

FOR SALE OR LEASE

±13,066 SF ON 1.63 ACRES

1889 Walters Court | Fairfield

- OWNER/USER OPPORTUNITY
- SECURED/FENCED YARD



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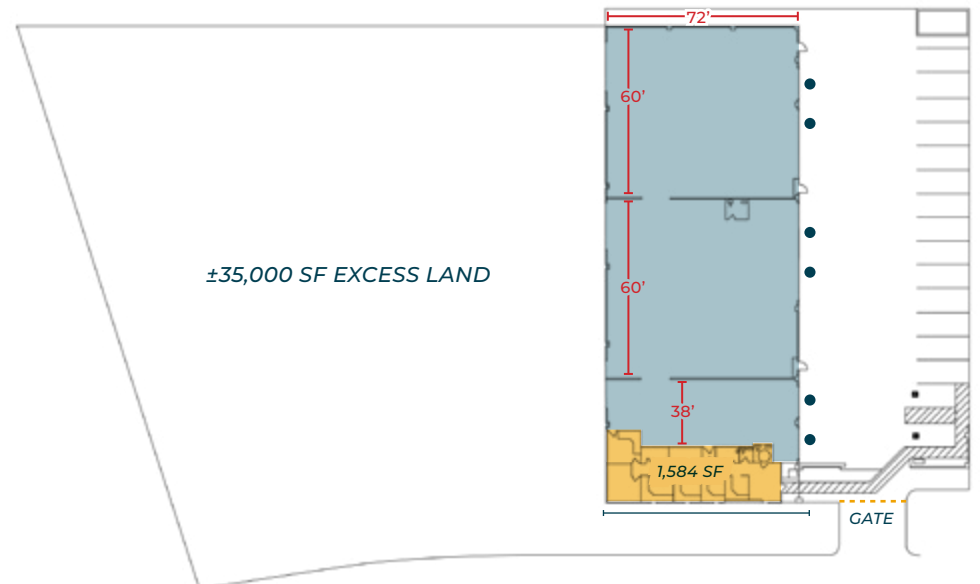
PROJECT HIGHLIGHTS



Building SF	±13,066 SF
Office SF	±1,584 SF
Parcel Size	1.63 AC (±71,002 SF)
APN	0170-200-30
Power	400 amps, 120v/208 (<i>buyer to confirm</i>)
Clear Height	18'-20'
Grade Level Doors	6 (12' x 14')
Sprinklers	Yes
Roof	Hot mop roof with granulated cap sheet finish
Zoning	IL (Limited Industrial)
Purchase Price	\$2,450,000
Notes	Excess land space previously entitled with utilities stubbed to the street

SITE PLAN

±13,066 SF standalone building with excess land



SITE AERIALS



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FOR MORE INFORMATION, PLEASE CONTACT:

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