

AVAILABLE FOR SALE

2300 N WATNEY WAY

SOLANO BUSINES PARK | FAIRFIELD, CA



±68,158 SF INDUSTRIAL / MANUFACTURING BUILDING
±7.43 ACRES | HEAVY POWER - 4,000 AMPS | SECURED YARD



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BUILDING FEATURES



BUILDING SIZE
±68,158SF



WAREHOUSE
±59,907 SF



OFFICE
±8,251 SF 2-story
main office



DOCK DOORS
6 (3 with levelers)



GRADE LEVEL DOORS
2



CLEAR HEIGHT
±22'



TRUCK SCALE
private truck scale
on site



POWER
4,000 amps, 277/480
volt, 3-phase service
(Tenant to verify)



COLUMN SPACING
±60' x ±25' (typical)



PARKING
±74 spaces with room
for additional parking
(See above photo)



TRAILER PARKING
±8 stalls with room for
additional parking
(See above photo)



LIGHTENING
New LED lighting
throughout warehouse



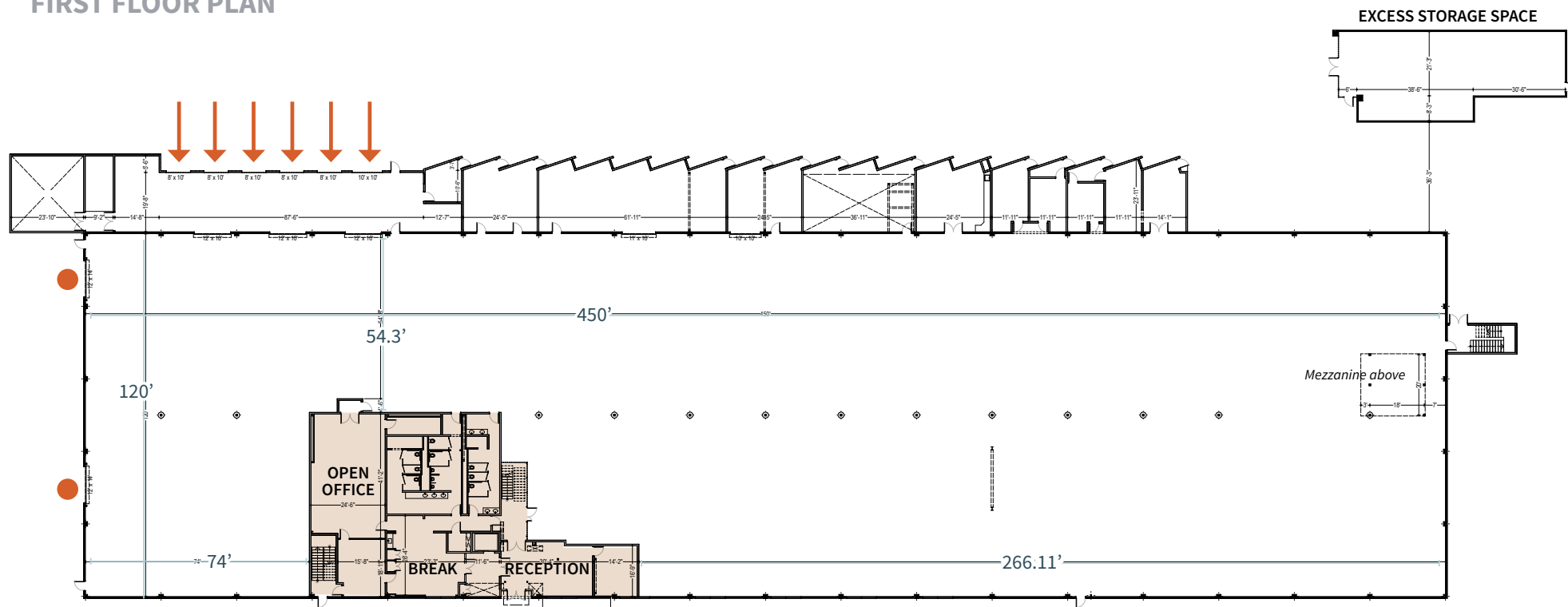
ROOF
New roof installed
in 2022



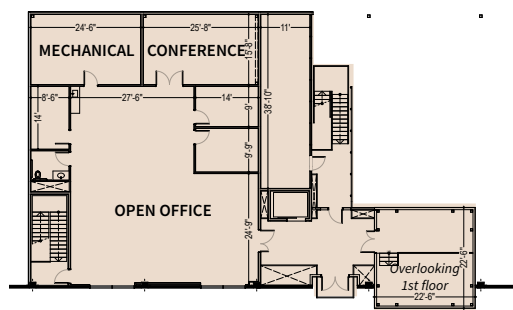
SECURE YARD
dock side of property is
fully fenced and secure

FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



- DOCK-HIGH DOORS
- GRADE LEVEL DOOR

LABOR DEMOGRAPHICS

2026



1,924,235

Total population



\$116,314

Average disposable
income



25.24%

Millennial
population



41,982

Manufacturing
employees



684,573

Employees



16,082

Warehouse &
Distribution
Employees

	Warehouse Supervisor	Warehouse Workers	Industrial Truck & Tractor Operators	Manufacturing Related Jobs	Advanced Manufacturing Jobs
Fairfield	\$34.56	\$22.77	\$27.18	\$31.70	\$54.25
Napa	\$32.54	\$23.09	\$26.52	\$34.00	\$59.02
Oakland	\$35.72	\$23.05	\$26.69	\$37.77	\$69.26
Sacramento	\$32.50	\$22.24	\$24.04	\$32.74	\$59.48
San Francisco	\$41.15	\$27.21	\$30.67	\$44.38	\$88.14
San Jose	\$37.19	\$24.73	\$27.25	\$38.49	\$92.03
South San Francisco	\$37.14	\$26.67	\$30.05	\$42.20	\$82.84
Stockton	\$34.04	\$23.01	\$24.26	\$29.77	\$49.62
Santa Rosa	\$33.84	\$22.65	\$24.03	\$33.19	\$55.17

STRATEGICALLY LOCATED

DRIVING DISTANCE



I-80
I-680
I-505

Vacaville, CA
Benicia, CA
Napa Valley, CA



Napa County Airport
Sacramento International Airport
Oakland International Airport
San Francisco International Airport

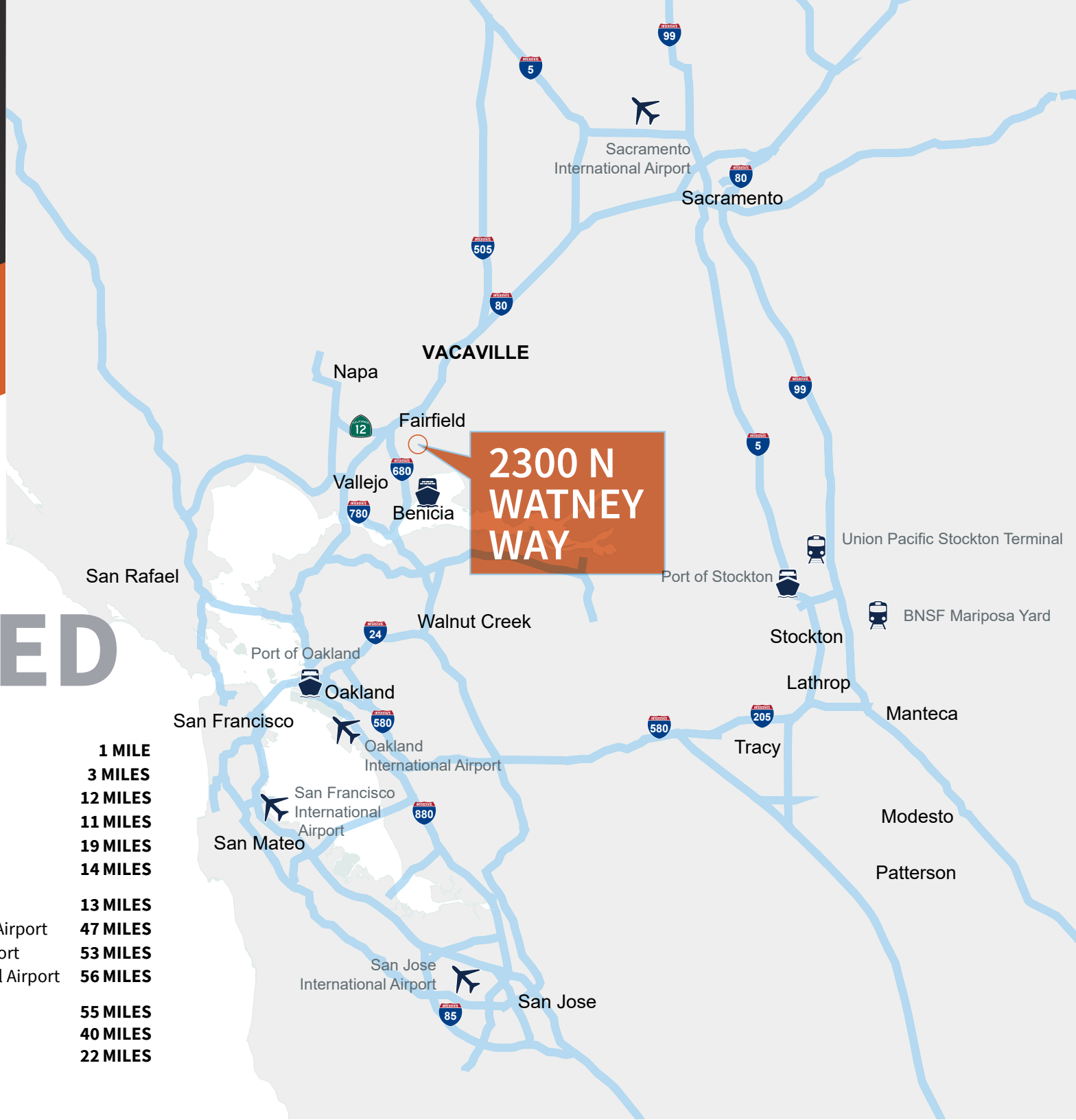


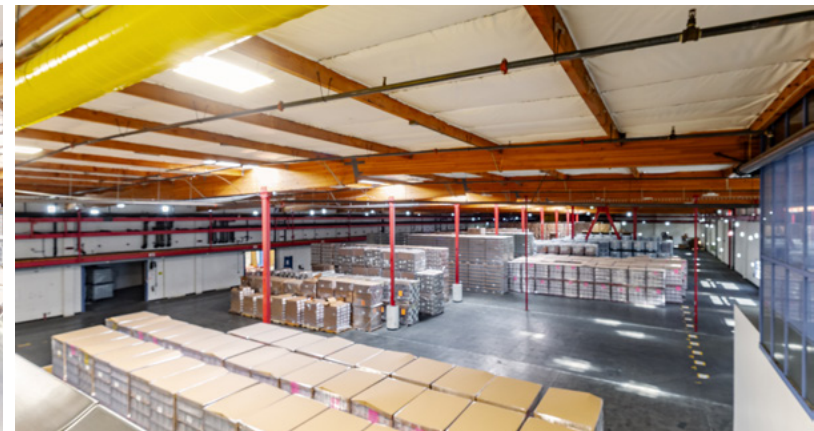
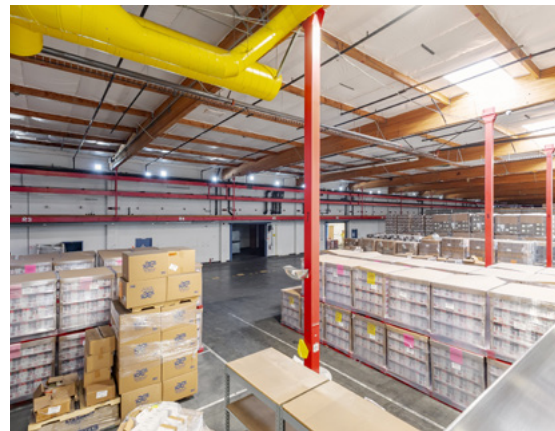
Port of Stockton
Port of Oakland
Port of Benicia

1 MILE
3 MILES
12 MILES
11 MILES
19 MILES
14 MILES

13 MILES
47 MILES
53 MILES
56 MILES

55 MILES
40 MILES
22 MILES







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