

AVAILABLE FOR SALE OR LEASE

±13,066 SF ON A 1.63-ACRE PARCEL

PRICE REDUCTION!

~~—\$2,613,200—~~

\$2,500,000



**CAN BE DELIVERED VACANT AT CLOSE OF ESCROW
IDEAL FOR OWNER/USER OR INVESTOR
SECURED & FENCED PROPERTY**

1889 WALTERS COURT

FAIRFIELD, CA

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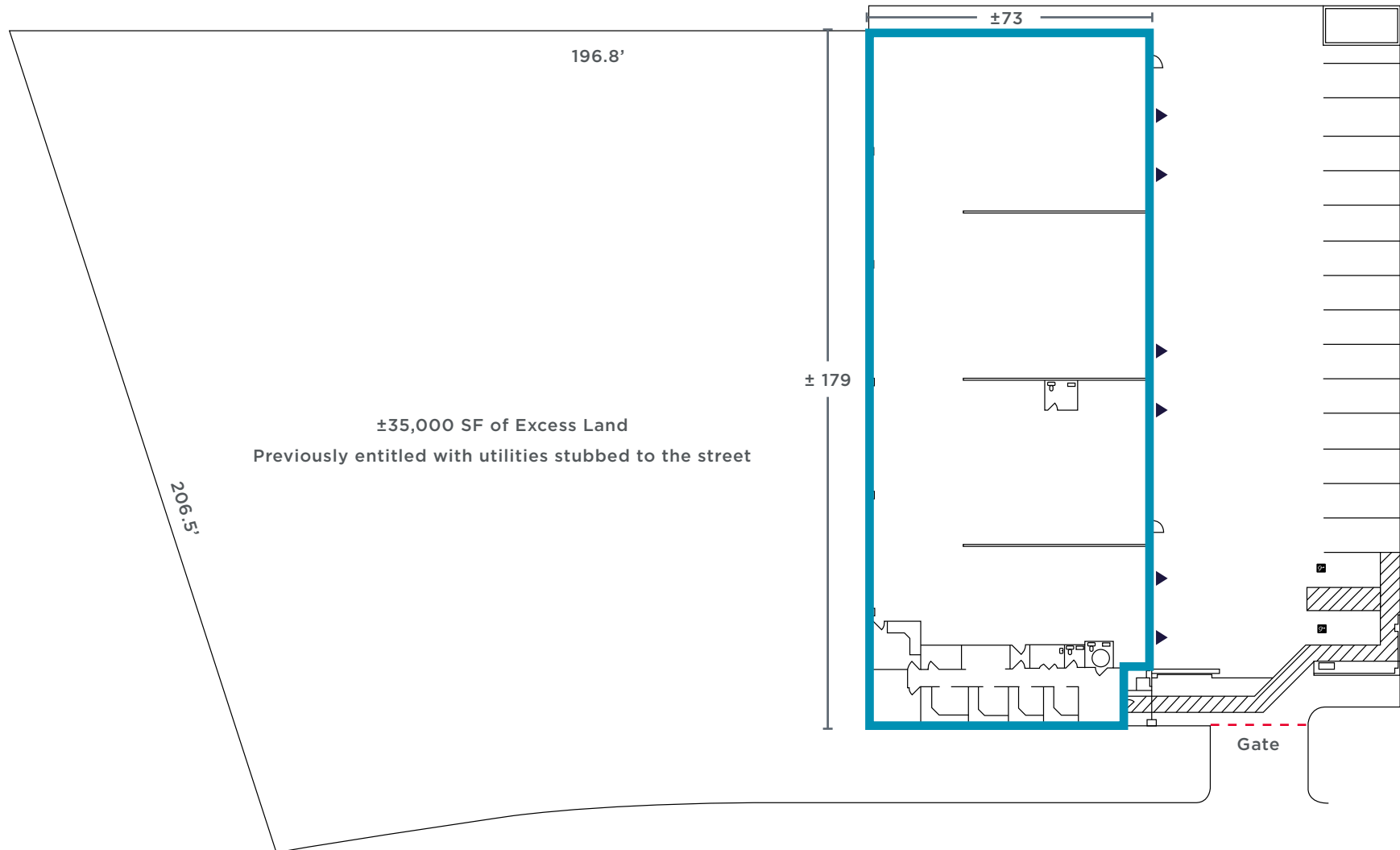
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PROPERTY HIGHLIGHTS

APN	0170-200-300
Parcel Size	±71,002 SF (1.63 Acres)
Year Built	1980
Construction Type	Concrete Tilt-Up
Building Size	±13,066
Aprprox. Office SF	±1,000
Approx. Warehouse SF	±12,066
Mezzanine	Above Office (not included in SF)
Clear Height	18'-20'
Grade Level Doors	Six (6)
Fire Sprinklers	Wet Pipe
Power	480V
Skylights	Yes
Restrooms	2
Roof	Hot Mop Roof with Granulated Cap Sheet Finish
Zoning	IL (Limited Industrial) City of Fairfield
Power	PG&E
Gas	PG&E
Water	City of Fairfield



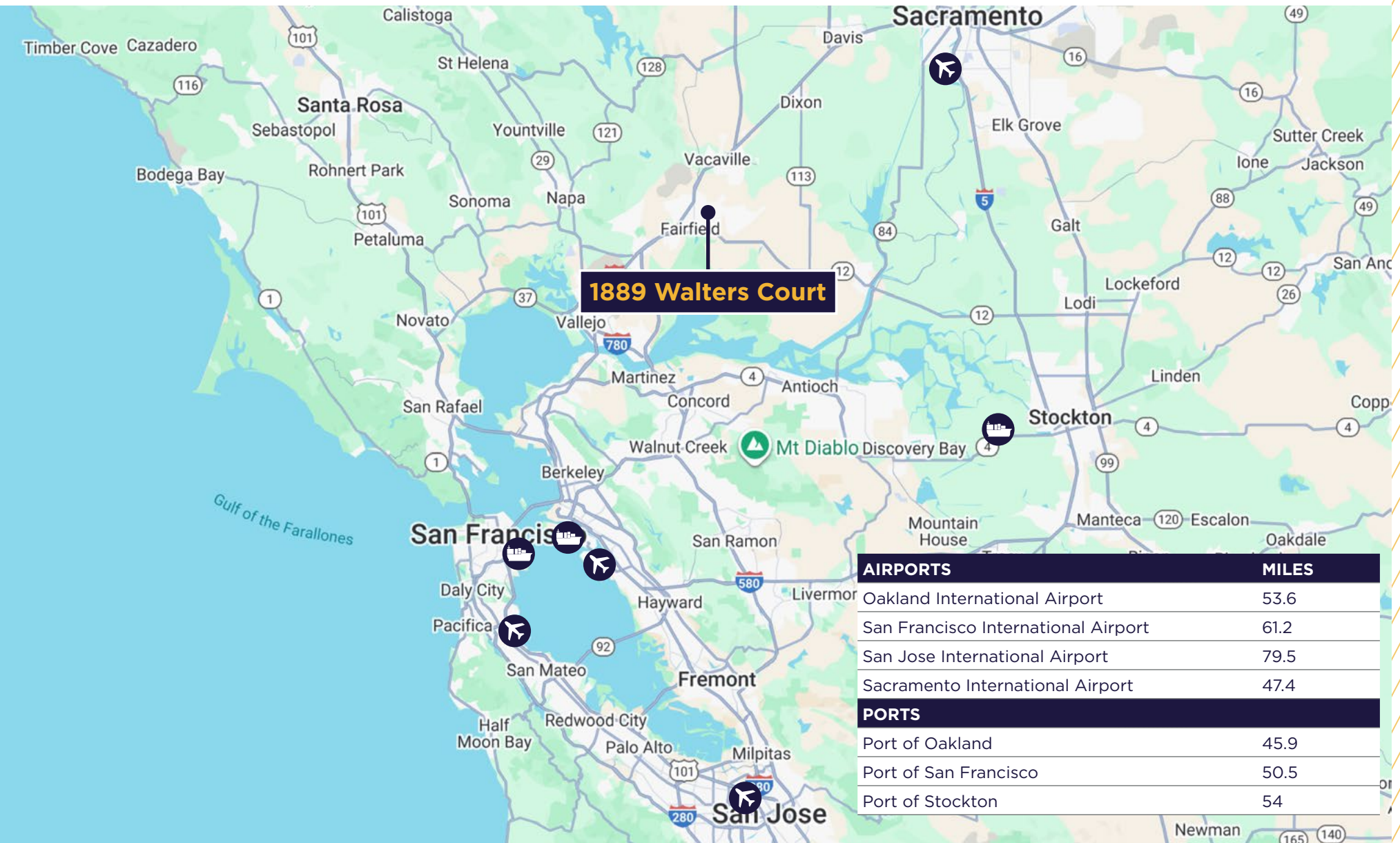


► GRADE LEVEL DOORS

SITE PLAN
±13,066 SF

AERIAL MAP





LOCATION MAP

CONTACT INFORMATION

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