

FOR LEASE

2280 CORDELIA ROAD | FAIRFIELD, CA



±126,187 SF INDUSTRIAL WAREHOUSE BUILDING

GLEN DOWLING

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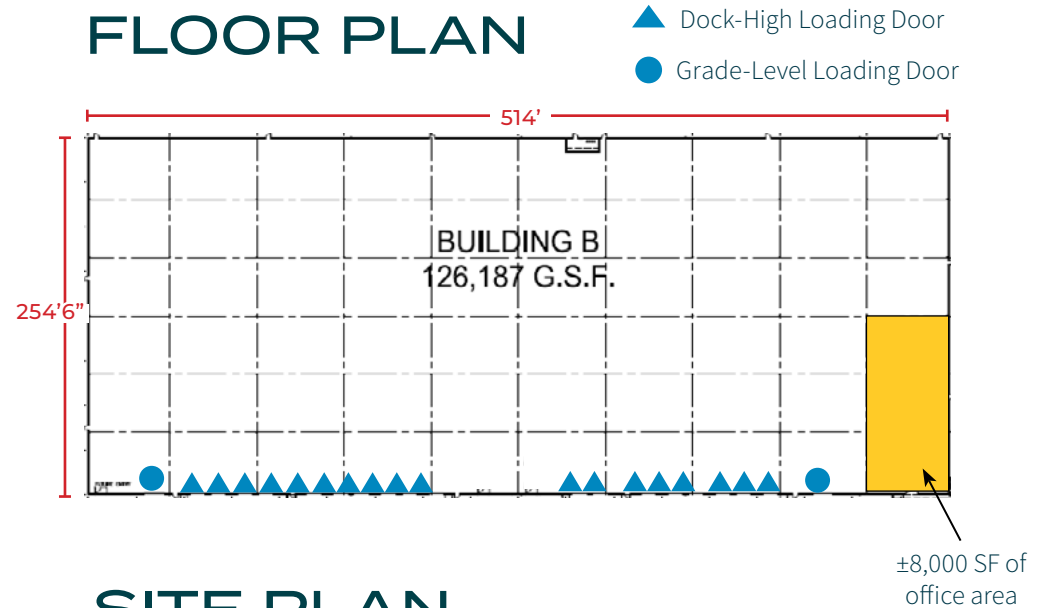


Jones Lang LaSalle Brokerage, Inc.
CA RE License #01856260

PROPERTY HIGHLIGHTS

Building Area	±126,187 SF
Office Area	±8,000 SF of quality office area, along with ±1,100 SF warehouse office with additional set of restrooms
Parcel Size	±6.48 AC
Building Dimensions	245'6" depth & 514' width
Column Spacing	52' x 40'
Power	2000 amps, 277/480v, 3-phase
Clear Height	30'
Dock-High Doors	18
Grade Level Doors	2
Sprinklers	ESFR
Parking	196 spaces
Lighting	T-5 warehouse lighting with motion sensors & 52 warehouse skylights

FLOOR PLAN









SITE PLAN



DEMOGRAPHICS

2025 Key Statistics - 45-minute Drive

					
1,889,219	\$101,599	24.77%	51,862	811,948	19,962
Total population	Average disposable income	Millennial population	Manufacturing employees	Employees	Warehouse & Distribution Employees

2025 Labor Market Statistics

	Stocker and Order Filler	Industrial Truck/Tractor Operator	Warehouse Worker	Warehouse Supervisor	Light Truck Driver	Tractor Trailer Truck Driver
Fairfield	\$16.26	\$18.94	\$17.47	\$26.55	\$19.25	\$23.76
Napa	\$17.34	\$21.36	\$17.57	\$28.15	\$22.44	\$26.24
Oakland	\$16.89	\$21.02	\$18.89	\$28.26	\$20.13	\$27.56
Sacramento	\$16.01	\$18.40	\$17.84	\$28.38	\$19.09	\$25.25
San Francisco	\$20.45	\$24.73	\$22.88	\$33.30	\$24.21	\$31.27
San Jose	\$18.35	\$22.07	\$20.83	\$30.10	\$22.15	\$28.49
South San Francisco	\$19.66	\$23.90	\$22.55	\$30.85	\$20.14	\$28.58
Stockton	\$18.25	\$22.39	\$18.09	\$29.72	\$19.32	\$23.87
Tracy	\$18.25	\$22.39	\$18.09	\$29.73	\$19.32	\$23.88

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CORPORATE NEIGHBORS

2280 Cordelia Road is located within Solano Commerce Center, a 10-building light industrial, R&D and distribution complex totaling 365,439 SF, located in Fairfield, CA. The project is conveniently located just one mile from the intersection of Interstate 80 and Highway 12.



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