



For Lease/Sale | Take All or Part - 2 Parcels

±19,200 SF Situated on
±2.51 Acres of Land

2000 Walters Court | Fairfield, CA

Property Features

- Building: ±19,200 SF (120' X 160') with ±12,000 SF CMB
- Fenced Yard (100' X 120') Situated on ±1.77 acres
- ±4,800 SF of Office and Show Room
- 600 Amps @ 120/208 Volt 3 Phase
- Grade Level Load:
 - One 14' X 16' Roll Up Door
 - Three 12' X 14' Roll Up Doors
 - One 12' X 12' Roll Up Door *(More can be added or enlarged)*
- Four Restrooms
- ±18' Minimum Clearance
- Columns 24' x 50' (20' between glue lams)
- Sprinklered Density: .33/3,000 SF
- Improvements to Suit (Amortized into Lease)
- Zoning: [Commercial Service - CS](#)
- Adjacent ±0.74 Acre Lot (Rod Iron/Chained Linked Fenced w/Lite Yard)

Contact Brokers



Accelerating success.

Bret DeMartini
Colliers

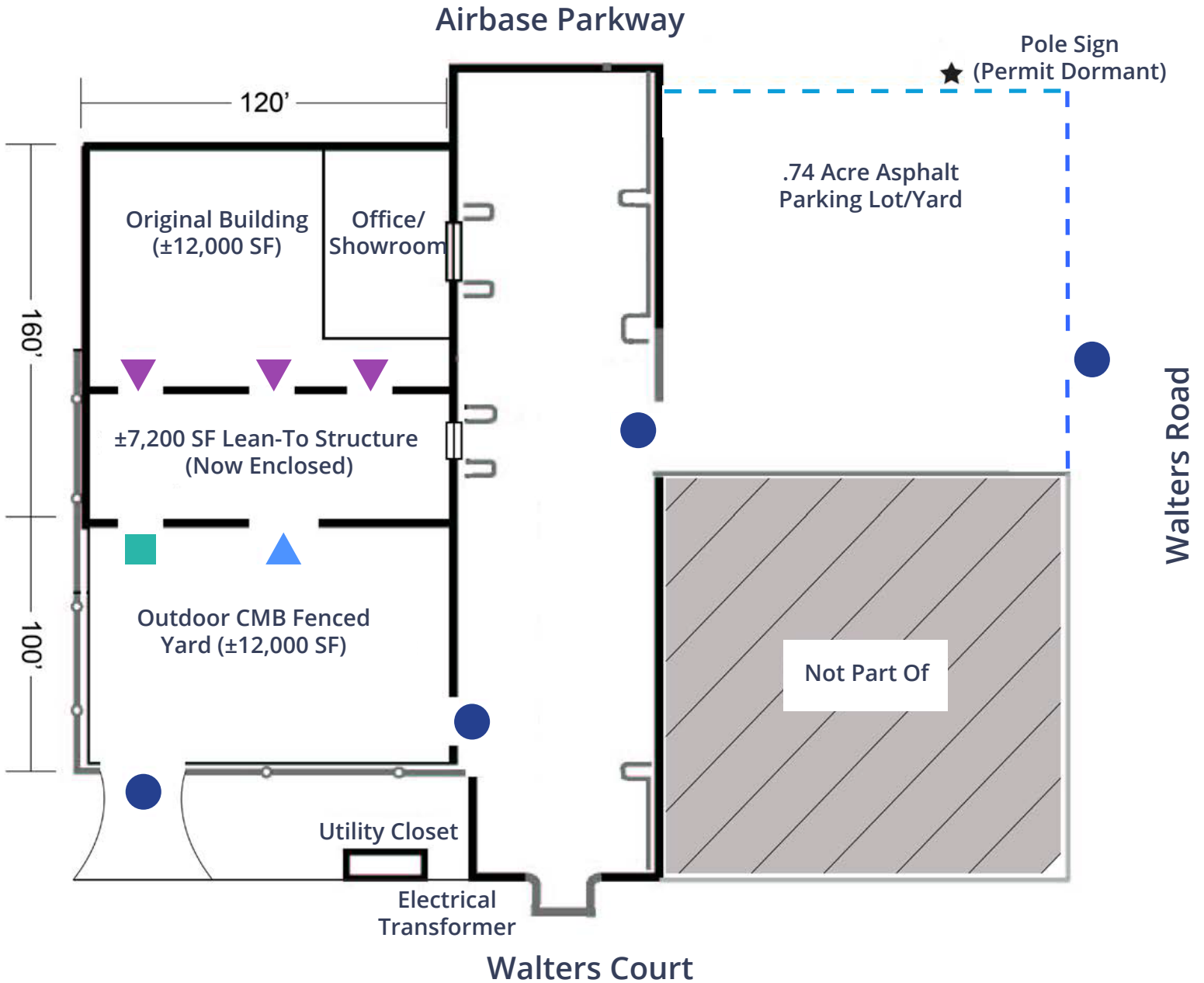
CA License No. 00853110
bret.demartini@colliers.com
+1 707 322 2108



Chris Petrini
Petrini Commercial

CA License No. 01020505
chris@petrinicommercial.com
+1 510 507 8665

Site Plan



- Rolling Rod Iron Gate
- ▲ 14' x 16' Roll Up Door
- 12' x 12' Roll Up Door
- ▼ 12' x 14' Roll Up Door
- - Rod Iron Gate
- - Chain Linked Fence

Floor Plan



- ▼ 12' x 14' Roll Up Door (Inside Building)
- ▲ 14' x 16' Roll Up Door (Oversized)
- 12' x 12' Roll Up Door
- ⬡ Bathrooms

2000 Walters Court | Fairfield, CA

Photo Gallery



2000 Walters Court | Fairfield, CA

Aerial Overview

Drive Times:

- San Francisco: 50 Miles
- Oakland: 45 Miles
- Richmond: 35 Miles
- Napa: 23 Miles
- Sacramento: 44 Miles

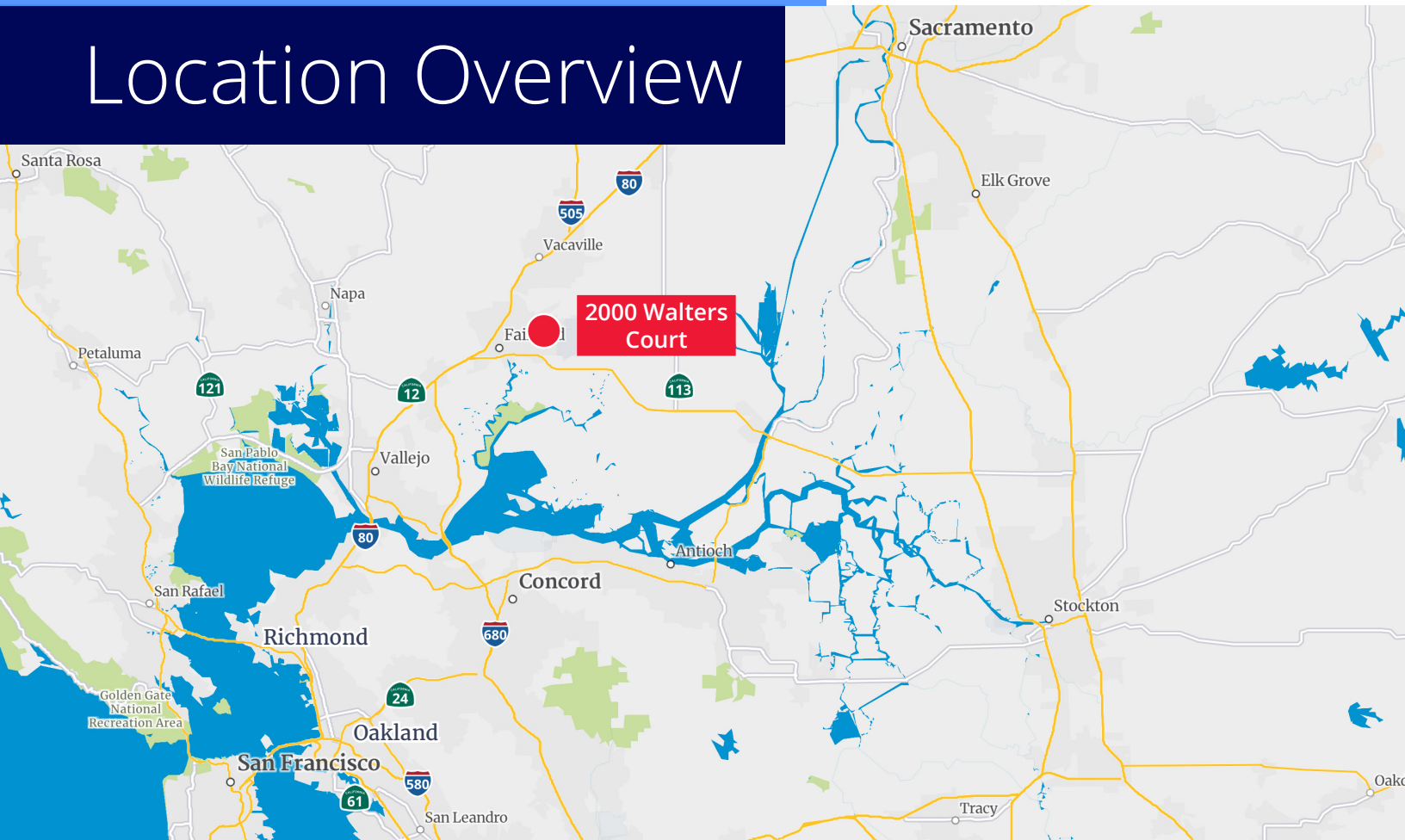
Highlights:

- Located at Airbase Pkwy. & Walters Road
- 4 Lane Expressway
- Excellent North/South, East/West Access



2000 Walters Court | Fairfield, CA

Location Overview



Location Overview

Traffic Counts:

- Air Base Pkwy & Walters Road: $\pm 27,491$ ADV
- Walters Road & Walters Court: $\pm 15,464$ ADV
- Highway 12 & Lawler Ranch Pkwy: $\pm 22,648$ ADV
- Highway 80: $\pm 215,761$ ADV



Contact Brokers

Bret DeMartini
Colliers

CA License No. 00853110
bret.demartini@colliers.com
+1 707 322 2108

Chris Petrini
Petrini Commercial

CA License No. 01020505
chris@petrinicommercial.com
+1 510 507 8665