

±18,429 SF WAREHOUSE/MANUFACTURING BUILDING AVAILABLE FOR SALE

2220 CORDELIA ROAD

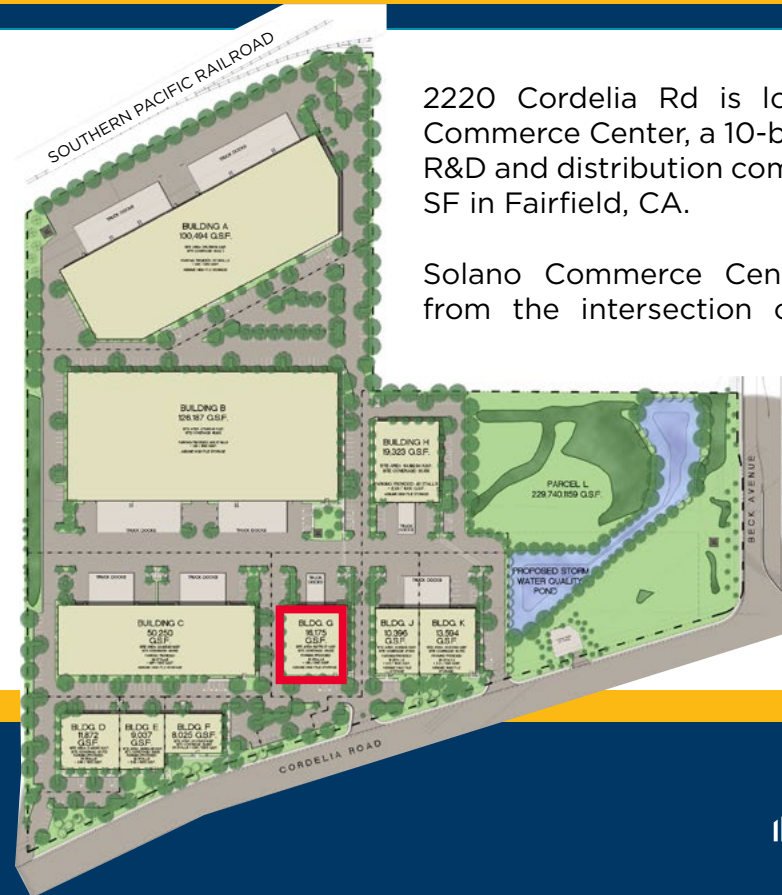
Solano Commerce Center | Fairfield, CA



CLICK TO VIEW SBA LEASE VS. BUY SCENARIO FOR OWNER/USERS

PROPERTY HIGHLIGHTS

- Parcel Size: ±1.43 Acres (±272' deep x ±189' wide)
- Building Size: ±18,429 SF (±132.5' deep x ±139' wide) Divisible to ±9,214 SF
- Year Built: Circa 2005
- APN: 0028-230-610 (Solano County)
- Minimum Clearance: 24'
- Column Spacing: ±69' 6" wide x ±44' 3"
- ±125' staging
- Rear loaded truck access; 2 docks (center) (±9'x±10') and 2 grades (±12'x±14'); one on each side of dock well.
- .37/2000 GPM sprinkler density
- 800 Amps, 277/480 volts to main panel
- Fluorescent lighting
- ±625 SF workshop on NE corner of building
- ±340 SF office on SE corner of the building



2220 Cordelia Rd is located within Solano Commerce Center, a 10-building light industrial R&D and distribution complex totaling 365,439 SF in Fairfield, CA.

Solano Commerce Center is just one mile from the intersection of Interstate 80 and Highway 12, at the corner of Beck Ave and Cordelia Rd. The property is a short drive from Napa Valley, Sacramento, Oakland, and San Francisco.

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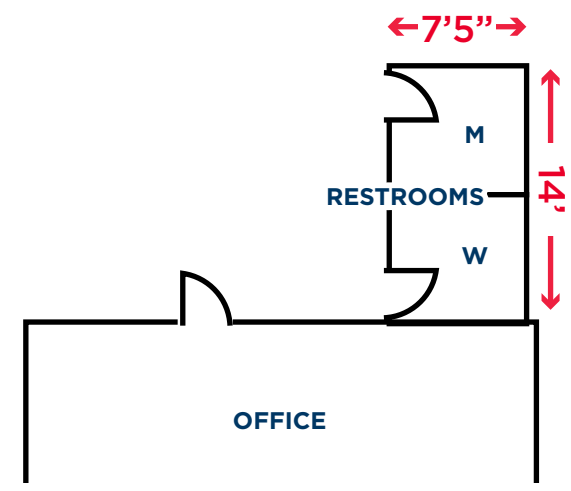
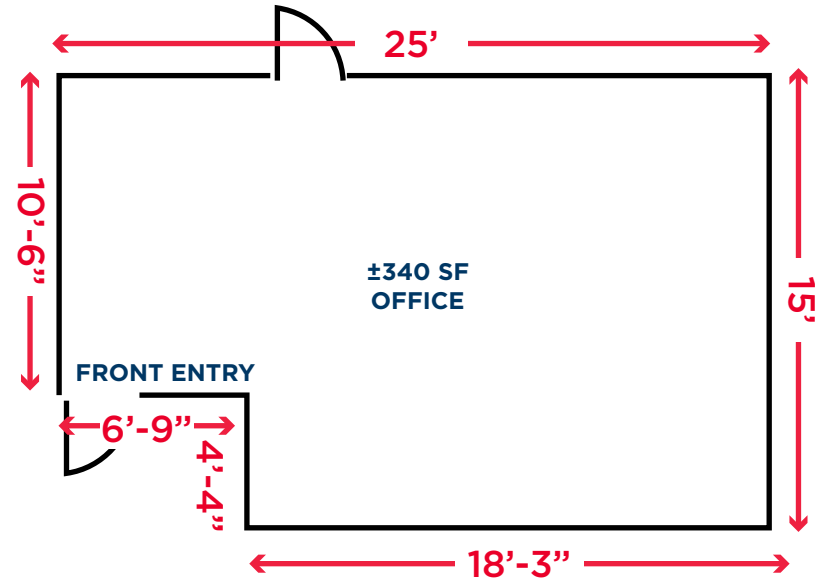
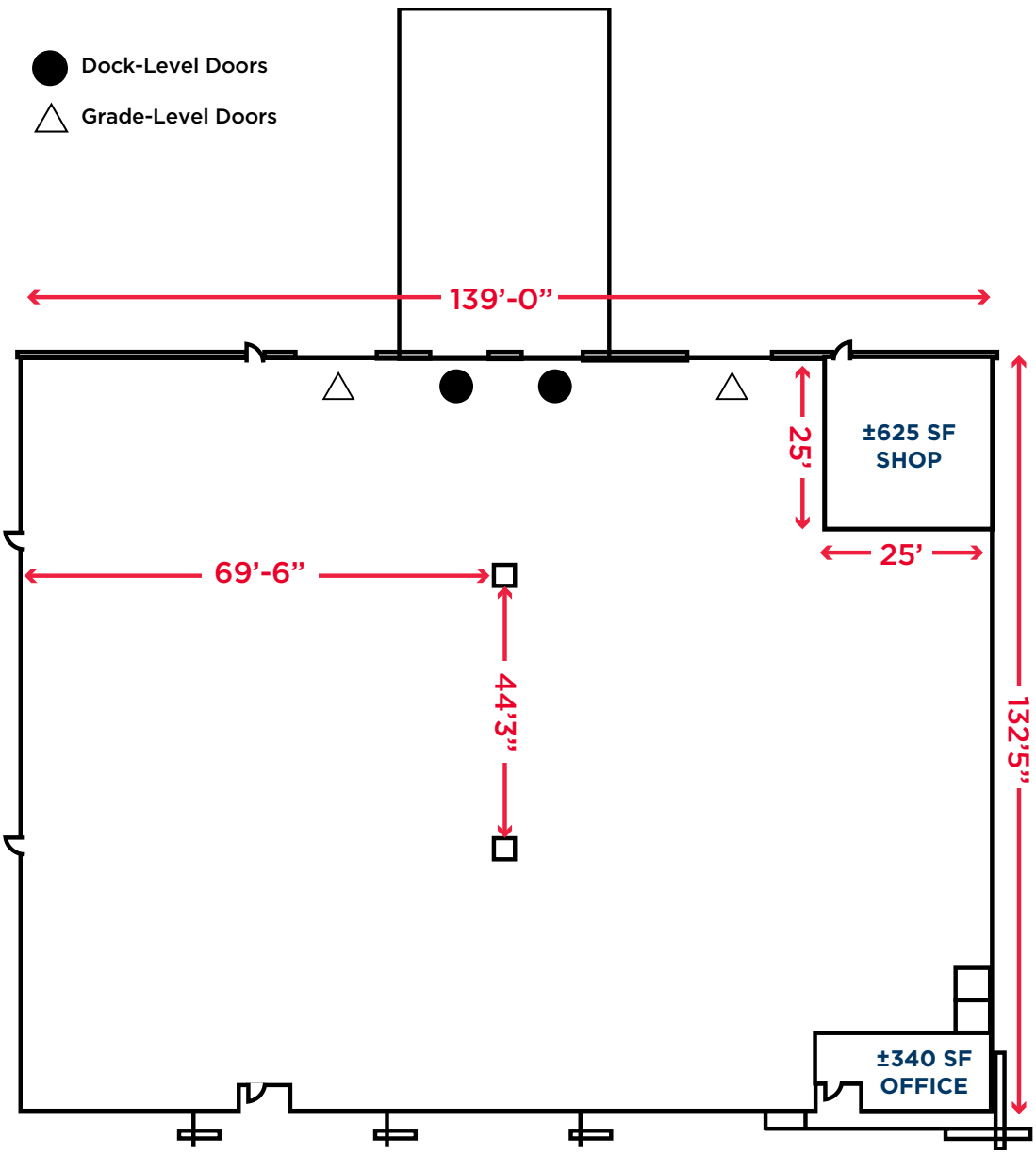
**NEIGHBORING
USERS
INCLUDE:**

- Jelly Belly Candy Company
- Abbott Laboratories
- Guittard Chocolate
- Sutter Regional Medical Center
- Amcor
- Anheuser Busch

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● Dock-Level Doors
△ Grade-Level Doors



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