



SHOWROOM/FLEX BUILDINGS WITH I-80 EXPOSURE

**103/105 COMMERCE CT
FAIRFIELD, CA 94534**

AUTOMOTIVE BUSINESSES ALLOWED!



FOR LEASE ±3,945 - 43,112 SF

LEASE RATE: \$1.50/SF NNN +\$0.38 OpEx

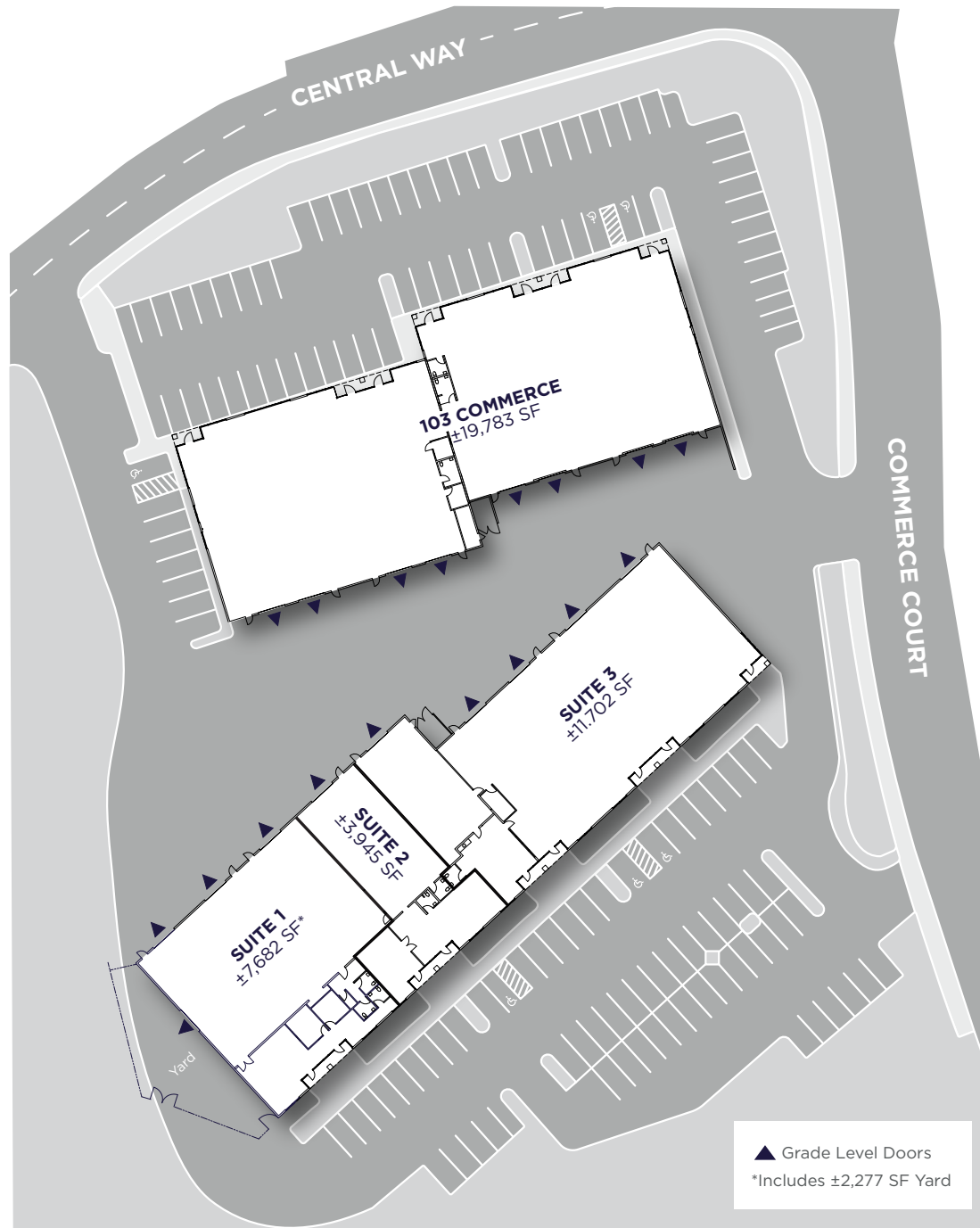
PROPERTY HIGHLIGHTS

- » ±42,690 SF Total Leasable Building Area
- » 3.60 Acres (156,815 SF)
- » ±20' Warehouse Clear Height
- » Eighteen (18) Grade Level Doors
- » ±102 Parking Stalls, 2.39/1000 SF
- » Fenced Yard Available
- » Build-to-Suit Office Available
- » Divisible to ±3,945 SF
- » 800amps 277/480v, 3-phase (Both Buildings)
- » Glass storefront, with freeway visibility on I-80
- » Zoning is [CS \(Service Commercial\)](#), conducive to automotive, industrial and retail businesses

CAPITAL IMPROVEMENTS UNDERWAY
LANDSCAPING · SIGNAGE · EXTERIOR PAINT



FLOOR PLAN



CORPORATE NEIGHBORS





CONTACT

TYLER EPTING
Managing Director
+1 925 548 3484
tyler.epting@cushwake.com
LIC #01317533

KRIS HAGAR, SIOR
Senior Director
+1 925 382 8887
kris.hagar@cushwake.com
LIC #02009499

JOSH MESSING
Associate
+1 925 849 2702
josh.messing@cushwake.com
LIC #02344579

