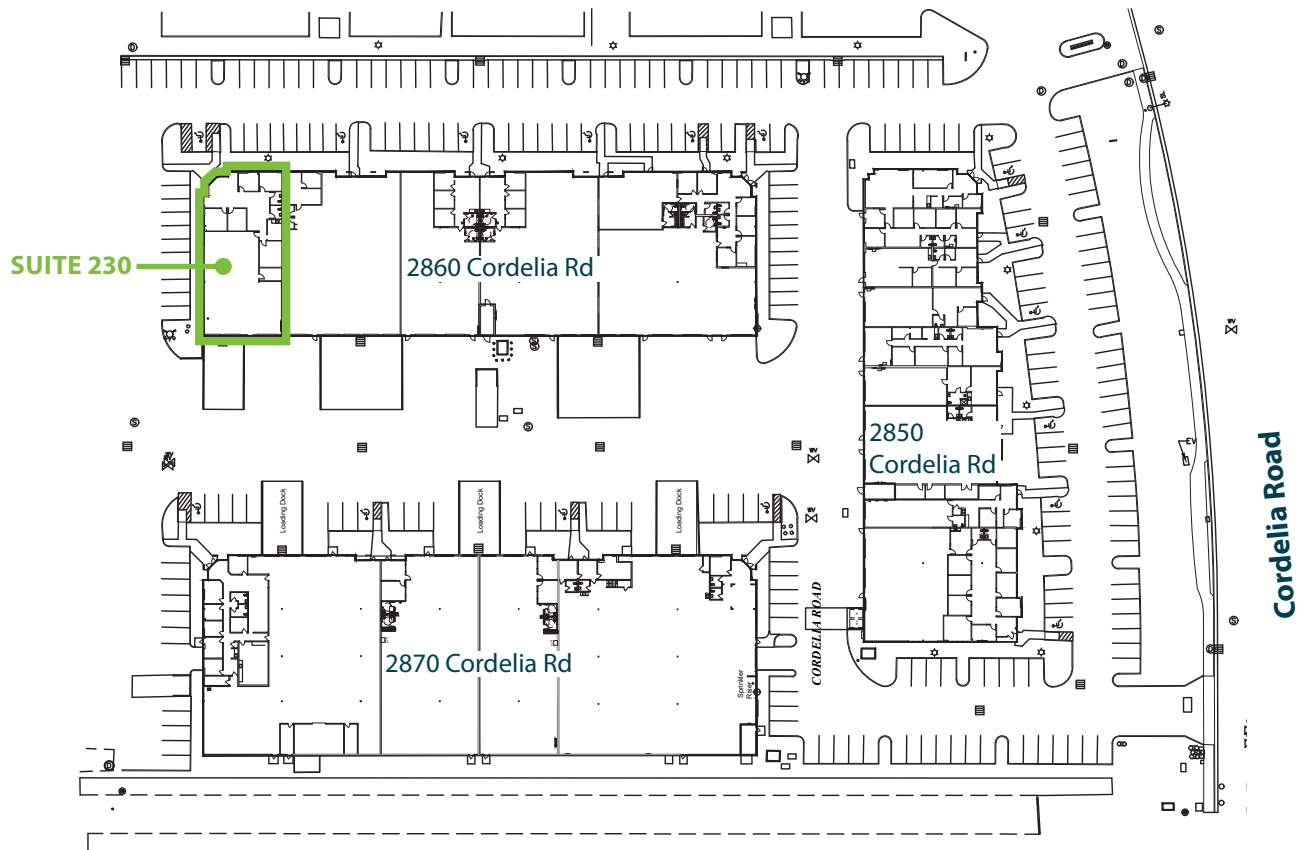


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# SITE PLAN



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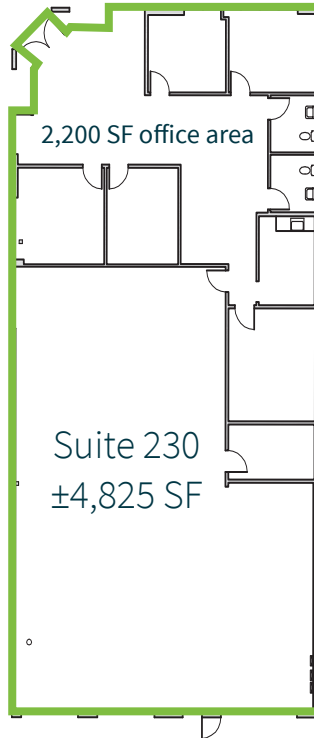
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## FLOOR PLAN



Dock/Grade-Level Loading Area

±4,825 SF

## OFFICE/WAREHOUSE SUITE FOR LEASE



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