

FOR LEASE

2351

2349

2349 & 2351 N Watney Way | Solano Business Park | Fairfield

Industrial Suites Available from $\pm 4,090$ SF to $\pm 12,000$ SF



THE PROPERTY

2349 & 2351 N Watney Way | Fairfield, CA

- **±72,200 SF in two light industrial buildings**
 - 2349 North Watney Way: ±25,690 SF building
 - 2351 North Watney Way: ±45,521 SF building
- **Extensive glass line**
- **18'-20' warehouse clear height**
- **Dock and grade-level loading**
- **Power**
 - 2349 N Watney: 1,200amps 120/208v, 3-phase
 - 2351 N Watney: 2,000amps, 120/208v, 3-phase
- **Immediate access to Hwy 12, I-80 and within 4 miles to I-680**
- **Building signage**



2349 & 2351
N WATNEY WAY

**Centrally located at the intersection of I-80 and Hwy 12
within the prestigious Solano Business Park**



**Solano Business Park is
located midpoint between San
Francisco and Sacramento**



**One of the premier distribution
and manufacturing hubs in the
San Francisco Bay Area**



**12 miles to the Napa
Valley wine country**



**Abundant water and
sewer capacity**

STRATEGIC LOCATION

2349 & 2351
N WATNEY WAY



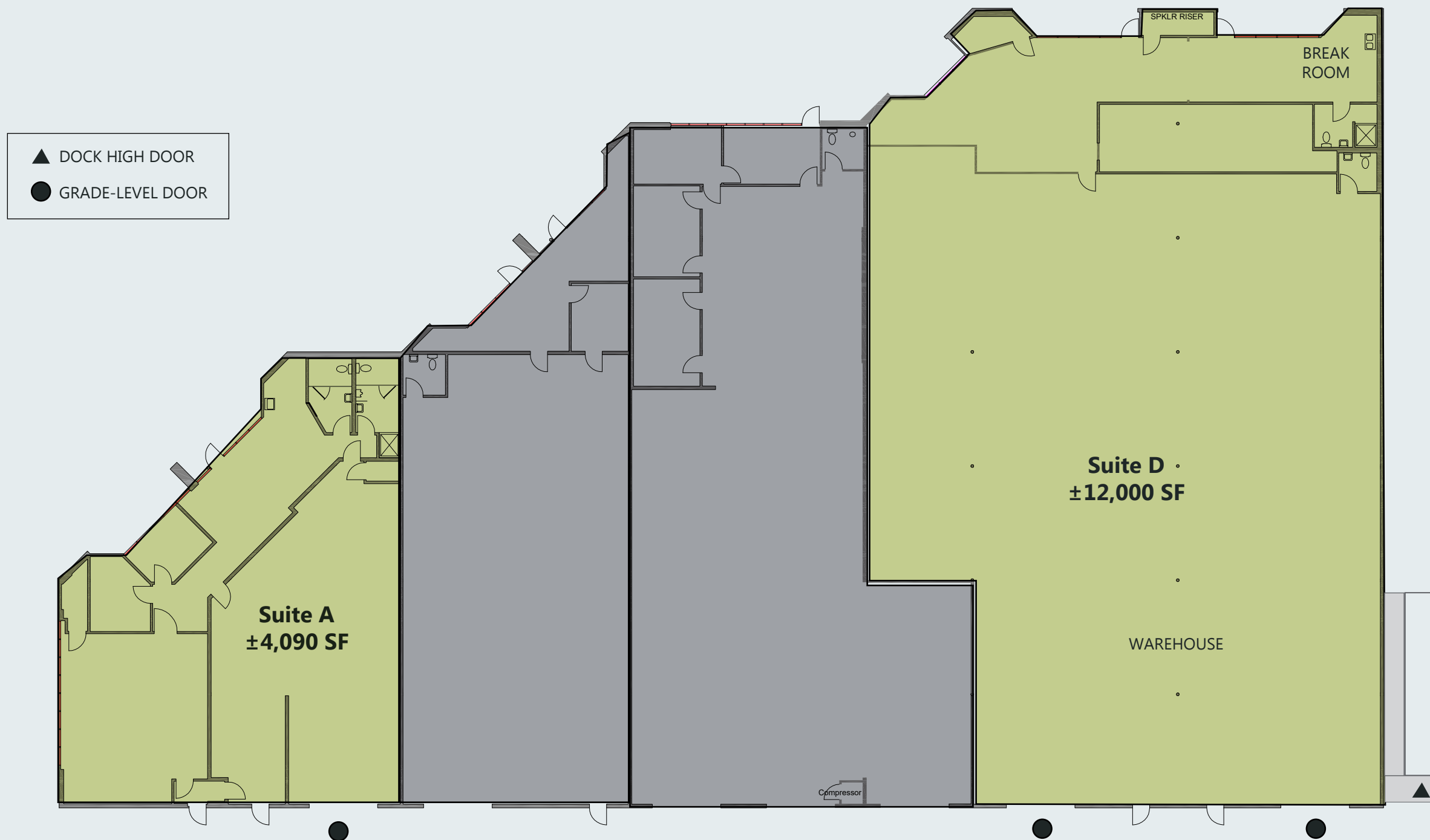
1/4 mile



1/2 mile



4 miles



Available

Suite A | ±4,090 SF

- 1 grade-level door
- ±18' clear height
- Open office space
- 2 private offices
- Break room and 2 restrooms

Suite D | ±12,000 SF

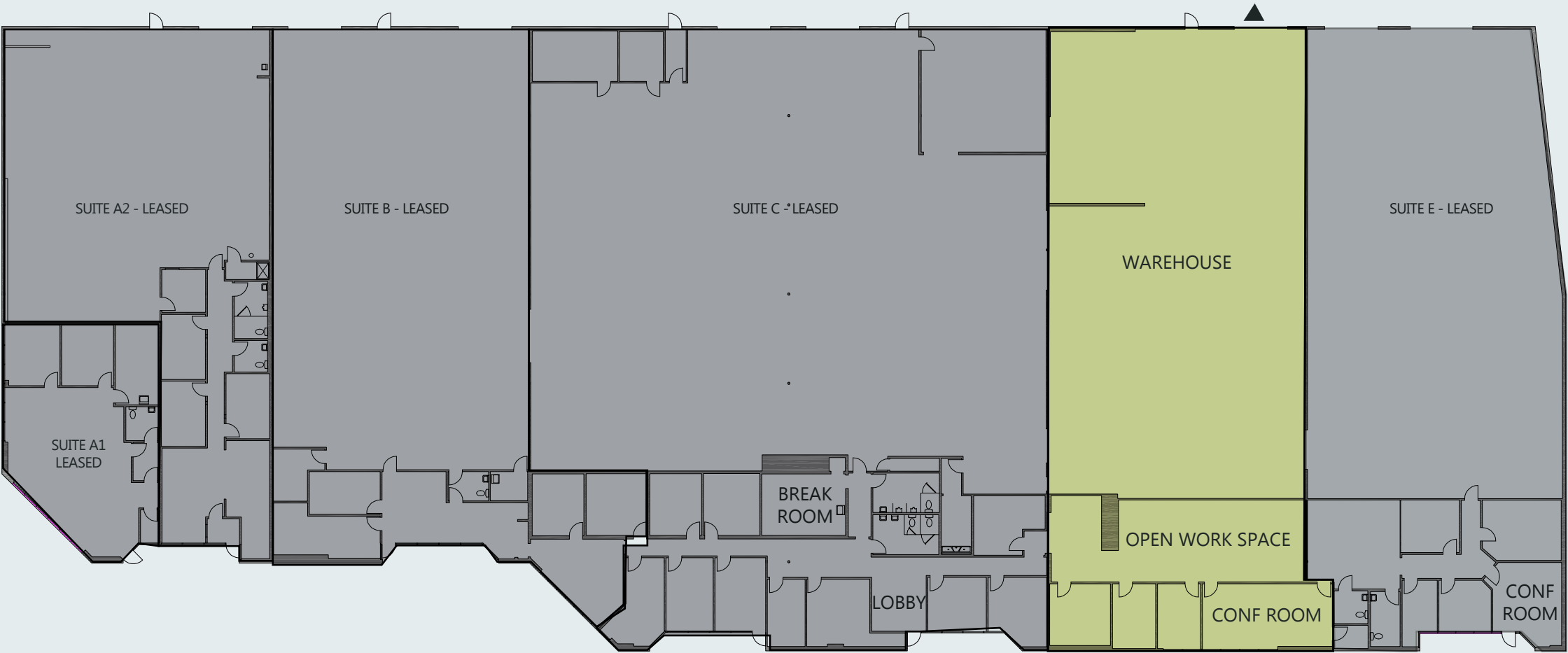
- 1 dock high door
- 2 grade-level doors
- ±18' clear height
- Open area office space
- Conference room and break room
- 2 restrooms



Available

Suite D | ±8,209 SF

- ±2,079 SF of office space
- 1 dock-high door
- 1 grade leve door can be added
- ±20' clear height
- Mix of private offices and open warehouse space
- Climate-controlled warehouse area



SUITE D

±8,209 SF

▲ DOCK HIGH DOOR

Distance from
2349-2351 N Watney Way

To Napa	12 miles
To Vacaville	10 miles
To Petaluma	40 miles
To Walnut Creek	29 miles
To Richmond	30 miles
To Oakland	40 miles
To San Francisco	46 miles



For Information Contact:

Chris Neeb
chris.neeb@jll.com
+1 707 495 7777
License #01324612

Matt Bracco
matt.bracco@jll.com
+1 925 200 3537
License #01185434

Glen Dowling
glen.dowling@jll.com
+1 415 299 6868
License #00890450



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