

2260 CORDELIA ROAD

Solano Commerce Center | Fairfield, CA



±33,000 SF OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- ±33,000 SF office/warehouse available for lease within a ±47,972 SF facility
- Dimensions: ±134' deep × ±247' wide
- Clear height: 28'
- Constructed in 2006
- 1,000 amp, 277/480 volt electrical service to building
- .37/2,000 SF fire sprinkler density
- 136' staging area
- 44'9"×44'8" column spacing
- 2 per 1,000 SF parking ratio
- ±4,900 SF office space
- Eight 9'×10' dock-high loading doors
- Three 12'×14' grade level doors

BUILDING AVAILABLE FOR LEASE

2260 Cordelia Rd is located within Solano Commerce Center, a 10-building light industrial R&D and distribution complex totaling 365,439 square feet in Fairfield, CA.

Solano Commerce Center is just one mile from the intersection of Interstate 80 and Highway 12, at the corner of Beck Ave and Cordelia Rd. The property is a short drive from the Napa Valley, Sacramento, Oakland, and San Francisco.



Brooks Pedder, SIOR

CA License 00902154

+1 707 486 2844

brooks.pedder@cushwake.com

Tony Binswanger, SIOR

CA License 01861701

+1 925 383 2498

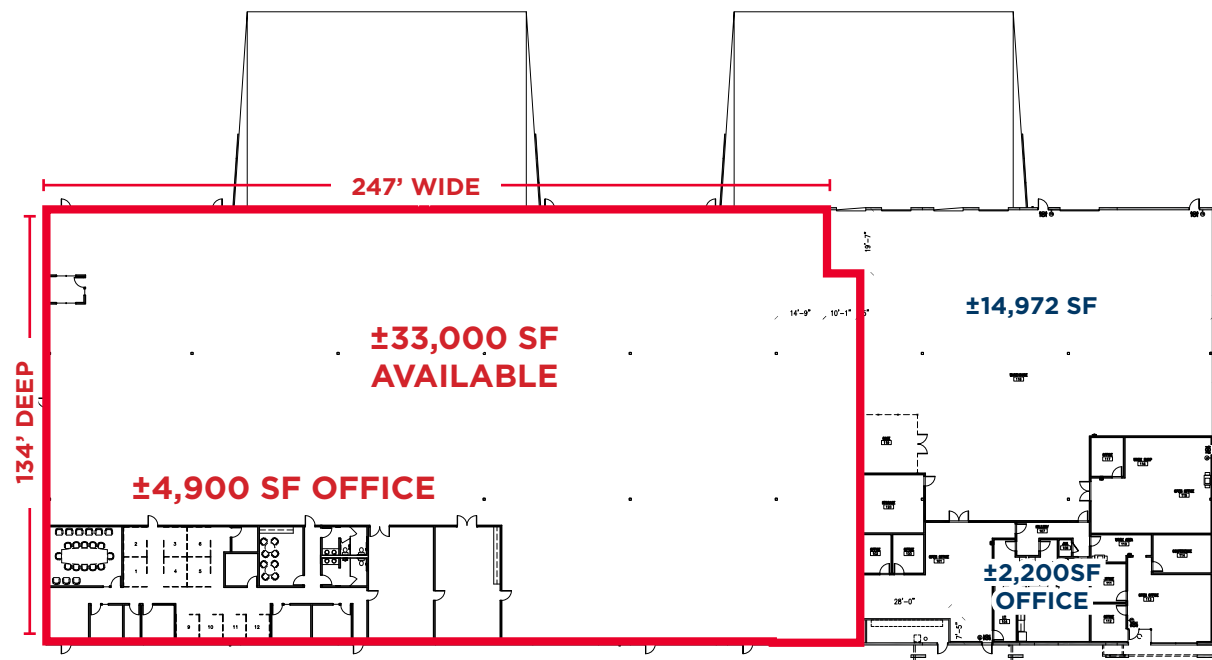
tony.binswanger@cushwake.com

John Lewerenz

CA License 01100835

+1 415 710 5826

john.lewerenz@cushwake.com



±33,000 SF **Office/Warehouse Building** **Available for lease**

**TO SCHEDULE A TOUR
OR FOR MORE INFORMATION:**

Brooks Pedder, SIOR
Executive Managing Director
CA License 00902154
+1 707 486 2844
brooks.pedder@cushwake.com

Tony Binswanger, SIOR
Managing Director
CA License 01861701
+1 925 383 2498
tony.binswanger@cushwake.com

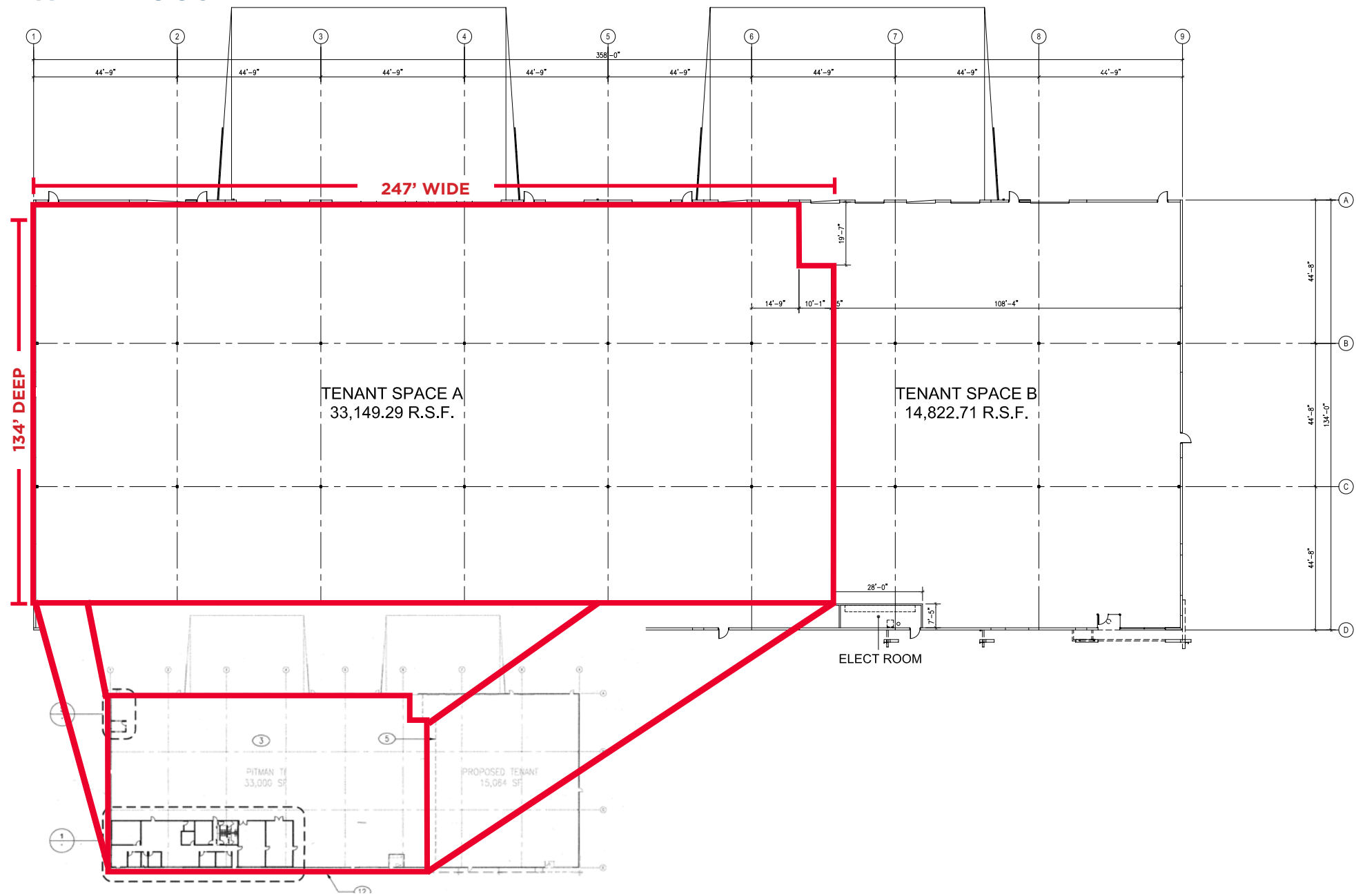
John Lewerenz
Managing Director
CA License 01100835
+1 415 710 5826
john.lewerenz@cushwake.com



NEIGHBORING USERS INCLUDE:

- Jelly Belly Candy Company
- Abbott Laboratories
- Guittard Chocolate
- Sutter Regional Medical Center
- Amcor
- Anheuser Busch

WAREHOUSE



OFFICE

CONFERENCE RM 103

OPEN OFFICE 103

OFFICE TEL RM 109 110

BREAK ROOM 111

136' WIDE

36' DEEP

RECEPTION 101

OFFICE 102

FIRE RISER 104

COPY 105

OPEN OFFICE 107

OFFICE 112

OFFICE 114

DEMO 118

INK 119

WOMEN'S 115

MEN'S 116

HALLWAY 113

HALLWAY 117

HALLWAY 108

PITMAN TR 33,000 SF

PROPOSED TERM 15,000 SF

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.