

AVAILABLE FOR SALE

2300 N WATNEY WAY

±67,510 SF WAREHOUSE BUILDING ON 7.43 AC

SOLANO BUSINESS PARK
FAIRFIELD, CA



PROPERTY HIGHLIGHTS

±59,990 SF warehouse | ±7,520 SF main two-story office space |
6 dock-high doors (3 with levelers) | 2 grade level doors |
±24' clear height | heavy power - 4,000 amps | secured yard



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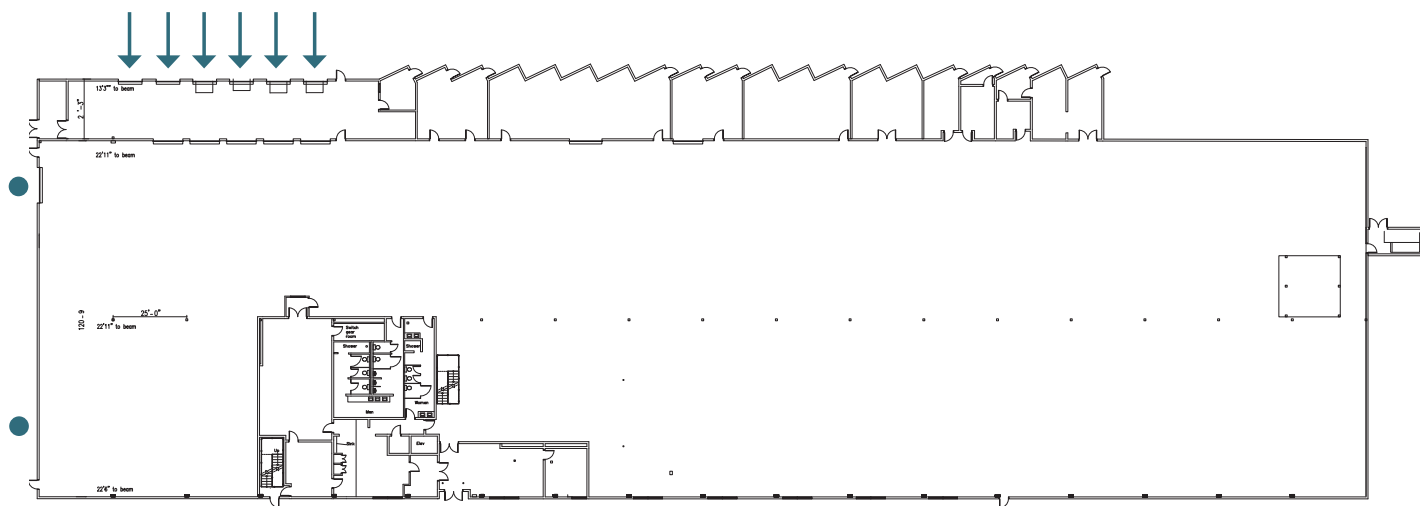
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BUILDING FEATURES

FIRST FLOOR PLAN

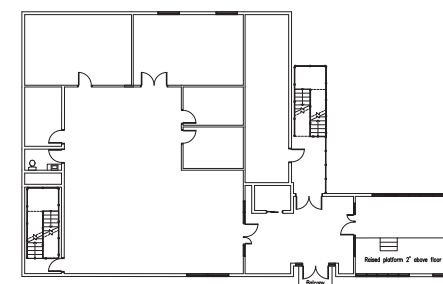


→ DOCK-HIGH DOORS
● GRADE LEVEL DOOR



Front landscaping could potentially be developed into additional parking. Contact broker for more info.

SECOND FLOOR PLAN



BUILDING SIZE
±67,510 SF



WAREHOUSE
±59,990 SF



OFFICE
±7,520 SF 2-story
main office



DOCK DOORS
6 (3 with levelers)



GRADE LEVEL DOORS
2



CLEAR HEIGHT
±24'



TRUCK SCALE
private truck scale
on site



POWER
4,000 amps, 277/480
volt, 3-phase service
(Tenant to verify)



COLUMN SPACING
±60' x ±25' (typical)



PARKING
±74 spaces with room
for additional parking
(See above photo)



TRAILER PARKING
±8 stalls with room for
additional parking
(See above photo)



LIGHTENING
New LED lighting
throughout warehouse



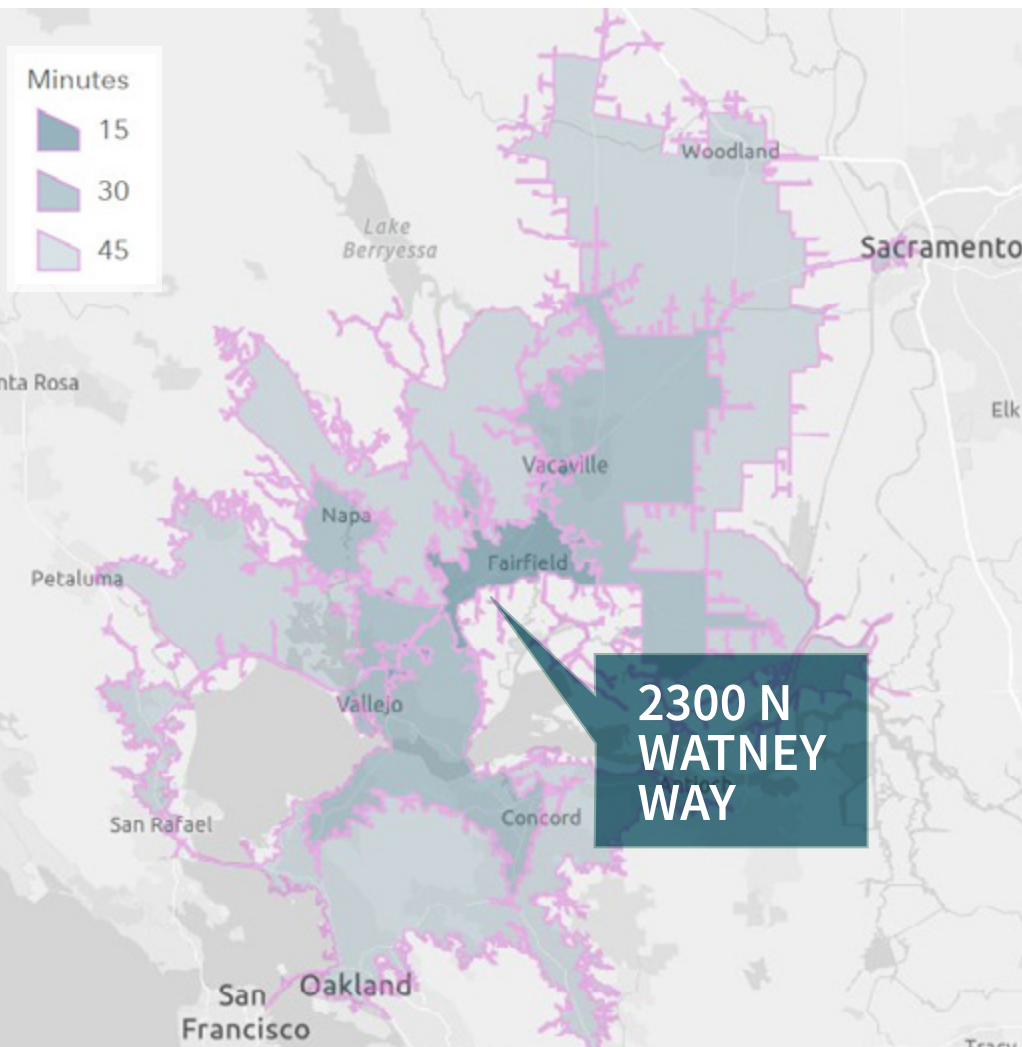
ROOF
New roof installed
in 2022



SECURE YARD
dock side of property is
fully fenced and secure

Demographics

KEY STATISTICS - 45-MINUTE DRIVE



Variable	2300 N Watney Way, Fairfield, CA 94533		
	15 minutes	30 minutes	45 minutes
2024 Total Population	139,477	684,451	1,898,168
2024 Total Households	46,159	239,244	682,132
2024 Millennial Population (% of total)	25.58%	25.38%	25.54%
2024 Generation X Population (% of total)	19.51%	20.01%	19.49%
2024 Median Household Income	\$98,797	\$103,582	\$109,315
2024 Household Income 200k+	7,350	43,997	163,464
2024 Occupation: Manufacturing	3,379	18,506	44,149
2024 Occupation: Transportation/ Material Moving	755	6,674	21,333

STRATEGICALLY LOCATED

DRIVING DISTANCE



I-80
I-680
I-505

Vacaville, CA
Benicia, CA
Napa Valley, CA



Napa County Airport
Sacramento International Airport
Oakland International Airport
San Francisco International Airport

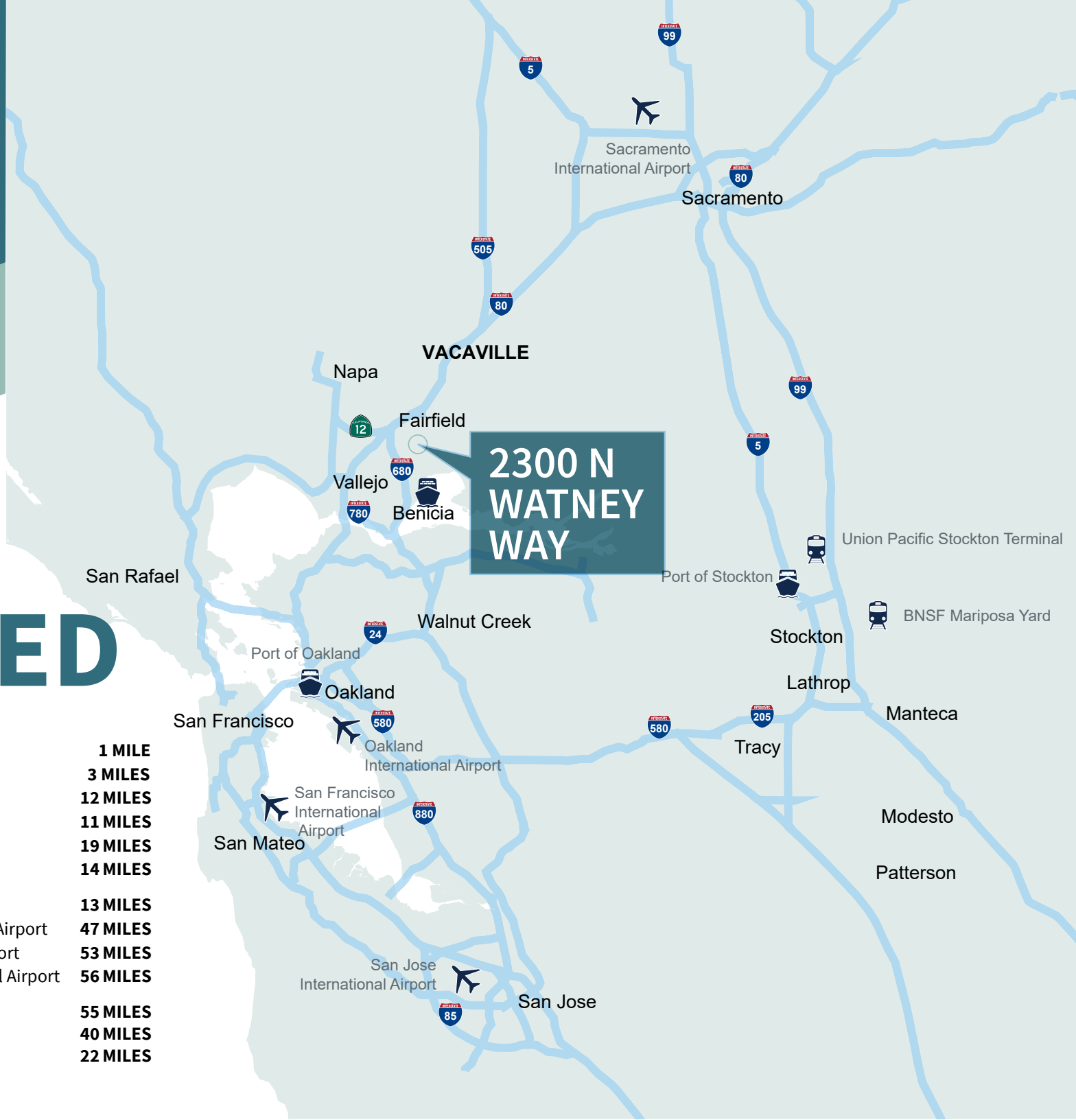


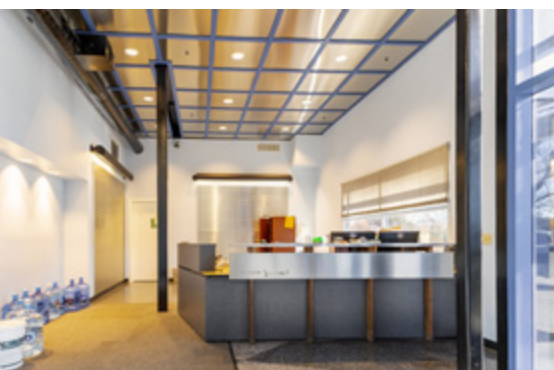
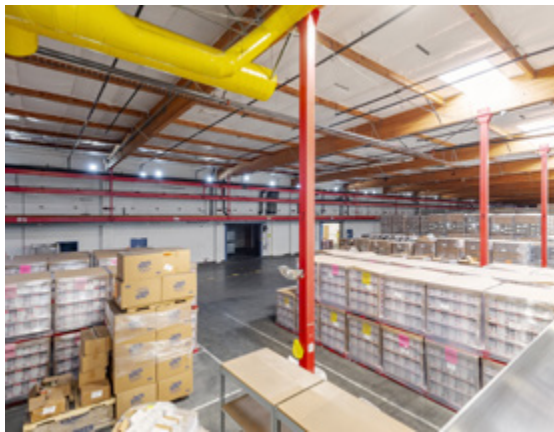
Port of Stockton
Port of Oakland
Port of Benicia

1 MILE
3 MILES
12 MILES
11 MILES
19 MILES
14 MILES

13 MILES
47 MILES
53 MILES
56 MILES

55 MILES
40 MILES
22 MILES







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