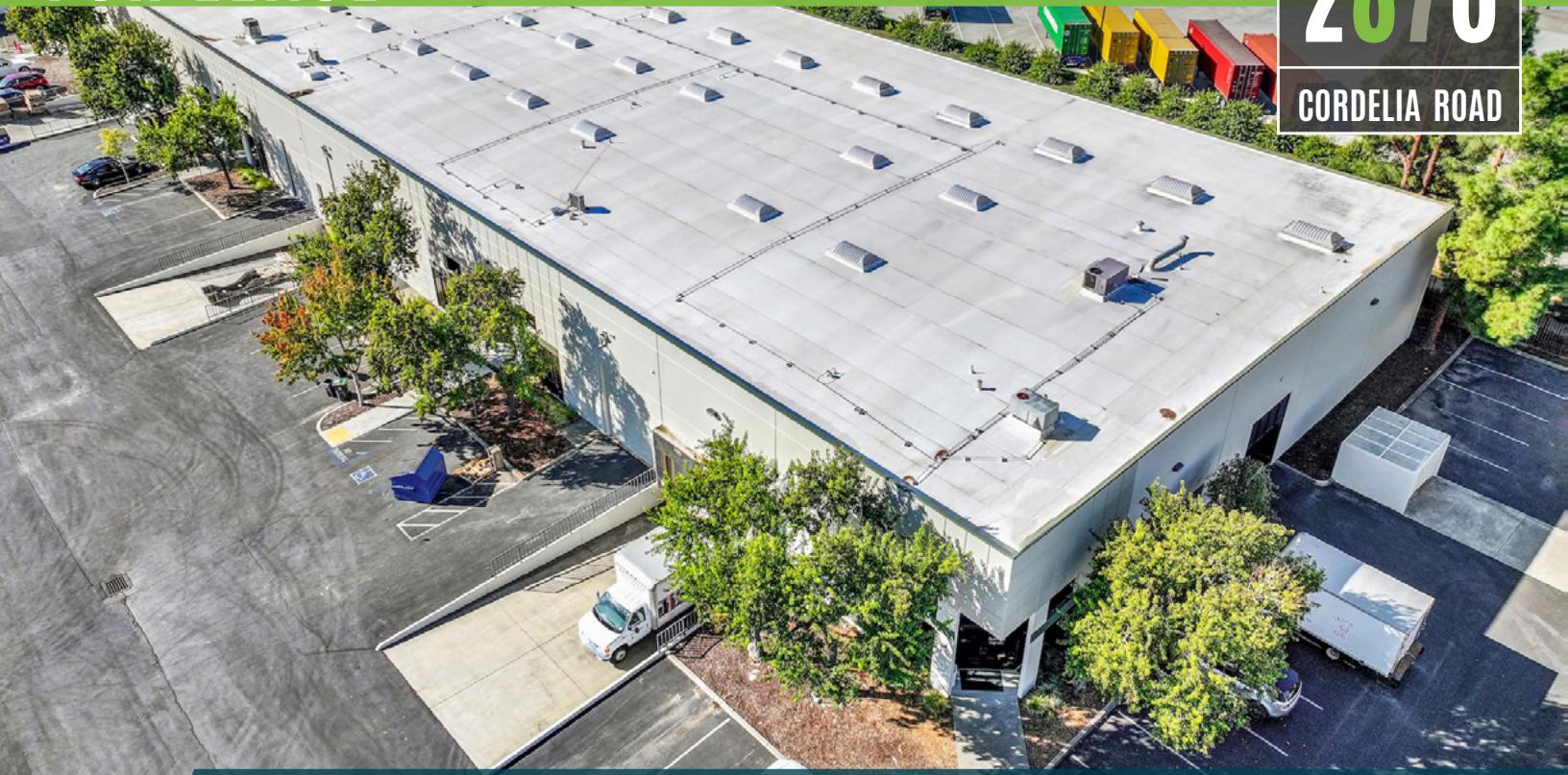


# FOR LEASE

2870

CORDELIA ROAD



**±7,200 - 13,200 SF OFFICE / WAREHOUSE SUITES  
OR ±20,400 SF COMBINED - FAIRFIELD BUSINESS CENTER**

## AVAILABLE SPACES

### Suite 150

- ±13,200 SF office/warehouse suite for lease\*
- ±3,200 SF of office area
- 22'-24' clear height
- 2 docks with auto levelers
- 1 grade-level door
- 400 amps of 277/480v, 3-phase electrical service

\*Suites 130 & 150 can be combined for a total of ±20,400 SF

### Suite 130

- ±7,200 SF office/warehouse suite for lease\*
- ±500 SF of office area
- 22'-24' clear height
- 1 dock-high and 1 grade-level door
- 800 amps of 277/480v, 3-phase electrical service

## PROPERTY HIGHLIGHTS

- ±98,800 SF in 3 light industrial / flex buildings
- Automatic gates to access fenced rear yard
- 24/7 exterior camera monitoring throughout park
- 3 per 1,000 SF parking ratio



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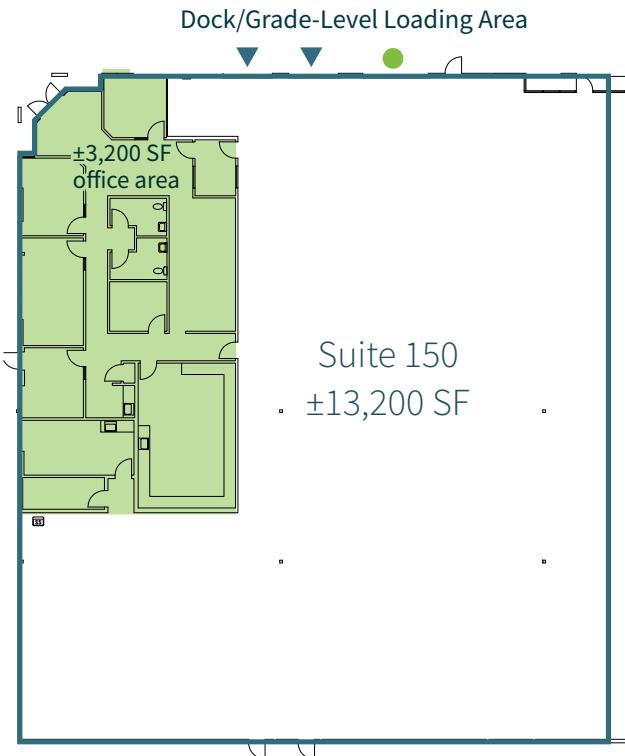
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FLOOR PLANS

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## Suite 150

- $\pm 13,200$  SF industrial/office suite
- $\pm 3,200$  SF office area
- Reception, 4 private offices, open plan area, break area and lab area
- 22'-24' clear height
- 2 docks with auto levelers
- 1 grade-level door
- 400 amps of 277/480 volt, 3-phase electrical service
- New LED lighting in office area and warehouse
- New HVAC in office area



## Suite 130

- $\pm 7,200$  SF industrial/office suite
- $\pm 500$  SF office area
- 22'-24' clear height
- Two open office areas with 2 restrooms
- 1 dock-high and 1 grade-level door
- 800 amps of 277/480 volt, 3-phase electrical service
- Newly renovated

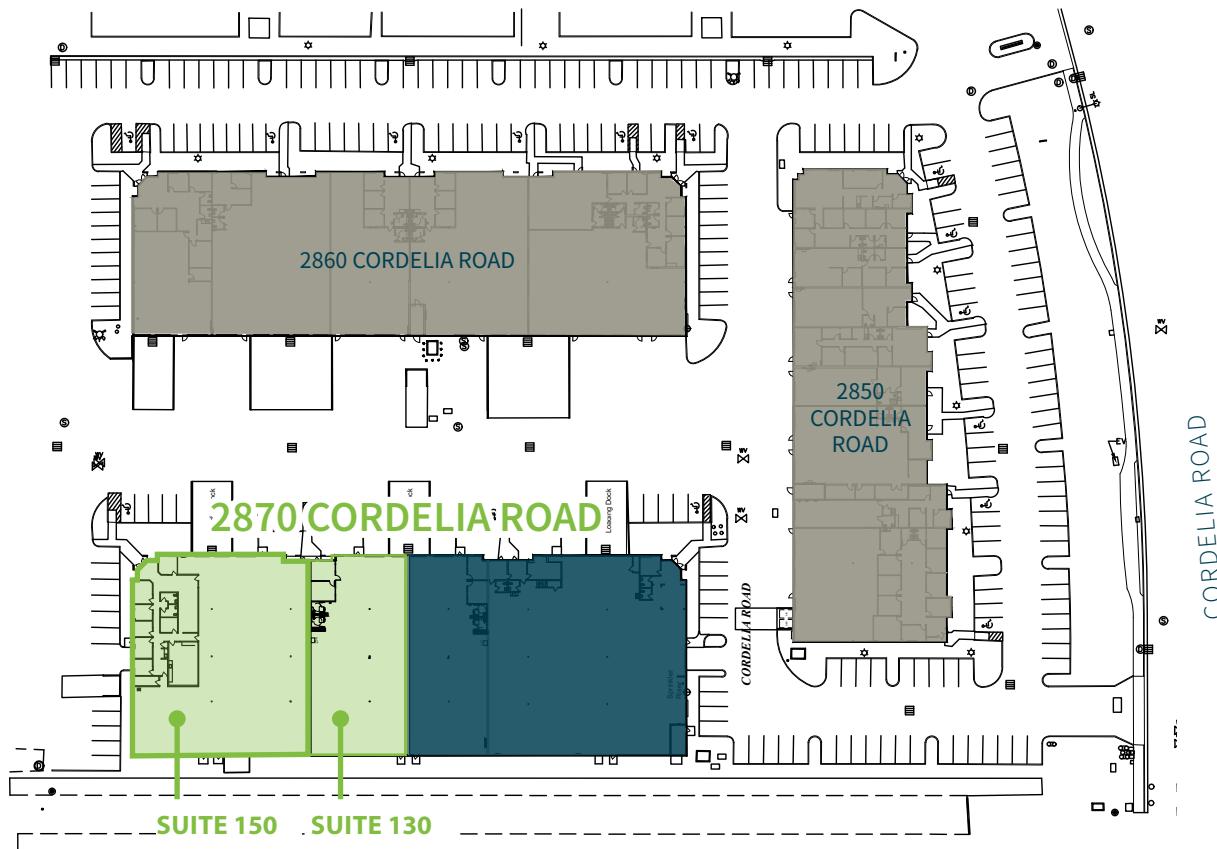


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## SITE PLAN



To Schedule a Tour or For More Information, Please Contact:

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