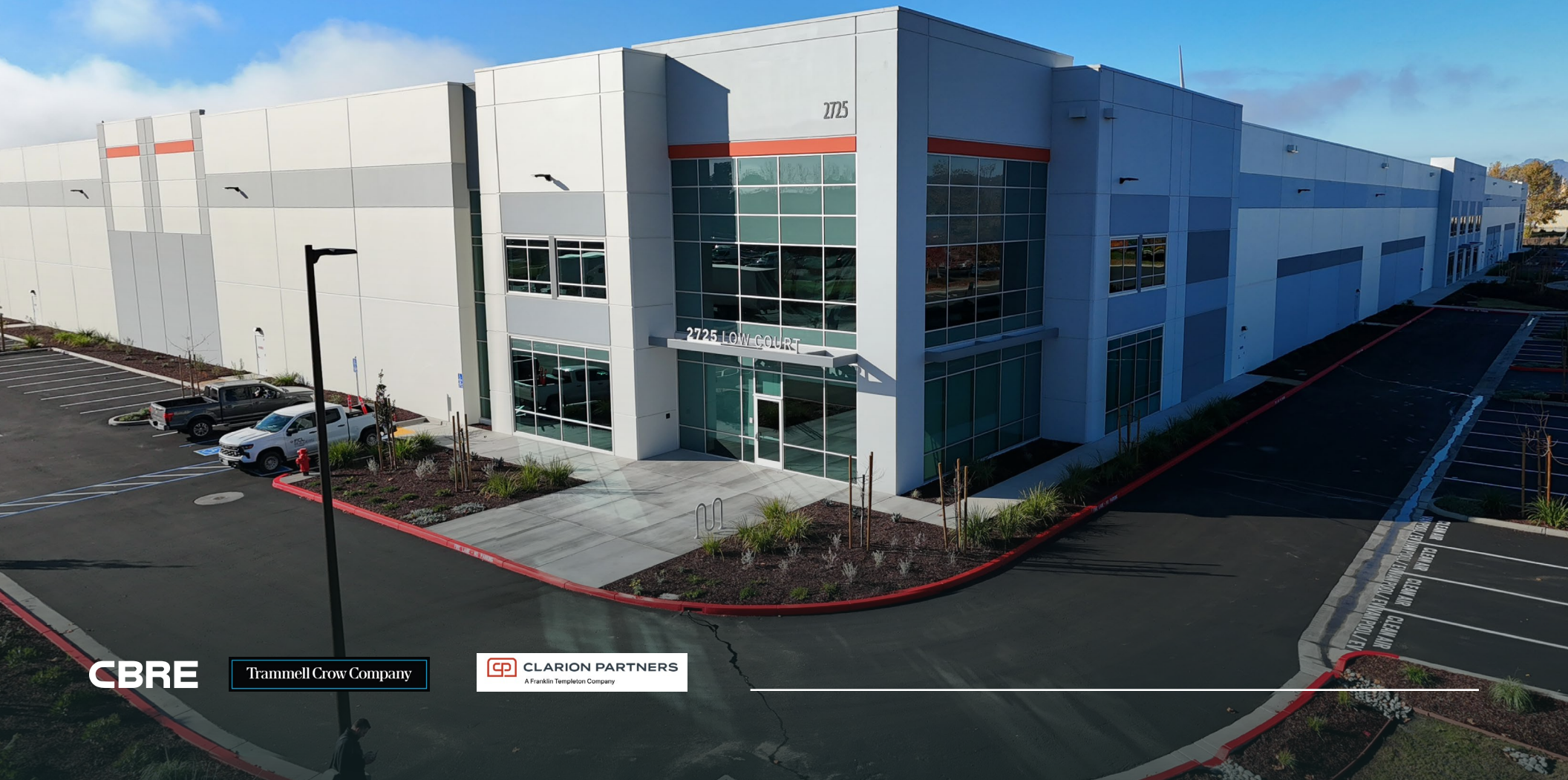


FOR LEASE

2725 LOW COURT, FAIRFIELD, CALIFORNIA

# Fairfield Industrial Center

±205,233 SQUARE FEET AVAILABLE (DIVISIBLE)  
ON ±11.26 ACRE SITE



**CBRE**

Trammell Crow Company



**CLARION PARTNERS**

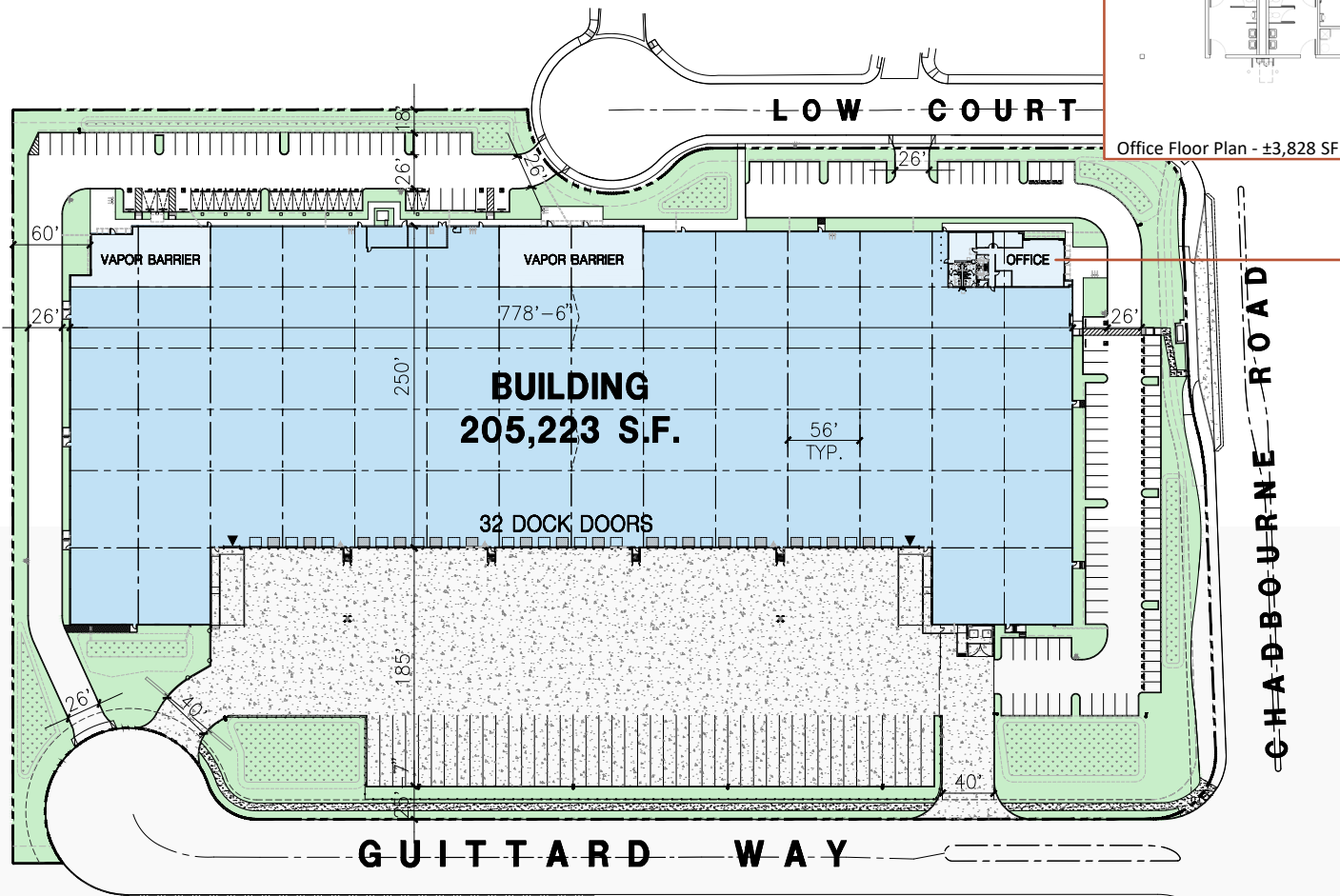
A Franklin Templeton Company



# Building Highlights

- ±205,223 Square Feet (Divisible) on ±11.26 acre site
- Building Dimensions: 778.5 (w) X 250' (d)
- ±11.05 Acres
- ±3,828 Square Foot Office
- 36' Minimum Clear Height
- ESFR Sprinklers
- 32 Dock Doors (9' X 10') Rear
- 16 Dock Levelers with Dock Seals (40,000 lb Mechanical Pits)
- 2 Grade Level Doors (12' X 14')
- 156 Auto Parking Stalls
- 45 Trailer Parking Stalls
- 185' Truck Court, 130' Staging, 55' Trailer Stalls
- 60' Speed Bay
- 7" Reinforced Slab
- 56'(w) x 47.5'(d) Column Spacing
- 2,500 Amps, 277/480 Volts
- LED Warehouse Lights (25' Candles)
- 100% Concrete Yard & Truck Court
- LEED Certified

# Site Plan



BUILDING SPECS	
WIDTH	±778.5'
DEPTH	±250'
WING BAY DEPTH	±60'

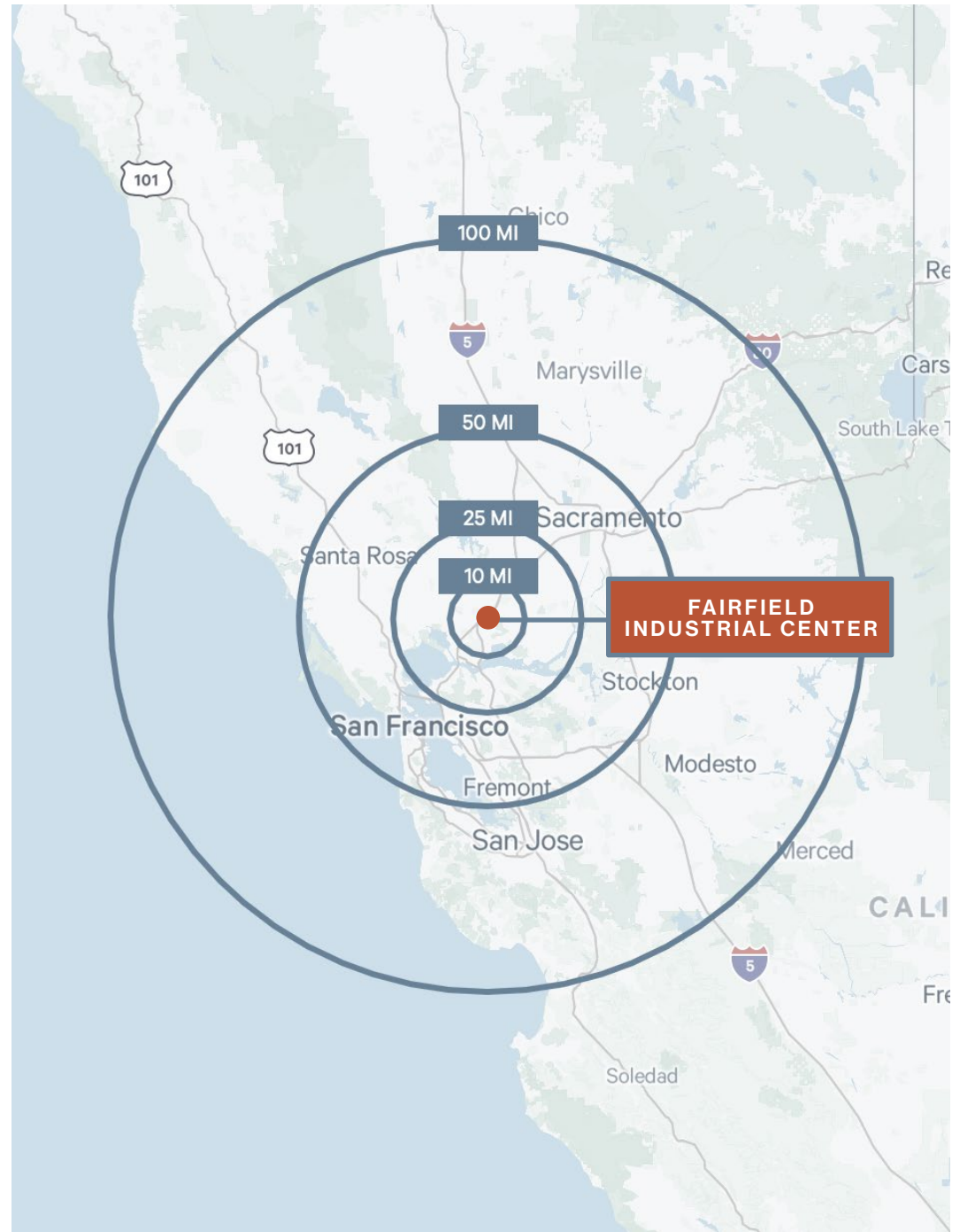
SPEED BAY	±60'
STAGING	±130'
TRAILER PARKING	±55'
COLUMN SPACING	±56'W - ±47.5'D

# Regional Map

Fairfield Industrial Center is located between San Francisco and Sacramento, with easy access to HWY-12 and I-80, making it well suited for both local and regional distribution.

## DRIVE DISTANCES TO CALIFORNIA CITIES

NAPA	±18 MILES - ±25 MINS
OAKLAND	±41 MILES - ±45 MINS
SACRAMENTO	±45 MILES - ±45 MINS
SAN FRANCISCO	±46 MILES - ±55 MINS
SAN JOSE	±78 MILES - ±85 MINS
RENO	±175 MILES - ±189 MINS



# Demographics

WITHIN A 25 MILES RADIUS OF PROPERTY

## Key Statistics

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1,367,075  
Total Population



341,036  
Millennial Population



92,963  
Average Disposable  
Income



471,864  
Employees



246,256  
College Graduates



## Employment

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48,403  
Manufacturing Employees



34,848  
Transportation &  
Warehouse Employees



60,715  
Professional, Scientific &  
Tech Services Employees



# Corporate Neighbors







2725 LOW COURT,  
FAIRFIELD, CALIFORNIA

# Fairfield Industrial Center

±205,233  
SQUARE FEET  
AVAILABLE  
(DIVISIBLE)  
ON ±11.26 ACRE SITE

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A Franklin Templeton Company

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