



2210 CORDELIA ROAD

FAIRFIELD, CA

Marcus & Millichap
THE MOROZ DRAKE GROUP

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OFFERING SUMMARY

SALE PRICE
\$2,325,000

PRICE PSF
\$206.88

SALE SUMMARY

Sale Price	\$2,325,000
Price/SF	\$206.88
Gross Square Feet	±11,238 SF
Total Lot Size	±0.88 Acres
Clear Heights	19'
Number of Units	1-2 (Demising wall in place)
Zoning	IL Light Industrial (City of Fairfield)
Year Built	2006
Construction Type	Concrete Tilt Up
Grade Level Doors	1
Dock Doors	2
Power	800A (3P 4W)
Parking Spaces	17 Spaces
Assessor's Parcel Number	0028-230-600

SBA FINANCING AVAILABLE

Down Payment Required (10%)	\$232,500
Loan Amount (90%)	\$2,092,500
Interest Rate	5.942% - 6.25%
Est. Monthly Mortgage Payment	\$13,482

Loan terms subject to approval of owner-user borrower. Contact broker for details..

INVESTMENT HIGHLIGHTS

- NEWER 11,238-SF CLASS-A INDUSTRIAL CONDOMINIUM IDEAL FOR OWNER-USER
- DEMISABLE INTO TWO UNITS FOR ADDITIONAL INCOME POTENTIAL
- HIGH-IMAGE, GLASS-LINED OFFICE BUILDOUT WITH FRONTAGE ON CORDELIA ROAD
- 19 FOOT CLEAR HEIGHTS, FULLY-INSULATED
- 800 AMP, 3-PHASE POWER
- TWO DOCK-HIGH POSITIONS AND ONE 12x14 GRADE-LEVEL DOOR
- MODERN CONCRETE TILT-UP CONSTRUCTION (2006)
- LOCATED AT THE ENTRANCE OF THE SOLANO COMMERCE CENTER

INVESTMENT OVERVIEW

2210 Cordelia Road presents a rare opportunity for an owner-user to acquire a Class A industrial condominium designed to meet the needs of modern industrial users. The warehouse offers highly functional features, including two dock-high loading positions, a large grade-level door, and 19-foot clear heights, supporting efficient logistics and a wide range of operational uses. The building is further equipped with 800-amp, 3-phase power, concrete tilt-up construction, and a fire sprinkler system, providing the infrastructure and durability required for today's industrial demands.

Complementing the warehouse is an exceptionally well-built, glass-lined office that provides a high-image, client-facing presence. This office space is ideal for users who require showroom, light retail, or professional office functionality integrated within their industrial operations, creating a unique blend of form and function rarely found in comparable assets.

Strategically located within the Solano Commerce Center in Fairfield, California, the property was formerly occupied by two tenants, drastically reducing the occupancy costs for ownership. This configuration allows an owner-user to occupy a portion of the building while generating supplemental rental income, or for an investor to maximize cash flow potential. Combined with 17 dedicated parking spaces and a professionally maintained business park setting, 2210 Cordelia Road represents a versatile and highly desirable industrial acquisition opportunity.



VICI

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Ankaa

B P S

BECK AVENUE

TRICORBRAUN
WinePak.



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CITY OF FAIRFIELD

Positioned between the major population and economic centers of the San Francisco Bay Area, Napa Valley, and Sacramento, Fairfield offers a strategic location within Northern California's key logistics and distribution corridor. The city benefits from immediate access to Interstate 80, a primary east-west transportation artery connecting the Bay Area to the greater Sacramento region, while also providing convenient connectivity to Napa County—an important factor as many nearby businesses and tenants are Napa-based companies seeking operational proximity.

Fairfield is part of Solano County, a pro-business region known for its relatively affordable operating costs compared to core Bay Area markets. The area has attracted a diverse mix of industrial, logistics, and advanced manufacturing users, supported by major regional employers including Jelly Belly, Travis Air Force Base, Solano County, Guittard Chocolate Company, Meyer Corporation, and Clorox. This strong employment base contributes to a stable local economy and consistent demand for industrial space.

The surrounding area is supported by a robust and growing population, with approximately 232,000 residents within a 10-mile radius and an average household income of approximately \$107,000 (CoStar Analytics). Combined with a skilled labor pool, ongoing residential growth, and a business-friendly environment, Fairfield continues to emerge as a highly desirable location for industrial users seeking access to the Bay Area, Napa Valley, and Northern California's broader marketplace.



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