

# 440 WATT DRIVE

FAIRFIELD, CA 94534

VALUE-ADD LEASED INVESTMENT

OFFERING MEMORANDUM

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Activity ID:

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SCAN TO LEARN MORE ABOUT  
THE MOROZ DRAKE GROUP



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**PIPE SHIELDS**

**HERO PROTECTIVE ALLOYS**

**SUBJECT  
PROPERTY**

**WATT DRIVE**

**PERFECT DELIVERY  
LOGISTIC SERVICES**

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Marcus & Millichap







**01**

**EXECUTIVE  
SUMMARY**



# INVESTMENT OVERVIEW

Marcus & Millichap has been selected to exclusively market for sale 440 Watt Drive in Fairfield, CA. This well-located value-add investment property has been leased to the same tenant since 1995, and is being offered well below replacement cost at only \$110.37 per square foot, far below direct comparables in the area. The tenant's current lease is set to expire in April, 2028 (with no options to renew) and is currently at \$0.58 per square foot Modified Gross, approximately half the market rent achievable by the property, allowing value-add investors near-term opportunity to reposition the asset, or sell the property to an owner-user at a significantly higher price.

440 Watt Drive consists of a concrete tilt-up industrial warehouse totaling approximately 45,300 square feet on a ±2.19 Acre lot. The property has 1,200 Amps of power, 20'7" clear heights, five dock positions, and two grade-level doors. The fire sprinkler system was upgraded in 2019 to allow for high bay storage.

The property's irreplaceable location at the junction of I-80, I-680, and Hwy-12 provides tenants ease of access to Napa, San Francisco, and Sacramento and offers tenants an affordable alternative to industrial space in Napa County, San Francisco, and the East Bay. Located west of the I-80 truck scales, logistics companies delivering to Napa and the Bay Area minimize windshield time for drivers and avoid DOT inspections on their route.

This offering represents an opportunity to acquire a high-quality concrete-tilt building with a stable tenant in an excellent location, all substantially below replacement cost.

**Property must be purchased together with adjacent building (490 Watt Drive). Please contact broker for OM and details.**

# INVESTMENT HIGHLIGHTS



VALUE-ADD OPPORTUNITY OFFERED AT ONLY \$110.37 PSF - FAR BELOW DIRECT COMPARABLES



PRIME LOCATION AT THE CONFLUENCE OF I-80, I-680, AND HWY-12 WEST OF THE TRUCK SCALES



LEASED TO LONG-TERM TENANT AT BELOW-MARKET RENTS - LEASE EXPIRING IN APRIL, 2028 WITH NO OPTIONS TO RENEW



TALL CLEAR HEIGHTS, 1,200 AMPS POWER, INSULATED & FIRE SPRINKLERED - PERFECT FOR OWNER-USER OR INVESTOR



LOADING DOCKS IN FRONT & REAR OF BUILDING



# INTERIOR



# INTERIOR



# OFFERING HIGHLIGHTS

## OFFERING SUMMARY

Price	\$5,000,000
Price / SF	\$110.38
Gross SF	±45,300 SF
Lot Size	2.19 Acres
Year Built	1981
Zoning	I-L Light Industrial (City of Fairfield)
APN	0180-140-150



**LIST PRICE**  
**\$5,000,000**



**GROSS SF**  
**±45,300 SF**



**PRICE/SF**  
**\$110.38**

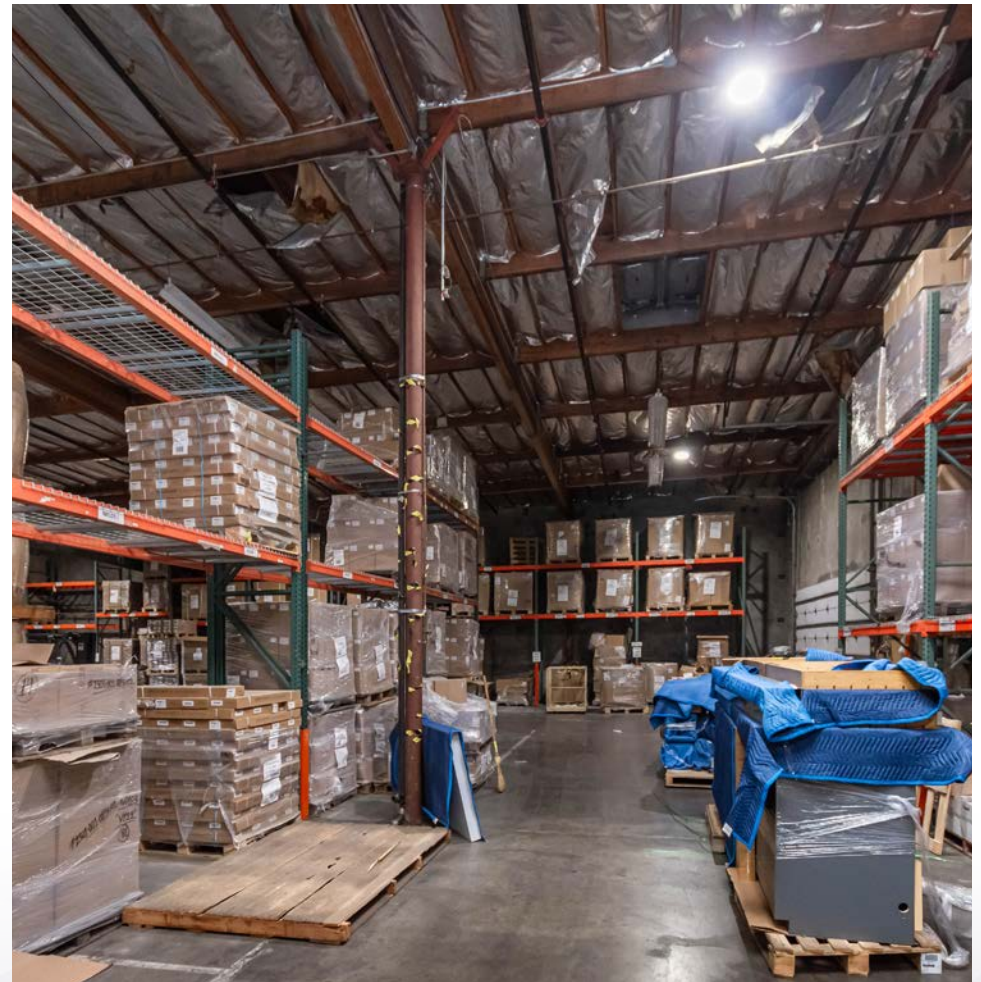
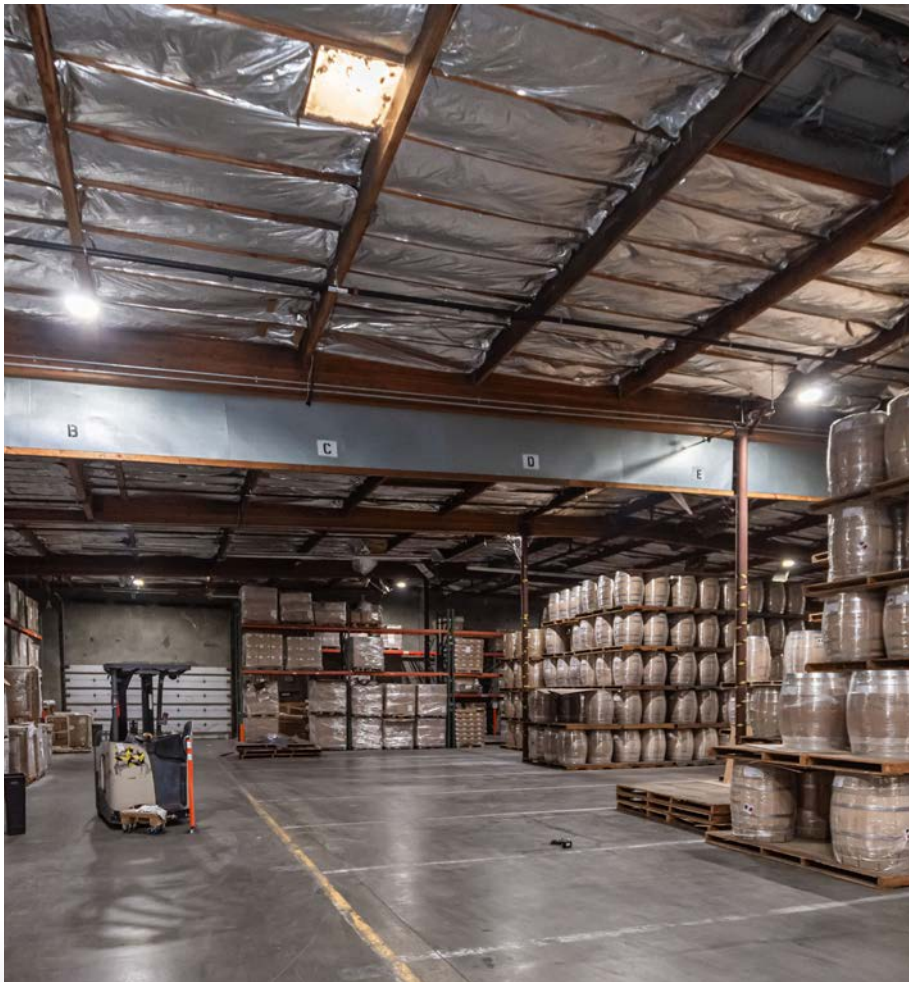


**LOT SIZE**  
**2.19 ACRES**



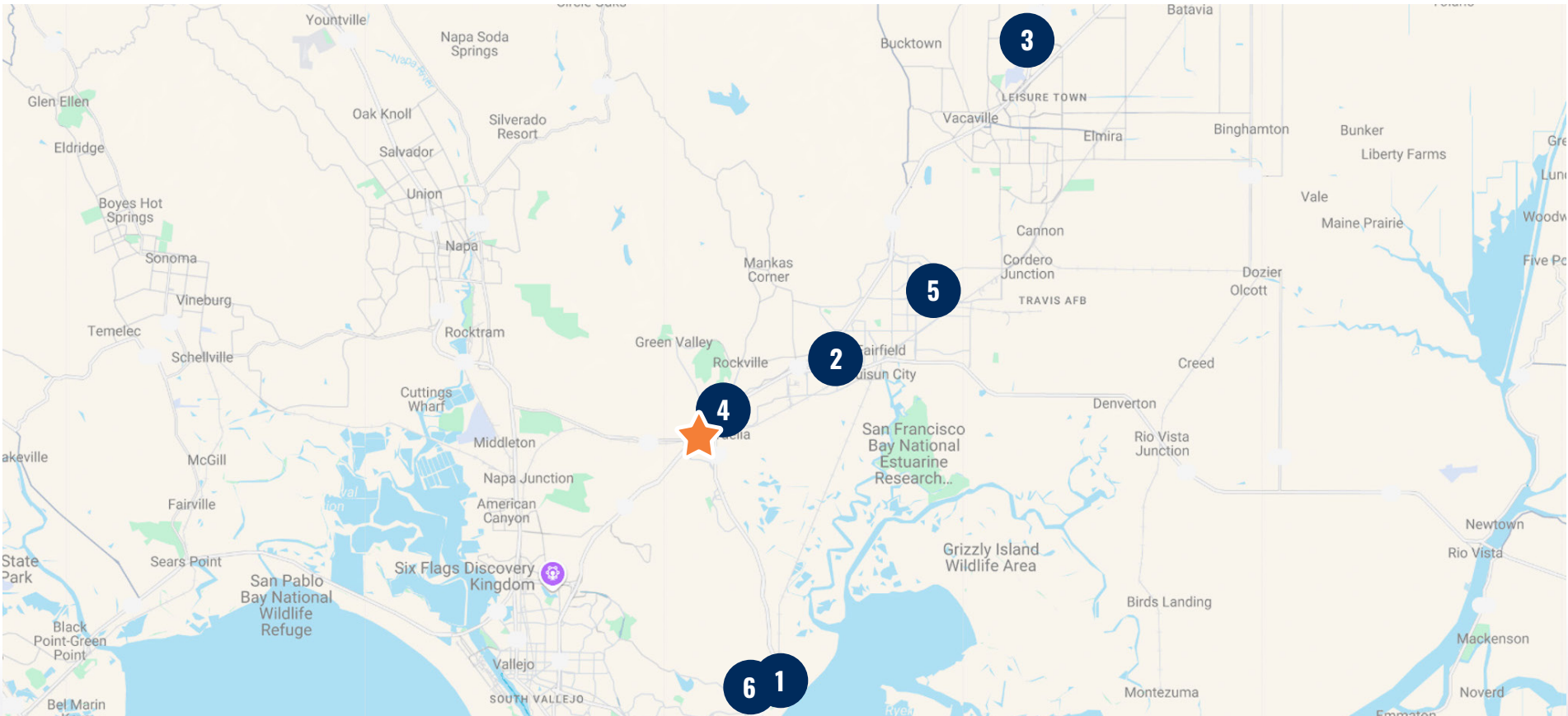
# RENT ROLL

TENANT	UNIT SIZE	TERM	MONTHLY RENT	MONTHLY RENT RSF	ANNUAL INCREASES	MONTHLY REIMBURSEMENTS	OPION TO RENEW
SEGUIN MOREAU	45,300	May 1, 2025 - April 30, 2026	\$26,132.60	\$0.58	2.0%	\$351.50	None
		May 1, 2026 - April 30, 2027	\$26,655.25	\$0.59	2.0%	\$358.53	
		May 1, 2027 - April 30, 2028	\$27,188.36	\$0.60	2.0%	\$365.70	



# SALES COMPARABLES SUMMARY

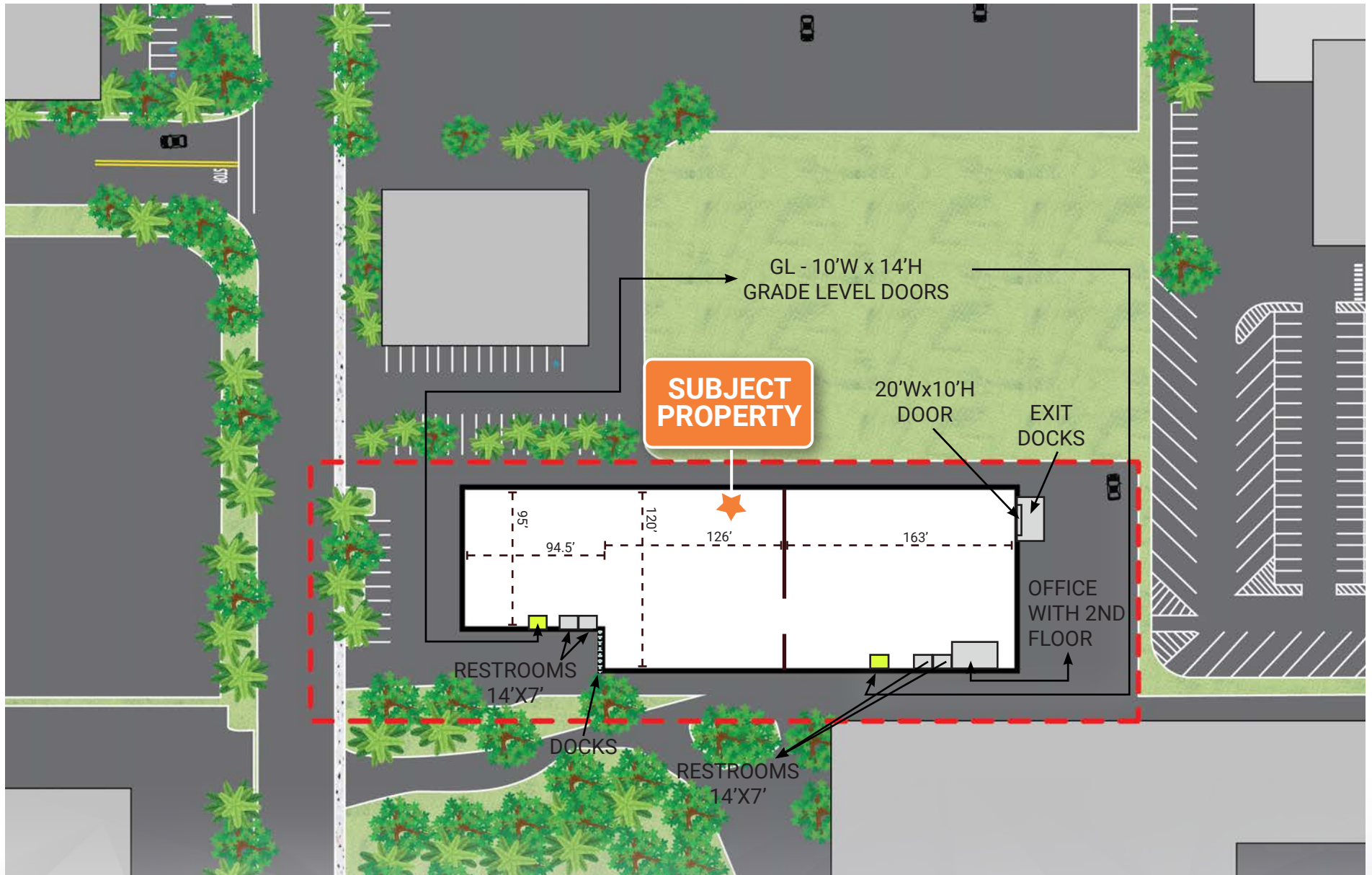
	ADDRESS	PRICE PSF	SIZE	PRICE	DATE
★	440 Watt Drive, Fairfield, CA	\$110	±45,300 SF	\$5,000,000	
1	6100 Egret Court, Benicia CA	\$210	31,104	\$6,532,151	Sep-24
2	2300 N Watney Way, Fairfield CA	\$177.75	67,510	\$11,999,903	Dec-23
3	803 Vaca Valley Parkway, Vacaville CA	\$143.62	18,800	\$2,700,056	Nov-24
4	180 Grobrie Court, Fairfield CA	\$182	18,640	\$3,400,000	Feb-22
5	1085 Horizon Drive, Fairfield CA	\$221.07	17,760	\$3,926,203	Oct-23
6	6077 Egret Court, Benicia CA	\$174.81	27,458	\$4,799,933	Dec-22





# 02 PROPERTY INFORMATION

# FLOOR PLAN



# LOCAL MAP



# REGIONAL MAP





440

Marcus & Millichap

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