

FULL 5% PROCURRING FEE

1801

WOOLNER AVE
FAIRFIELD, CALIFORNIA

~~\$9,000,000~~ \$6,800,000 | NEW ROOF!

±51,000 SF WAREHOUSE BUILDING FOR SALE OR LEASE

PROPERTY OVERVIEW

- 51,000± SF Warehouse Building For Sale
- 18,364± SF Available for Lease
- 6,000± SF 2-Story Office
- 2.38± Acres
- 10 Docks
- 1 Drive-in Door
- 600 Amps
- 24' Clear Height
- Column Spacing: 47.5'W x 39.5' D
- Sprinklered
- Fenced Yard
- New Roof 2024

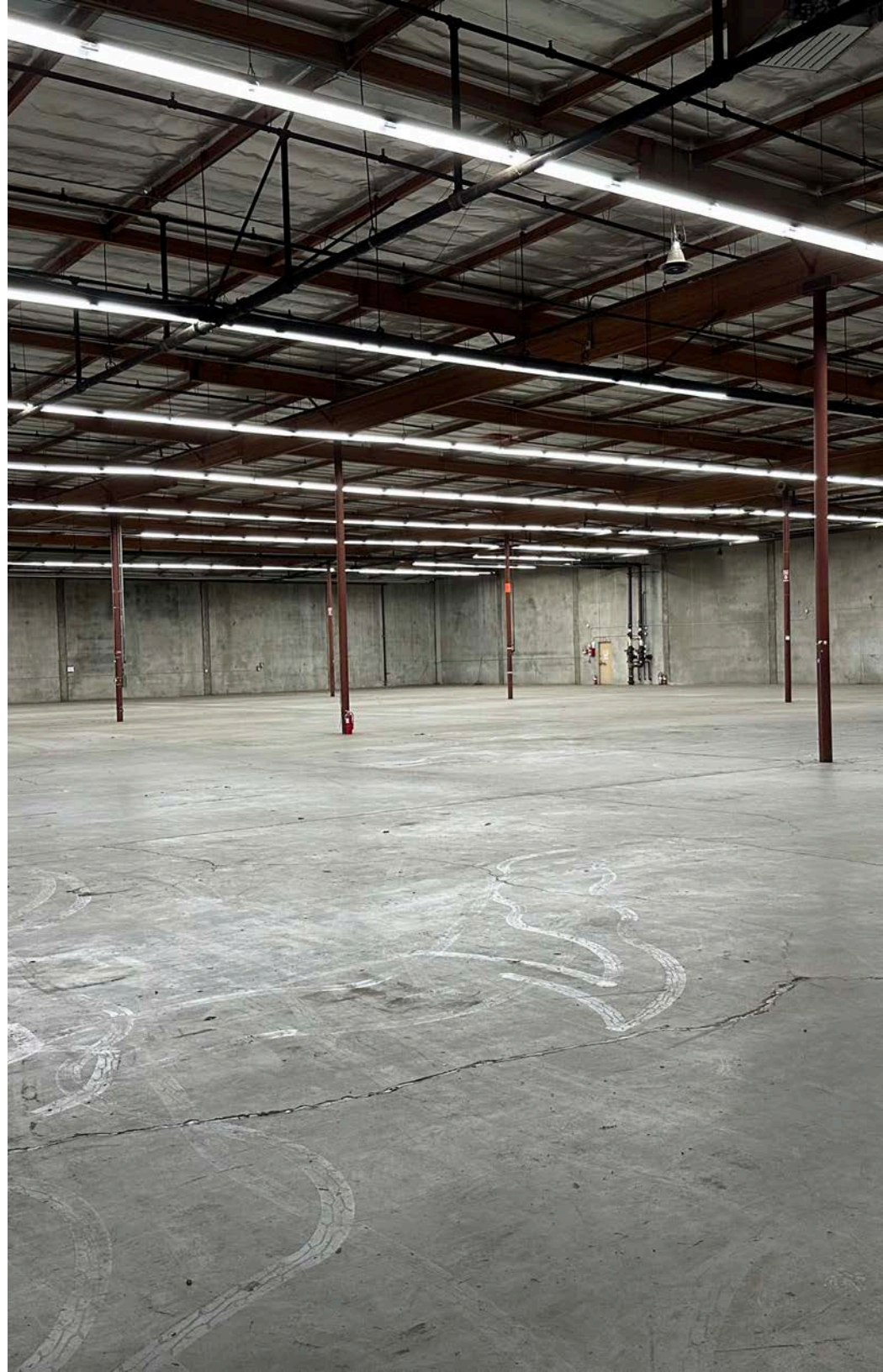
ECONOMIC DATA:

- Pricing: ~~\$9,000,000~~ \$6,800,000
- \$.65/SF + \$.14/SF NNN

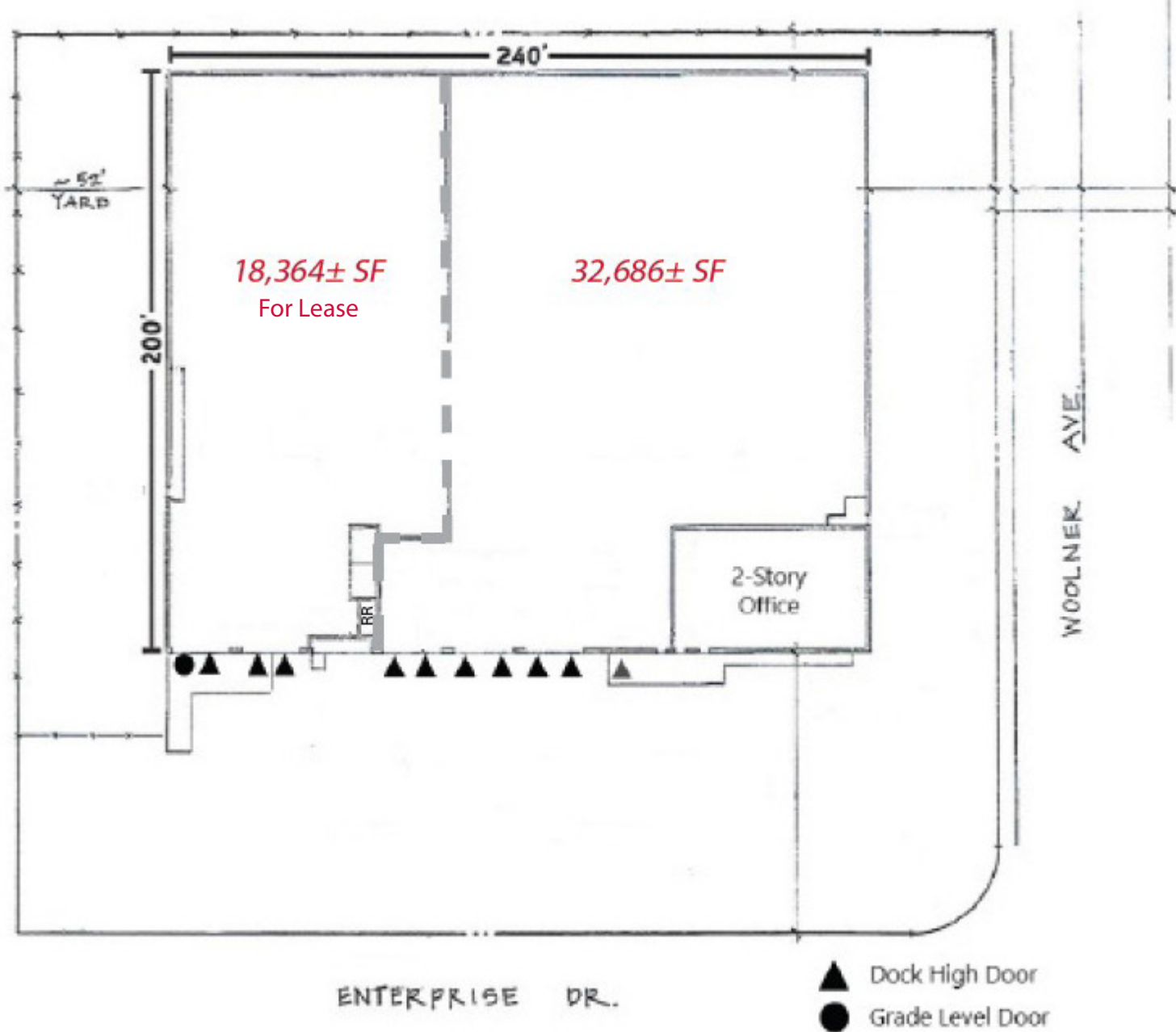
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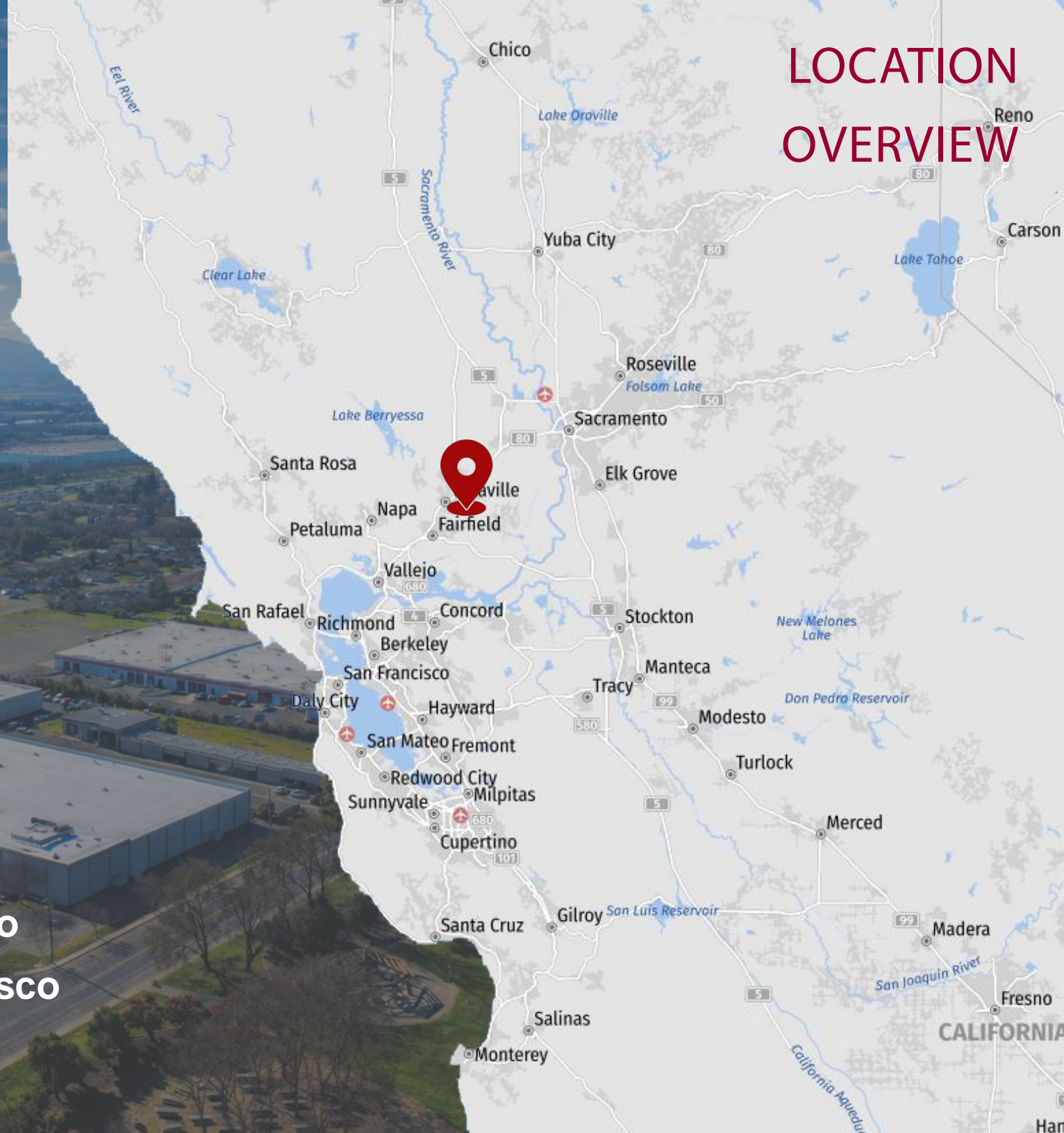
FLOOR PLAN



PROPERTY PHOTOS



LOCATION OVERVIEW



MILES TO:

- 40 Oakland
- 42 Sacramento
- 46 San Francisco

NEARBY AMENITIES



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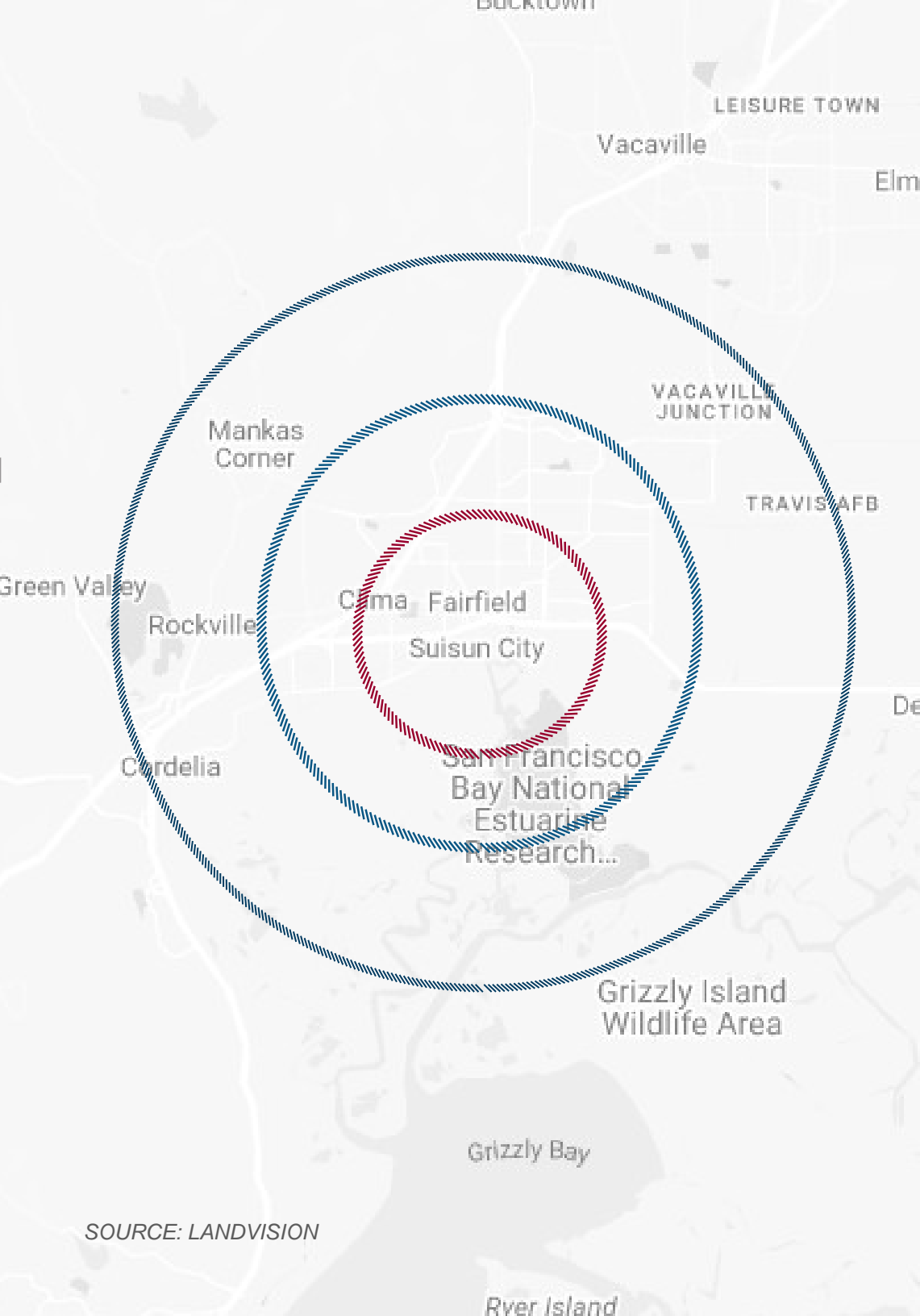


1801
WOOLNER AVE

CALIBER
COLLISION



LOCAL DEMOGRAPHICS



2
MILES

37,363	Population
\$94,683	Avg. Household Income
12,791	Households
505	Businesses
7,146	Employees

5
MILES

125,206	Population
\$117,232	Avg. Household Income
43,675	Households
2,028	Businesses
31,896	Employees

10
MILES

237,413	Population
\$122,777	Avg. Household Income
81,704	Households
4,022	Businesses
61,790	Employees

SOURCE: LANDVISION



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