

FOR LEASE

2850

CORDELIA ROAD



±6,970 SF OFFICE / WAREHOUSE SUITES FAIRFIELD BUSINESS CENTER

AVAILABLE SPACE

Suite 200

- ±6,970 SF office/warehouse suite available for lease
- ±3,150 SF of office space
- 18'-20' clear height
- Two grade-level doors
- 200 amps, 277/480v (tenant to verify)

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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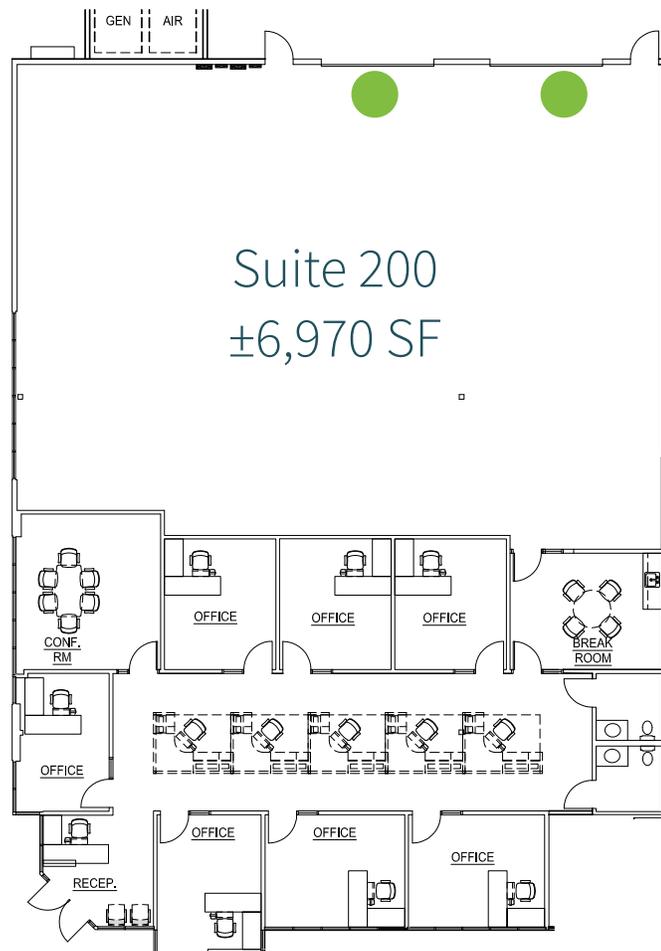
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FLOOR PLANS

Suite 200

- ±6,970 SF office/warehouse suite
- ±3,150 SF of office space
- Front corner unit with reception, 6 offices, open plan area, conference room, break room, and two bathrooms
- 18'-20' clear height
- 2 grade-level doors
- 200 amps of 277/480 volt
- New HVAC in office areas
- New LED lighting in office and warehouse areas
- Warehouse facing offices can be reconfigured

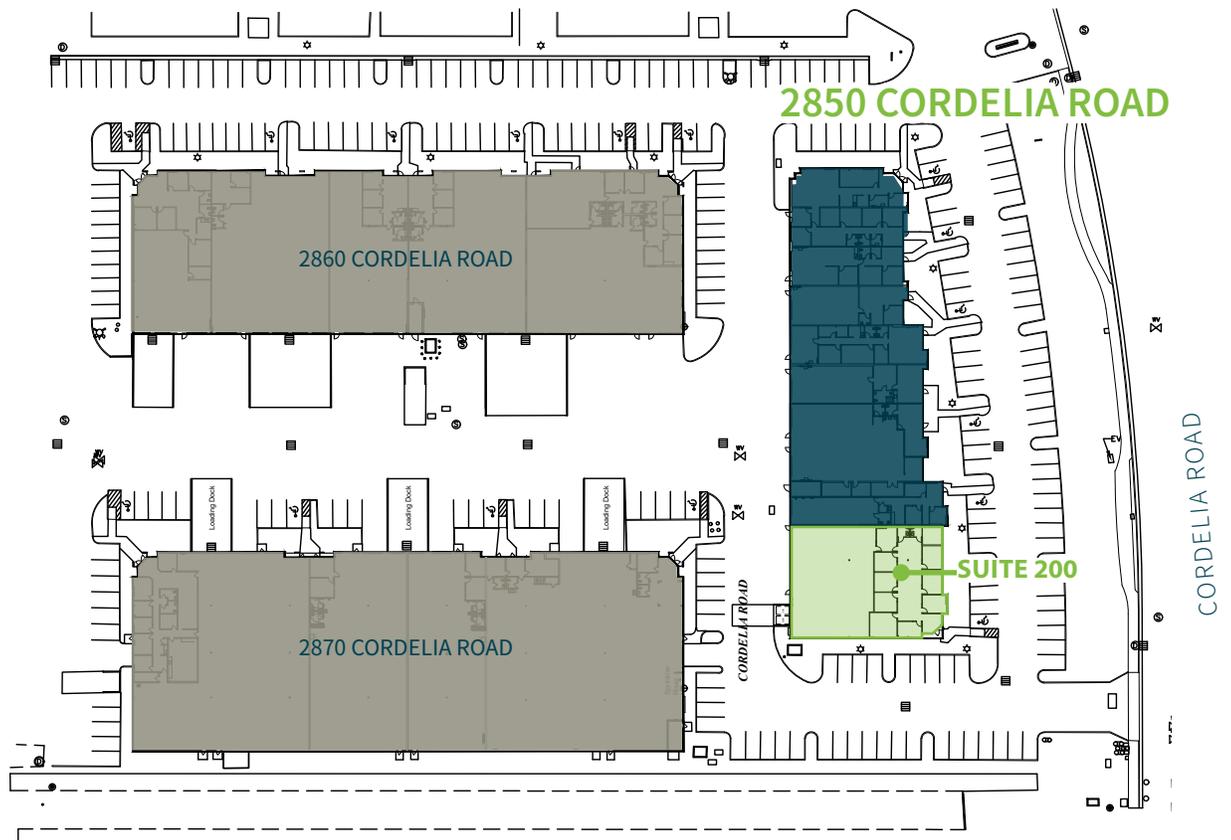


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SITE PLAN



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

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