

RARE FOOD PRODUCTION WITH FREEZER/COLD STORAGE OPPORTUNITY FOR SUBLEASE



**±49,230 SF
SPACE FOR SUBLEASE OR LONG
TERM DIRECT LEASE POSSIBLE**

CBRE

**535 WATT DR
SUITE B
FAIRFIELD, CA**

PROPERTY HIGHLIGHTS

±49,230 SF AVAILABLE within a larger ±64,350 SF Building

DIMENSIONS: ±170' Deep by ±290' Wide

PARKING: Seventy-four (74) non-exclusive and non-designated spaces

OFFICE ±6,117 SF

PRODUCTION AREA AND WAREHOUSE FEATURES

CLEARANCE: ±30' minimum clearance

POWER: 4,000 amps@277/480 volts to space

WAREHOUSE LIGHTING: LED high-bay lighting

FIRE SYSTEM: ESFR

ROOF INSULATION: R-19

GAS SERVICE: 2' natural gas service

DOCK DOORS: Ten (10) Dock Doors. Three (3) Docks equipped with 30,000 lb. manual levelers and seven (7) Docks equipped with edge of dock plates. All Docks are equipped with weather seals

GRADE LEVEL DOORS: Four (4) 12' x 14' Grade Level Doors

FREEZER AND COLD STORAGE

FREEZER: ±7,542 SF

FREEZER DRIER ROOM: ±1,600 SF x 2 (two rooms)

PRODUCTION AREA: ±7,200 SF

COLD SHIPPING DOCK AREA: ±5,667 sf



Processing Area



Storage Freezer



Freeze Dry Room

SITE PLAN



PROCESSING AREA: ±14 tons of refrigeration capacity
 -Three ceiling mounted evaporators
 -One 14-ton R-507 compressor/condensor on the roof
 -Able to maintain ±30 to ±40 degrees Fahrenheit in a ±150,000 cubic foot space

COLD DOCK:
 -One ceiling mounted evaporator
 -One exterior ground mounted compressor/condensor unit on the NE rear of the plant. Unknown freon type
 -Able to maintain ±30 to ±40 degrees Fahrenheit in ±113,000 cubic foot space

STORAGE FREEZER: 28 tons of refrigeration capacity
 -Two ceiling mounted evaporators
 -Two 14-ton R-507 compressor/condensor units on the floor
 -Able to maintain ±12 to ±15 degrees Fahrenheit in a ±144,000 cubic foot space

TEMPERING & STAGING:
 -One ceiling mounted evaporators (confirm)
 -Roof mounted compressor/condensor
 -Able to maintain ±12 to ±15 degrees Fahrenheit in a ±17,000 cubic foot space

FREEZE DRY HOLDING FREEZER:
 -One shelf-mounted evaporator in the room
 -One ground mounted compressor/condensor on the NW rear of the plant. Unknown freon type
 -Able to maintain ±12 to ±15 degrees Fahrenheit in a ±3,900 cubic foot space



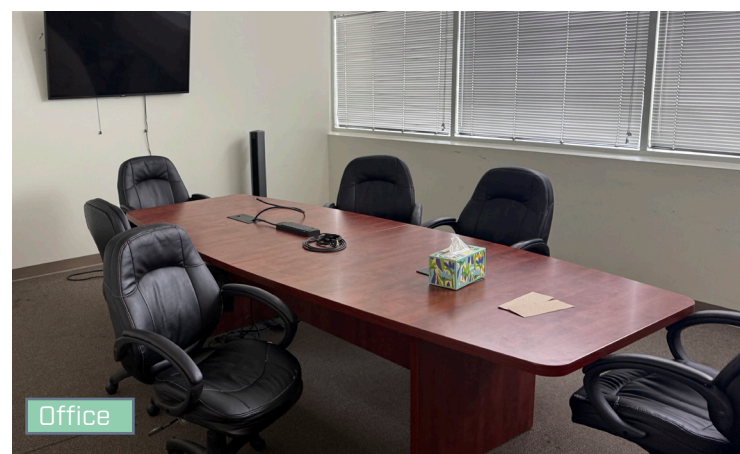
Cold Dock



Warehouse and Dock area



Office



Office



Office

AERIAL MAP





535 WATT DR BENICIA, CA

±49,230 SF
AVAILABLE FOR SUBLEASE

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