

OWNER/USER OPPORTUNITY

- Reduce Your Occupancy Cost by Up to 45%
- Built-In Income from Existing Tenant

FOR LEASE OR SALE

±9,215-18,430 SF STAND ALONE BUILDING  
SITUATED ON ± 1.43 ACRES

2220 CORDELIA ROAD, FAIRFIELD, CA

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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PROPERTY HIGHLIGHTS



±9,215-18,430 SF Stand alone building on ±1.43 AC



One (2) 12'x14' Grade Level Doors  
One (2) 9'x10' Dock-High Loading Doors



Clear Height: 24'



Zoning Code: IL - Limited Industrial



Column Spacing: 69'6" Wide x 44' 3" Wide



Power: 600 Amp, 277/480 Volt



Sprinkler Density: .287 GPM/2,000 S.F



Parking: 40 dedicated stalls



Lease rate: \$1.15psf + \$0.27psf NNN

Sale Price: \$3,667,570 (\$199psf)

Hypothetical- Owner/User Financial Snapshot

Estimated SBA Payment: \$21,286/mo

Tenant Income: (\$10,136/mo)

Net Cost: \$11,150/mo

Tenant income offsets ~50% of ownership cost

2220  
CORDELIA ROAD

# SBA 504 LOAN STRUCTURE

2220 CORDELIA ROAD



	Building Cost	\$3,670,000
	Tenant Improvements	\$0
	<b>TOTAL PROJECT COST</b>	<b>\$3,670,000</b>

## SOURCES OF FUNDS

SOURCE	% OF PROJECT	AMOUNT	RATE (EST.)	TERM / DURATION	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank Loan	50%	\$1,835,000	5.80%	5 Yr. Fixed 25 Yr. Amort.	1st Deed	\$11,600	\$139,195
SBA 504 / TMC	41%*	\$1,512,000	5.94%	25 Yr. Fixed 25 Yr. Full Amort.	2nd Deed	\$9,686	\$116,237
Equity Injection	10%	\$367,000	—	—	—	—	—
<b>TOTALS:</b>						<b>\$21,286</b>	<b>\$255,433</b>

\* SBA portion based on 41% of total project cost.

**% RATES**

- Bank:** Rate is estimated and determined during underwriting.
- SBA:** Rate is **FIXED** for entire 25 year term at the time of the debenture sale.
- Blended Rate:** The weighted average interest rate of both loans is:

**5.86%**

**ESTIMATED FEES**

- Bank:** Determined by bank during underwriting.
- SBA:** SBA loan fees plus legal fees are financed, and therefore included in the SBA loan amount.
- Based on an SBA loan of this amount, the SBA fees would be approx. \$44,000.

**RELATED COSTS**

- Appraisal, environmental reports, and escrow closing costs (including insurance and legal closing costs) may be included in the loan.

**COLLATERAL**

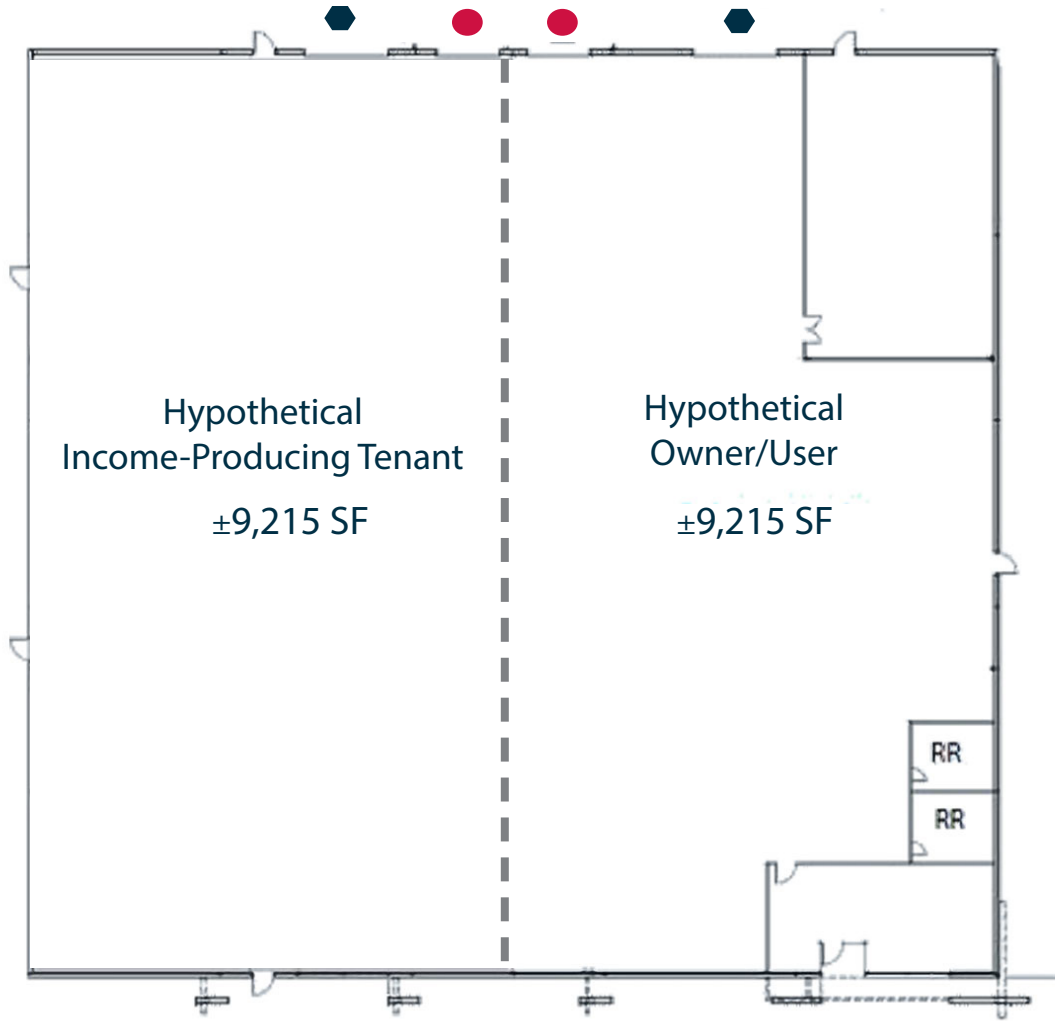
- 90% financing generally does not require any additional collateral.

### KEY HIGHLIGHTS

- TOTAL PROJECT COST**  
**\$3,670,000**
- TOTAL MONTHLY PAYMENT**  
**\$21,286**
- BLENDED INTEREST RATE**  
**5.86%**
- LOAN TO VALUE**  
**90%**

TMC will perform a free prequalification for prospective buyers upon receiving complete financial information.

FLOOR PLAN



- Dock High Doors
- Grade Level Doors



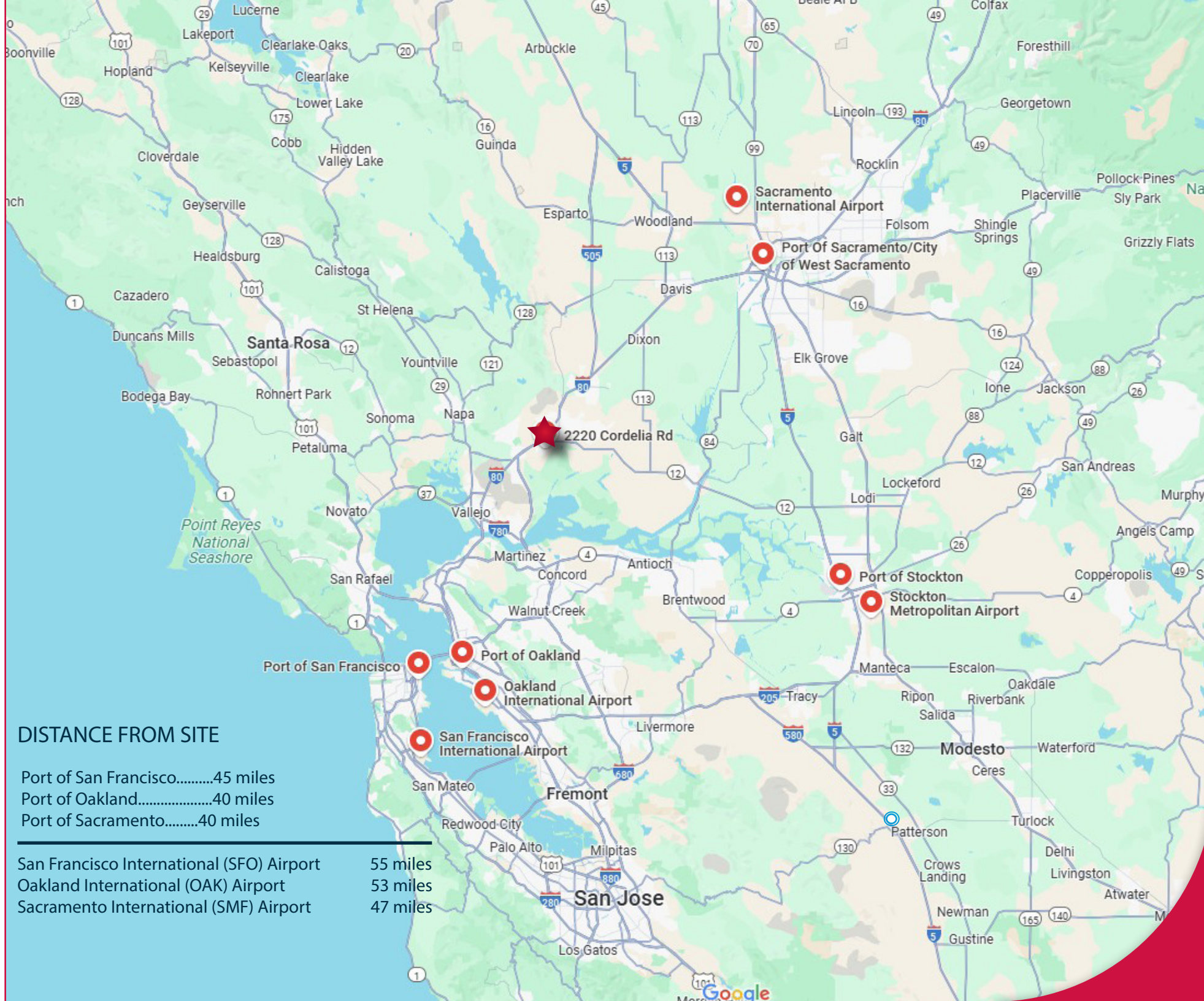
\*FLOOR PLAN NOT TO SCALE

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CORDELIA ROAD

PHOTO GALLERY



# REGIONAL MAP



## DISTANCE FROM SITE

- Port of San Francisco.....45 miles
- Port of Oakland.....40 miles
- Port of Sacramento.....40 miles

San Francisco International (SFO) Airport	55 miles
Oakland International (OAK) Airport	53 miles
Sacramento International (SMF) Airport	47 miles

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