



- **Central Fairfield Location Situated Between San Francisco and Sacramento**
- **Convenient Access to Transportation Corridors I-80 & Hwy 12**
- **Light Industrial Setting in Established Business Park Setting**
- **CS zoning allows for a wide range of light industrial and commercial uses**





Condo #107 is a two-floor modern office condo with 2.5 bathrooms. Featuring both front and rear stairwells, this space is very user-friendly. Fully sprinklered upstairs and down. The space contains an HVAC system with multiple zones, copper plumbing, and Romex wiring with three sub-panels. Access to the upstairs is provided by both a front and rear stairwell. Currently, both the upstairs and downstairs are divided into multiple offices, storage rooms, and/or large conference rooms. The masonry construction allows all interior walls to be removed (buyer to verify).

Suite 107 at 1735 Enterprise Drive offers ±3,380 square feet of versatile light industrial and flex space. Situated within a modern, well-designed light industrial flex space building, this unit is located in an established and highly desirable business park in Fairfield, CA. Constructed in 1990, the property features durable concrete tilt-up construction. Functionality would be enhanced with the potential of one (1) rear drive-in door and a current parking ratio of 4.00/1,000 SF (190 surface spaces for the complex).

The CS (Service Commercial) zoning provides significant flexibility, making it an ideal location for a variety of uses, including small-scale light assembly operations, equipment storage, workshop-type commercial uses, or small-scale warehousing and distribution.



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