

FOR SALE OR LEASE

GREEN VALLEY TECH PLAZA

±103,128 SF OFFICE BUILDING

±63,799 CONTIGUOUS SF AVAILABLE / DIVISIBLE

5253 BUSINESS CENTER DRIVE | FAIRFIELD, CA



BROOKS PEDDER, SIOR

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[View Site Specific COVID-19 Prevention Plan](#)





±11.06 ACRES



SOLAR PANELS

ON ROOF & PARKING AREA

Over ±40,000 sf of solar panels located on roof and within covered parking area. Power is available from Pacific Power (solar operator) to users within the project at a flat rate of \$0.17342 per kWh for up to 123 kWh. Applicable PG&E A6 Rates currently run from \$.19883 kWh to \$.56891 kWh depending on time of day and year. Overall savings of ±12.8% (Off-Peak Winter) to \$.69.5% (Peak Summer).



- **±63,799 contiguous square feet available**
- Four (4) suites with the ability to further divide
- Fiber/Internet capability
- Built in 2000
- Power: ±3,000 amps at 277/480 volts
- Clear Height: ±10' under t-bar; ±16' under roof deck
- APN: 0148-270-220
- Zoning: BP-NC (Industrial & Business Park)
- Freeway visibility
- Direct access to I-80 and I-680
- Adjacent to Highway 12 offering direct connection to Napa
- Adjacent retail and services
- Private exterior entry doors
- Solar: 123 kWh system is available with 384 Sun Power panels
- Efficiently configured floor plan with no common-areas reducing load factor to zero
- Concrete tilt-up wall panels with storefront window systems
- Flat, built-up roof with mineral-surfaced cap
- Sprinklers: .2/1500



7/1,000 PARKING

AT NO ADDITIONAL COST



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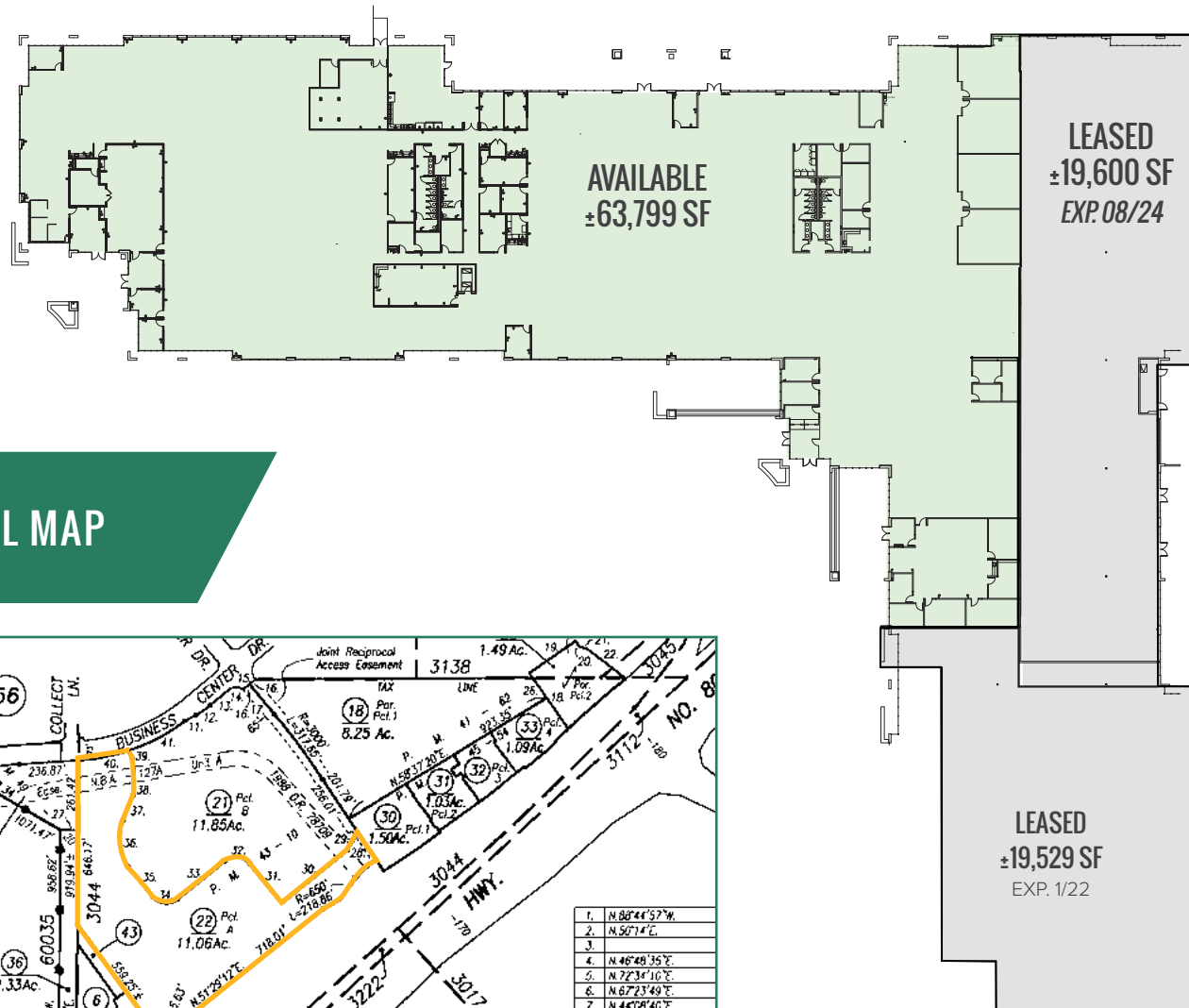
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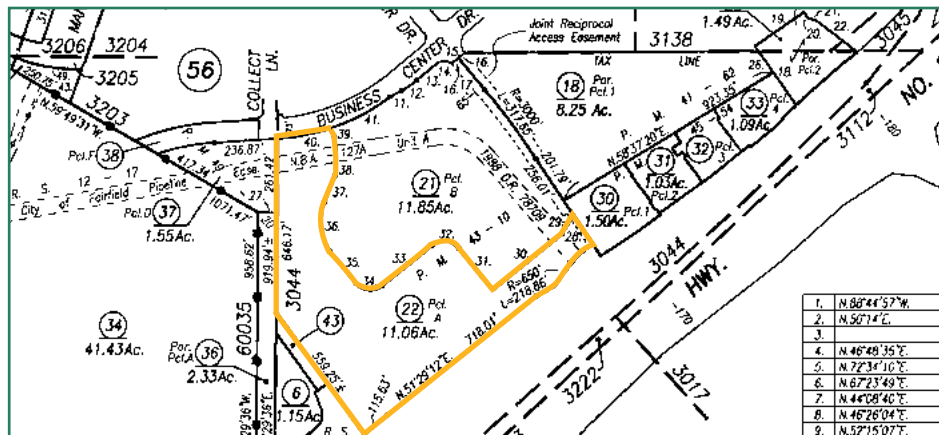
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← I-80 FRONTAGE →



PARCEL MAP



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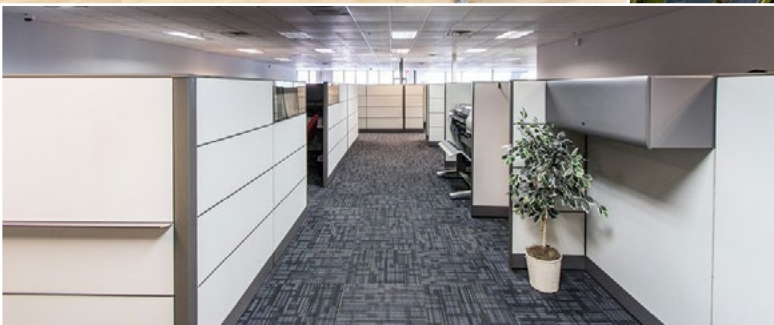
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WELL MAINTAINED & ATTRACTIVE FACILITY

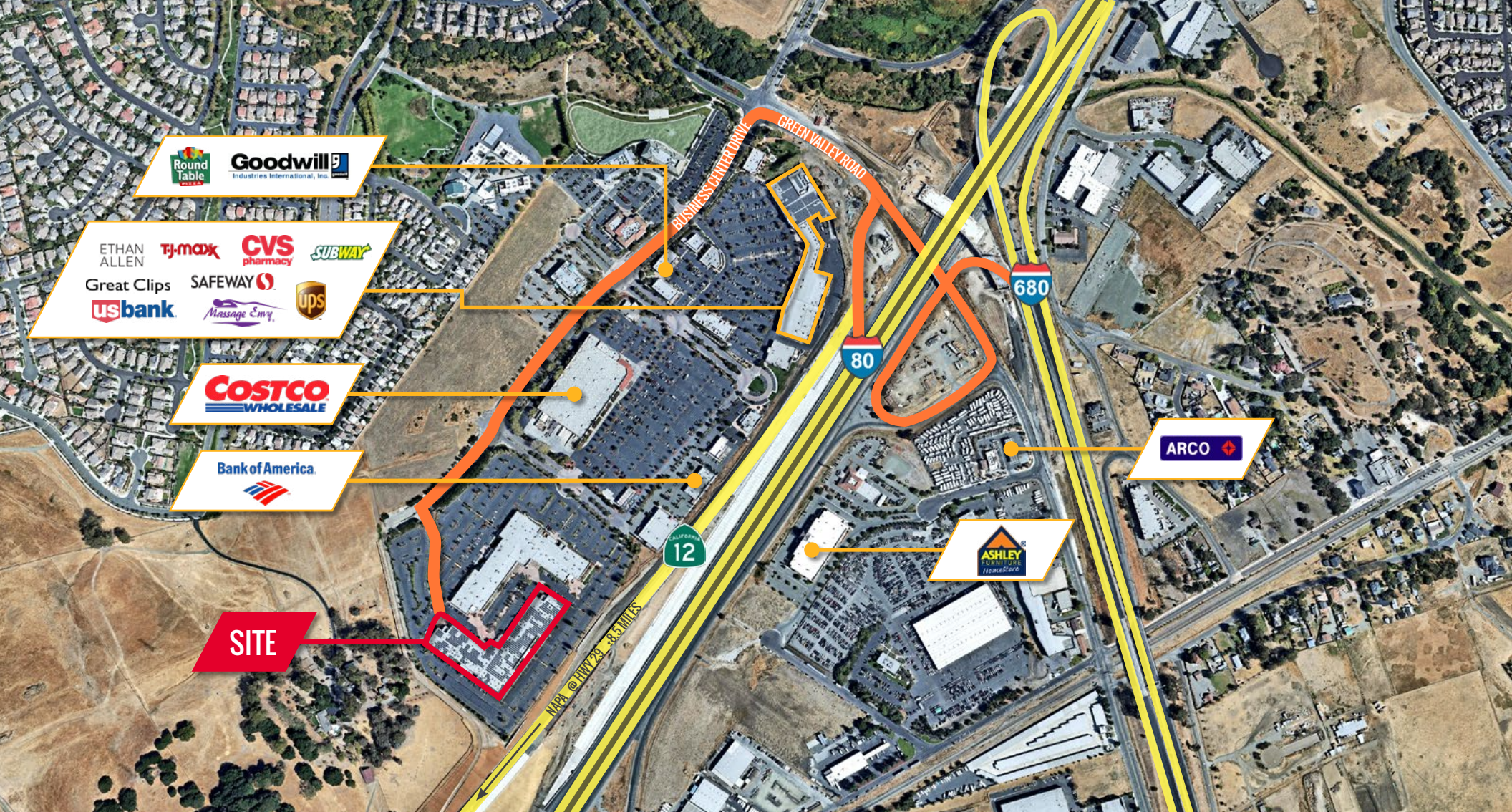


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ACCESS

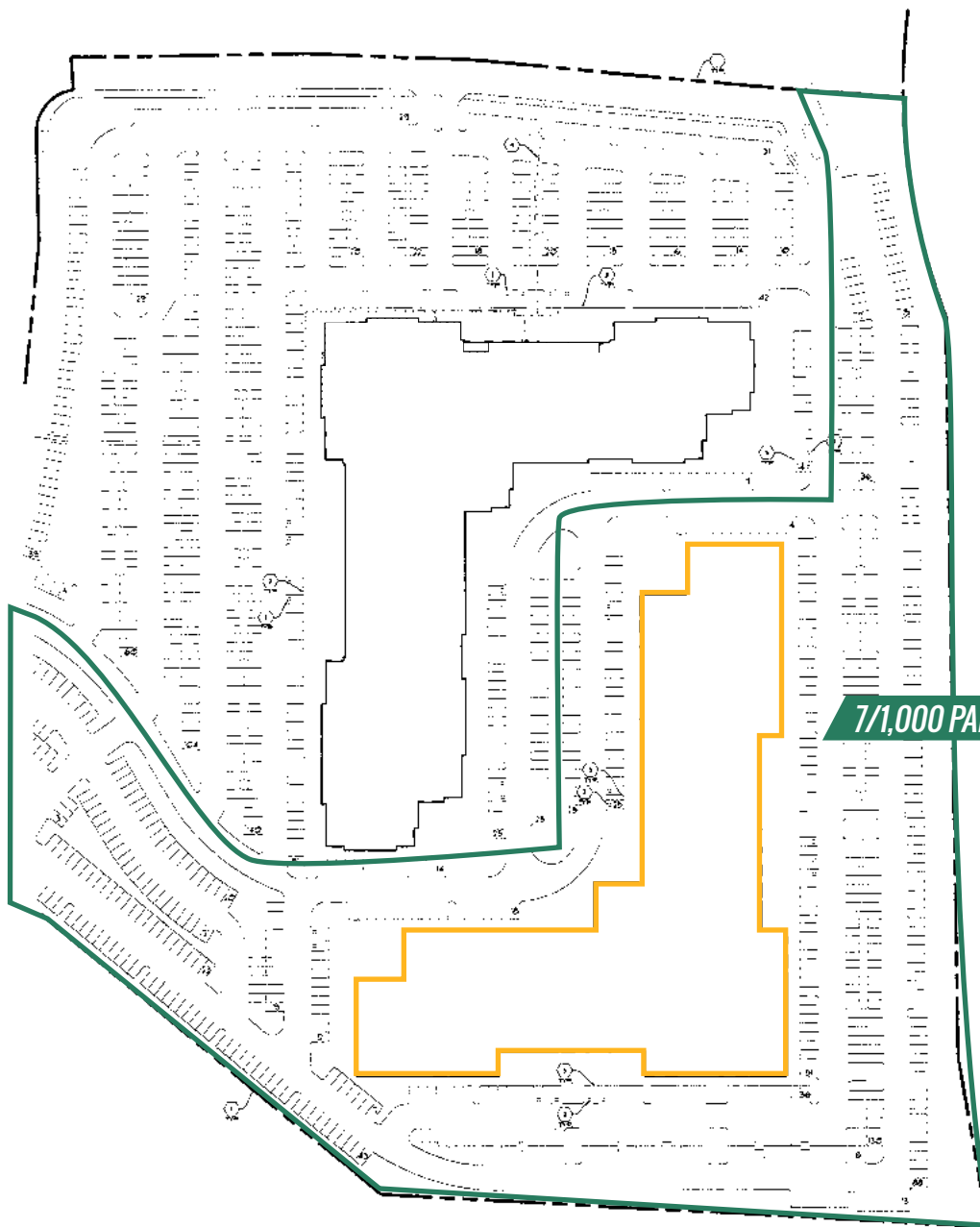
- Green Valley Rd/ Suisun Valley Rd @ I-80
- Green Valley Rd @ I-680
- Green Valley Rd @ HWY 12

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CONTACT FOR SALES & LEASING

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