

FOR LEASE

2870  
CORDELIA ROAD



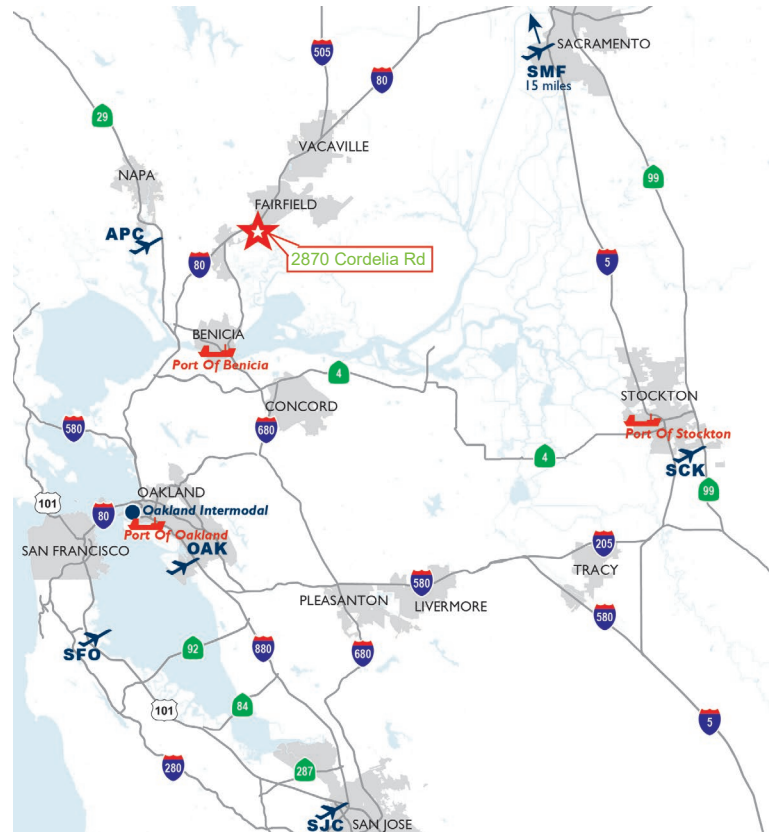
**±6,000 SF OFFICE / WAREHOUSE SUITE**  
FAIRFIELD BUSINESS CENTER

**2870 Cordelia Rd, Suite 120**

- ±6,000 SF office/warehouse suite for lease
- Newly constructed ±400 SF of office area
  - Two offices
  - Two bathrooms
  - Warehouse break area
- 1 dock high and 1 grade level door
- 800 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](http://WWW.DBREA.com) | [www.JLL.com](http://www.JLL.com)

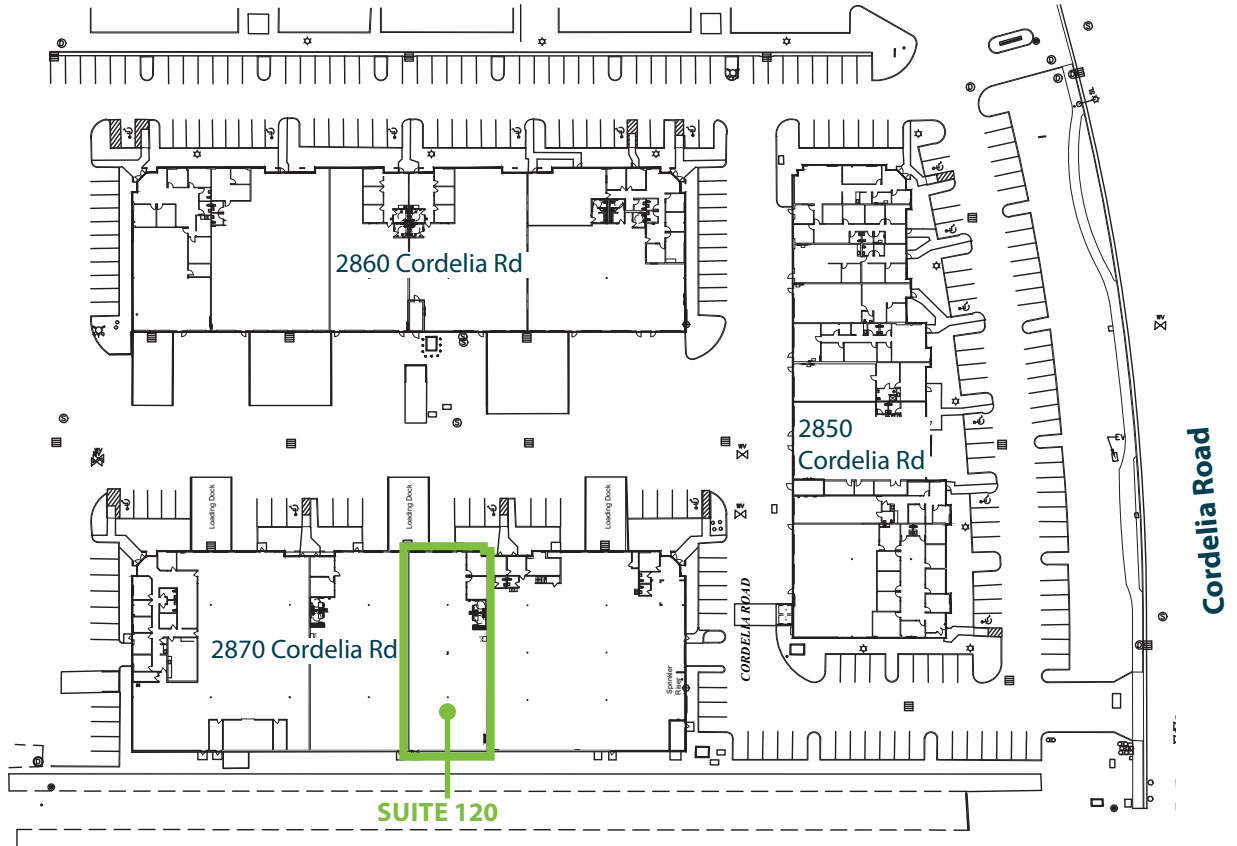


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# SITE PLAN



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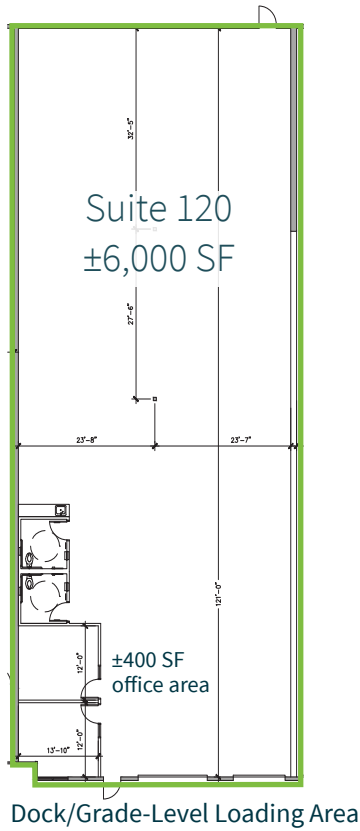
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## FLOOR PLAN



±6,000 SF

## OFFICE/WAREHOUSE SUITE FOR LEASE



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