



±113,670 SF Air Conditioned Warehouse

4750 Business Center Drive | Fairfield

FOR SUBLEASE



CONTACT INFORMATION:

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BUILDING INFORMATION



±113,670 SF
warehouse



Concrete
tilt-up



32'
clear height



14 dock
doors



ESFR
sprinklers



52' x 52'
column spacing



Move-in ready



80
auto stalls



2500 amps
@ 277/480v



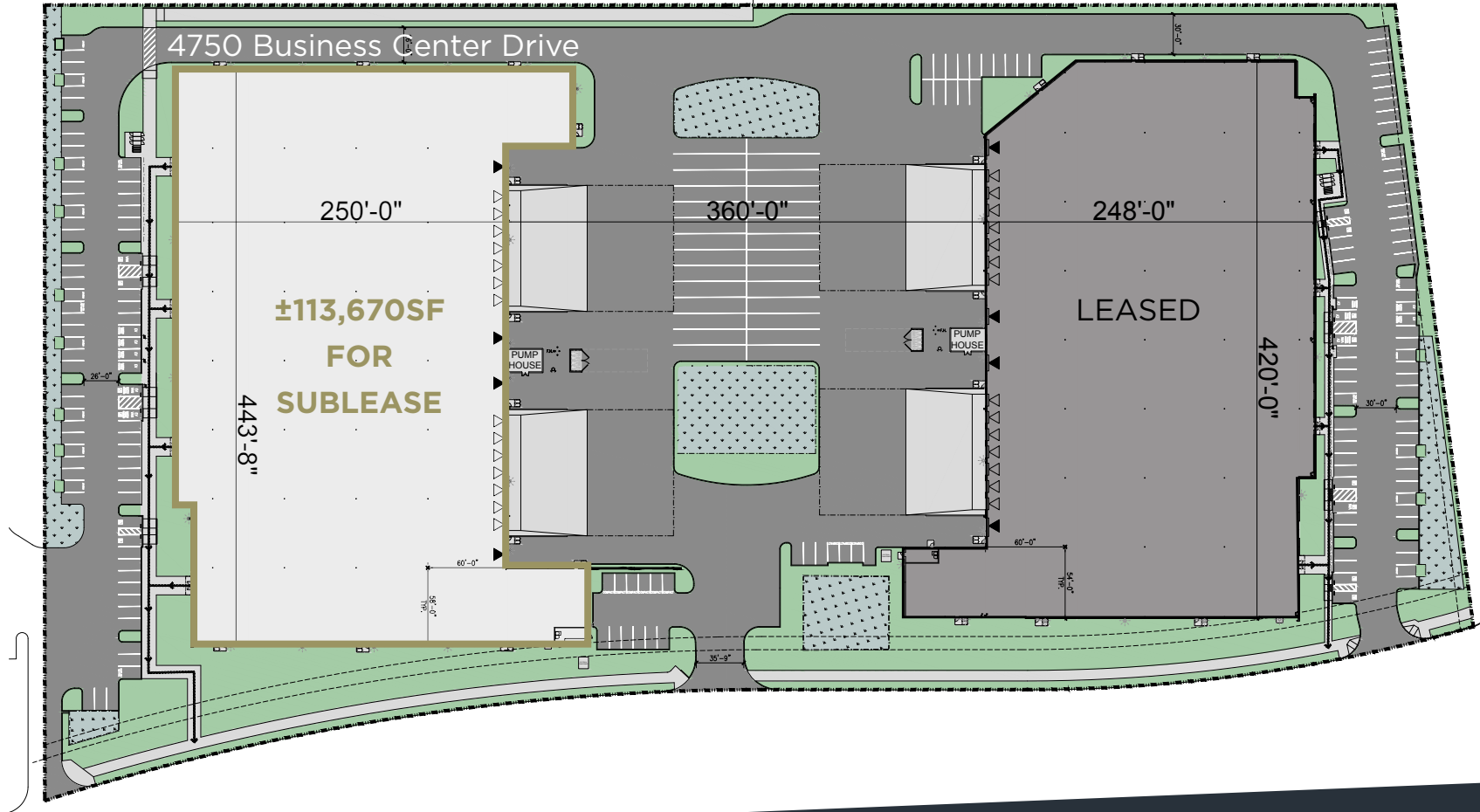
4 grade doors



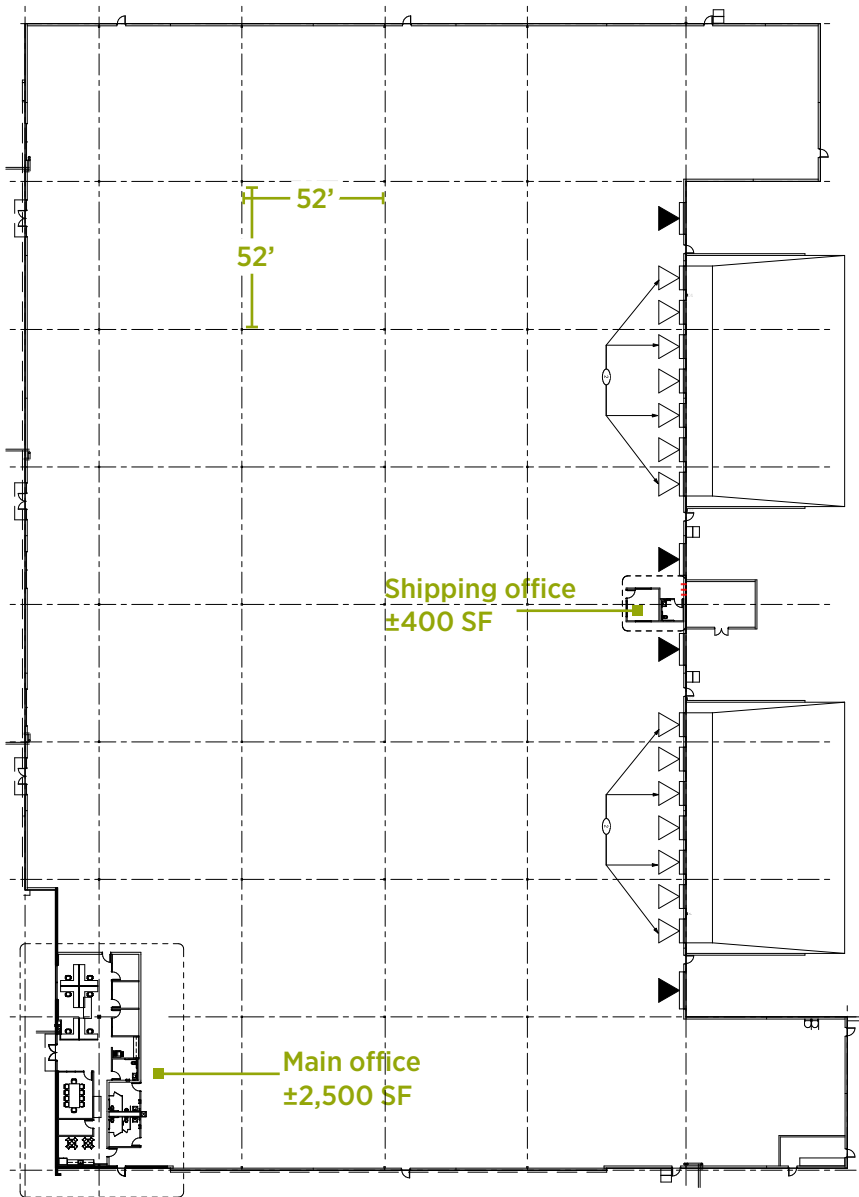
Skylights
throughout



14 trailer
drops



SPACE HIGHLIGHTS



Warehouse conditioning
*Temp to maintain 60-62**
Fully insulated



14 dock high doors
40,000 lb hydraulic levelers
Dock seals
Truck restraints
Indicator & dock lights



LED motion sensor
warehouse lighting



±2,500 SF main office
with employee break
room & restrooms



±400 SF rear
shipping office with
restroom



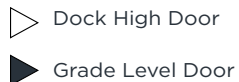
Perimeter fencing and
gated truck court



Video surveillance
system (perimeter
and interior)



Existing office
furniture



NEIGHBORING OCCUPIERS



ACCESS TO THE BAY AREA



Napa 8.9 miles
American Canyon 10.0 miles
Sonoma 21.5 miles



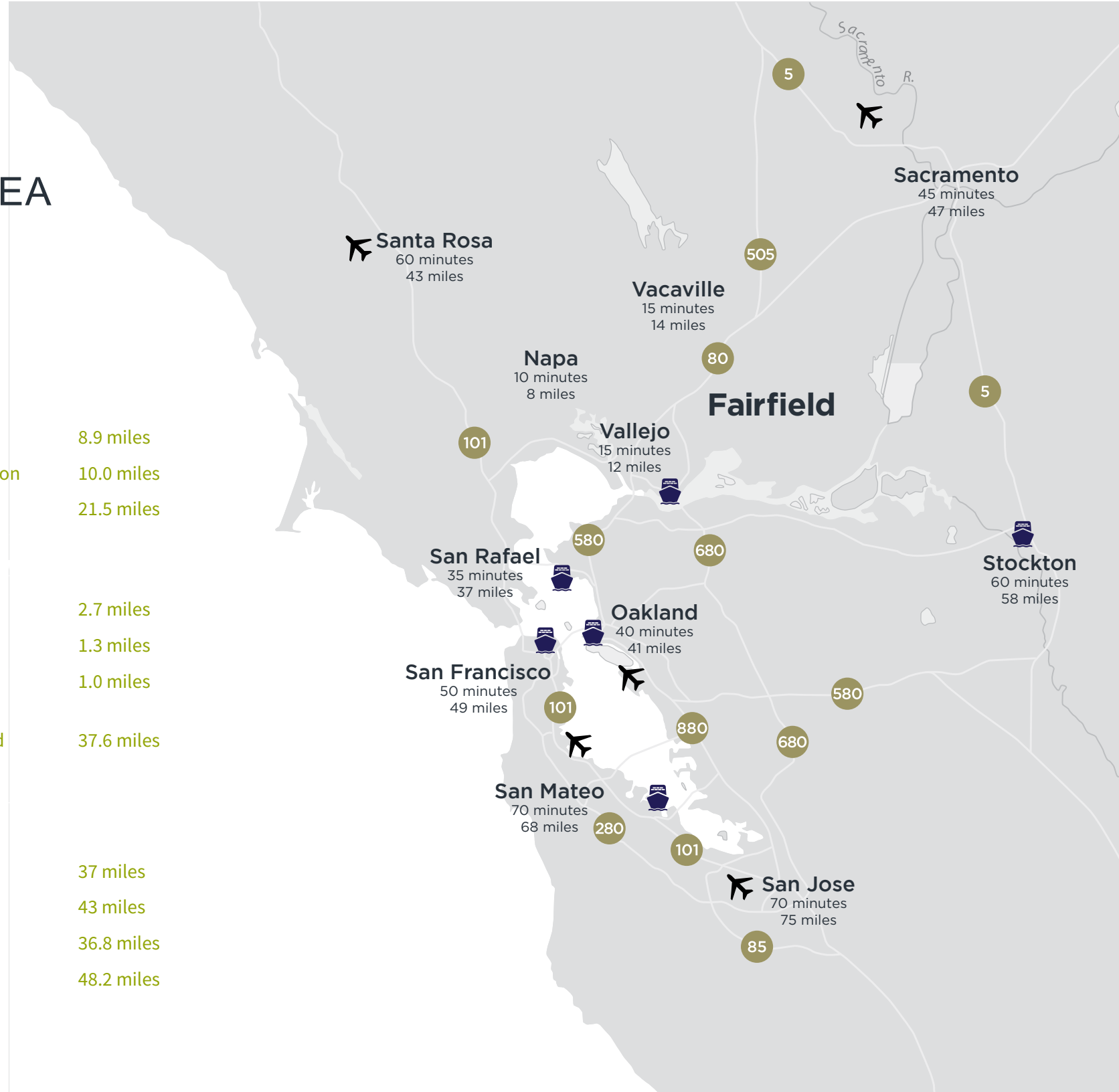
I-680 2.7 miles
I-80 1.3 miles
Hwy 12 1.0 miles



Port of Oakland 37.6 miles



Oakland 37 miles
San Francisco 43 miles
Walnut Creek 36.8 miles
Walnut Creek 48.2 miles



LOCATION OVERVIEW



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