



Ability to upgrade to 5 MW of power within 12 months

New Class 'A' Industrial Project  
Move-in Ready  
3 Buildings Available  
±102,705 SF to ±168,000 SF

# LogistiCenter<sup>®</sup> at Fairfield

2110 - 2150 Cordelia Road, Fairfield, CA

[View Property Video](#)



[Dermody.com](http://Dermody.com)

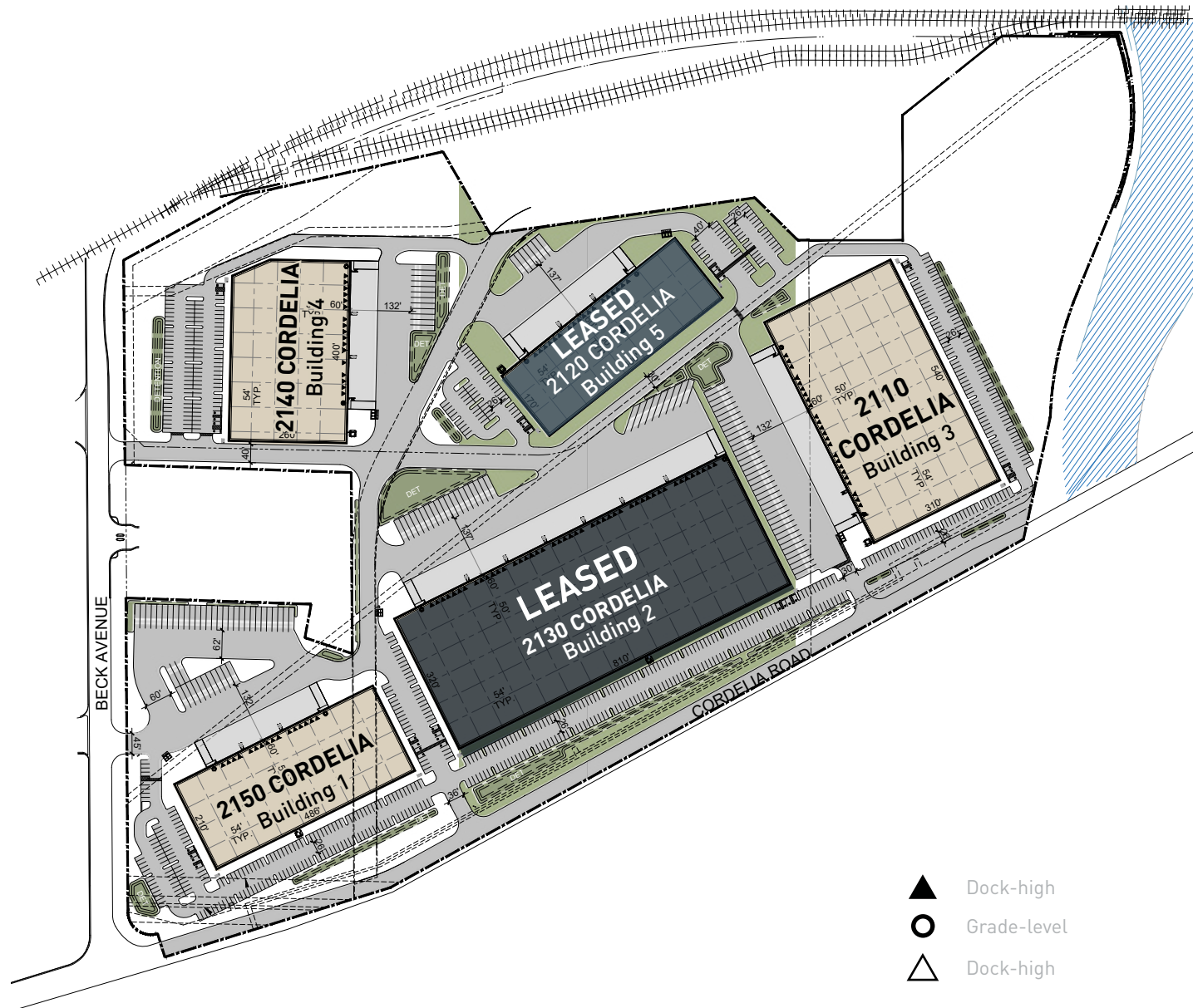
# New Construction

LogistiCenter® at Fairfield



# Building Specifications

## 5 Building Park



### Overall Site Specifications

Site size: 48.9 Acres  
Car parking: 784 Stalls  
Trailer parking: 122 Stalls

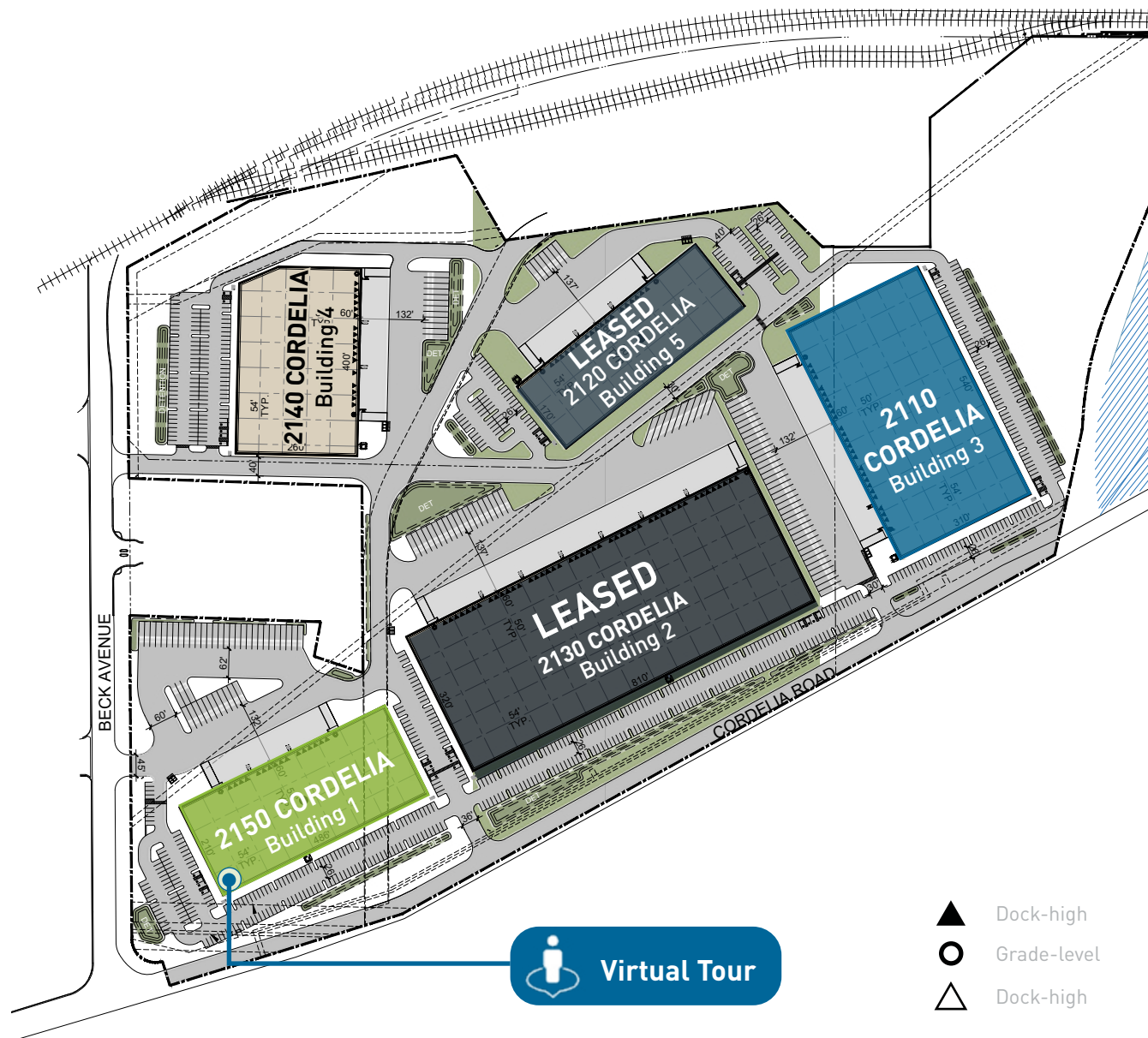
- **Building 1**
  - 2150 Cordelia Rd: 102,705 SF
- Building 2 - LEASED
  - 2130 Cordelia Rd: 260,022 SF
- **Building 3**
  - 2110 Cordelia Rd: 168,219 SF
- **Building 4**
  - 2140 Cordelia Rd: 103,032 SF
- Building 5 - LEASED
  - 2120 Cordelia Rd: 83,214 SF

[View Property Video](#)



# Building Specifications

## 5 Building Park



### 2150 Cordelia Rd - Building 1

Footprint	102,705 SF
Spec office	3,520 SF
Clear height	32'
Dock-high doors	16
(Including 8 doors with 40,000 lb levelers)	
Grade-level doors	2
Column spacing	50' x 54' (typ)
Car parking	185 stalls
Trailer parking	35 stalls
Sprinklers	ESFR
Power	2,500a 277/480v

[Click for Building 1 Floor Plan and Spec Office](#)

### 2110 Cordelia Rd - Building 3

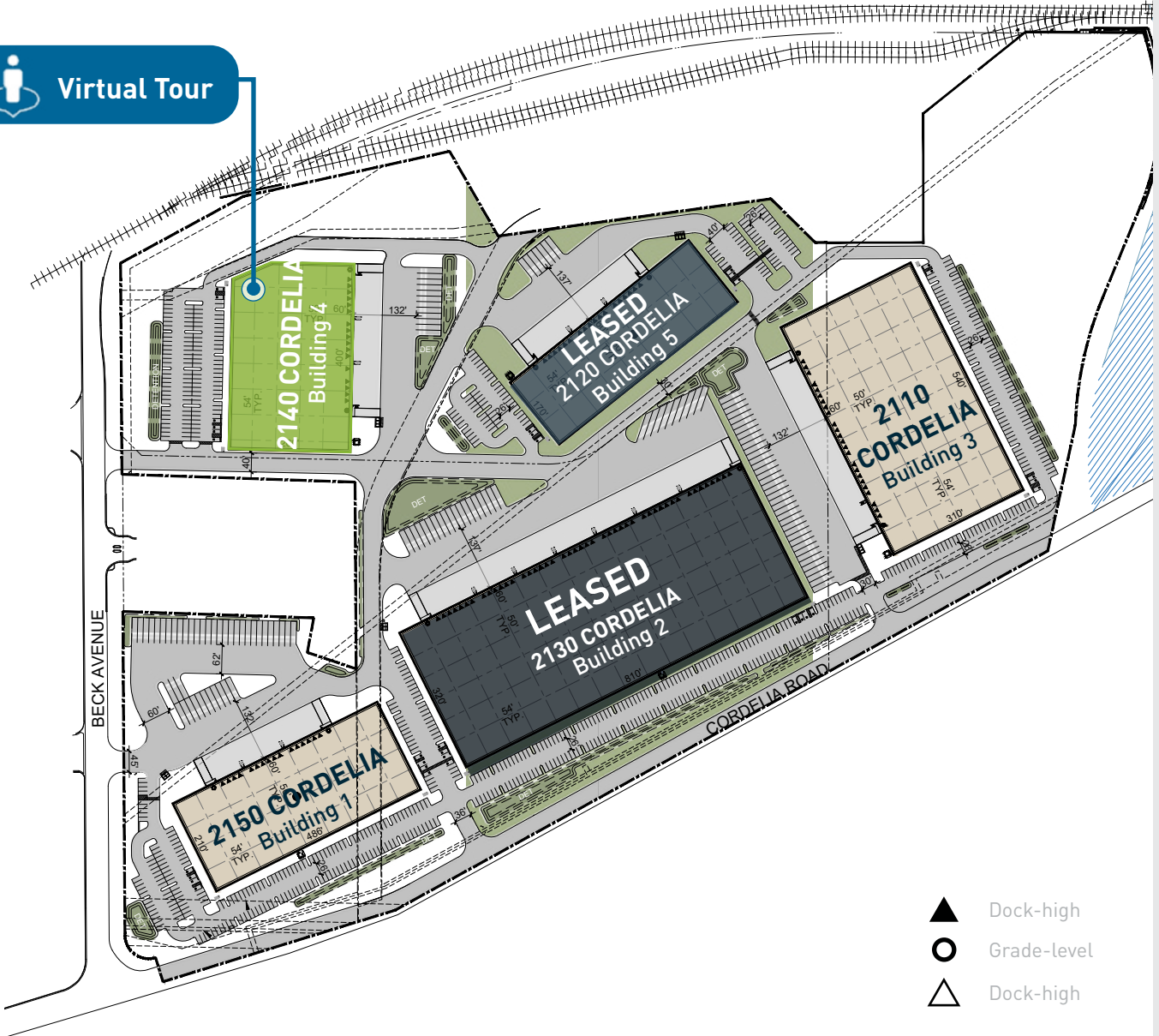
Footprint	168,219 SF
Spec office	3,720 SF
Clear height	36'
Column spacing	54' x 50' (typ)
Dock-high doors	24
(Including 12 doors with 40,000 lb levelers)	
Grade-level doors	2
Car parking	145 stalls
Trailer parking	40 stalls
Sprinklers	ESFR
Power	2,000a 277/480v

[Click for Building 3 Floor Plan and Spec Office](#)

# Building Specifications

## 5 Building Park




 Virtual Tour



### 2140 Cordelia Rd - Building 4

Footprint	103,032 SF
Spec office	3,260 SF
Clear height	32'
Column spacing	50' x 54' (typ)
Dock-high doors	17
(Including 9 doors with 40,000 lb levelers)	
Grade-level doors	2
Car parking	125 stalls
Trailer parking	12 stalls
Sprinklers	ESFR
Power	2,000a 277/480v

[Click for Building 4 Floor Plan and Spec Office](#)

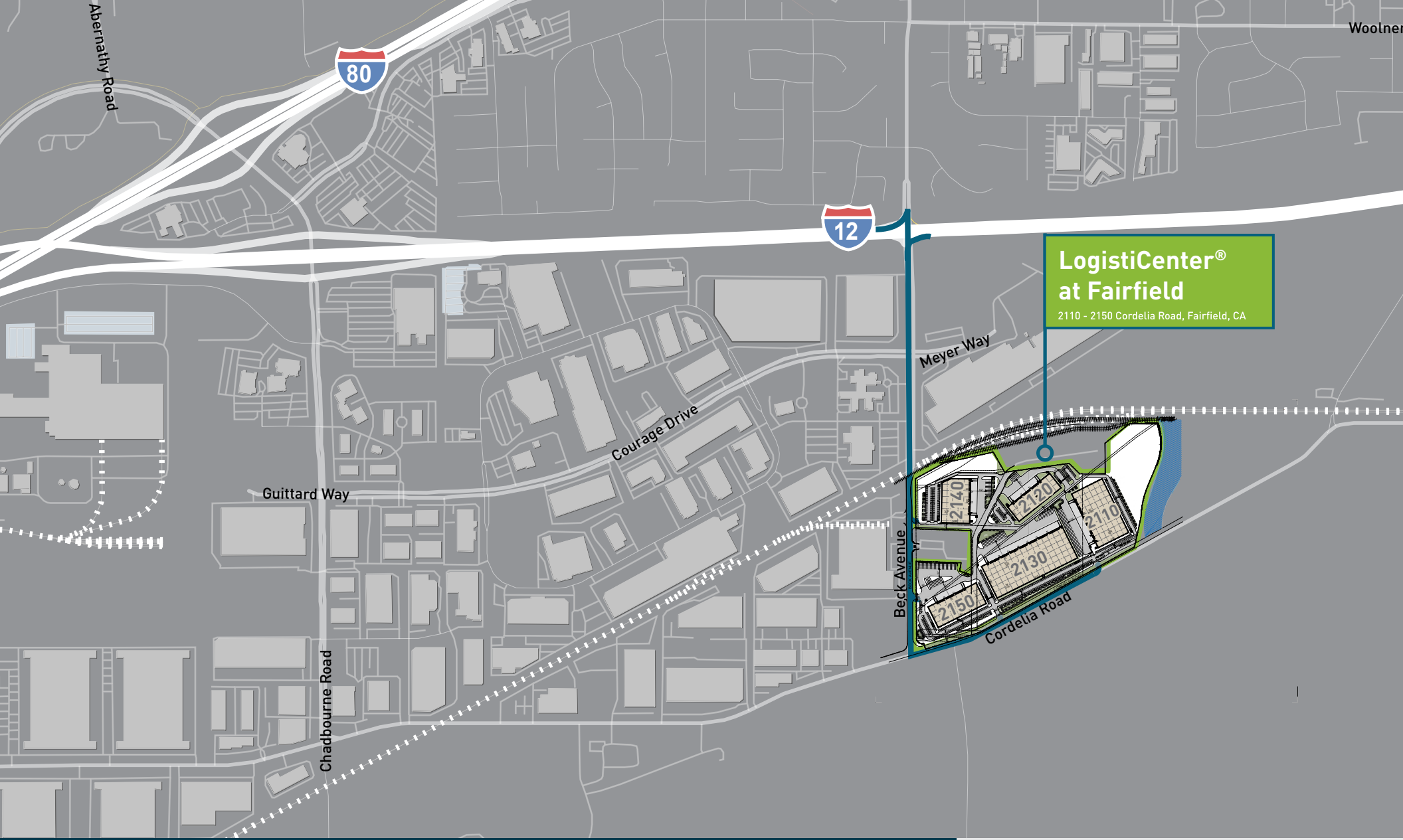
-  Dock-high
-  Grade-level
-  Dock-high

# Location



Ports & Transportation	Miles
Port of Richmond	33
Port of Oakland	40
Port of Stockton	54
Sacramento Airport	48
Oakland Airport	49
SFO International Airport	59

Cities	Miles
Napa	12
Walnut Creek	30
Oakland	41
Sacramento	44
San Francisco	47
Stockton	54
Hayward	56
San Jose	79



**LogistiCenter<sup>®</sup>  
at Fairfield**  
2110 - 2150 Cordelia Road, Fairfield, CA

# Local Access

## MAP KEY

 Freeway Access

Less Than **.5 MI** to HWY 12

**2.3 MI** TO I-80

# Demographics

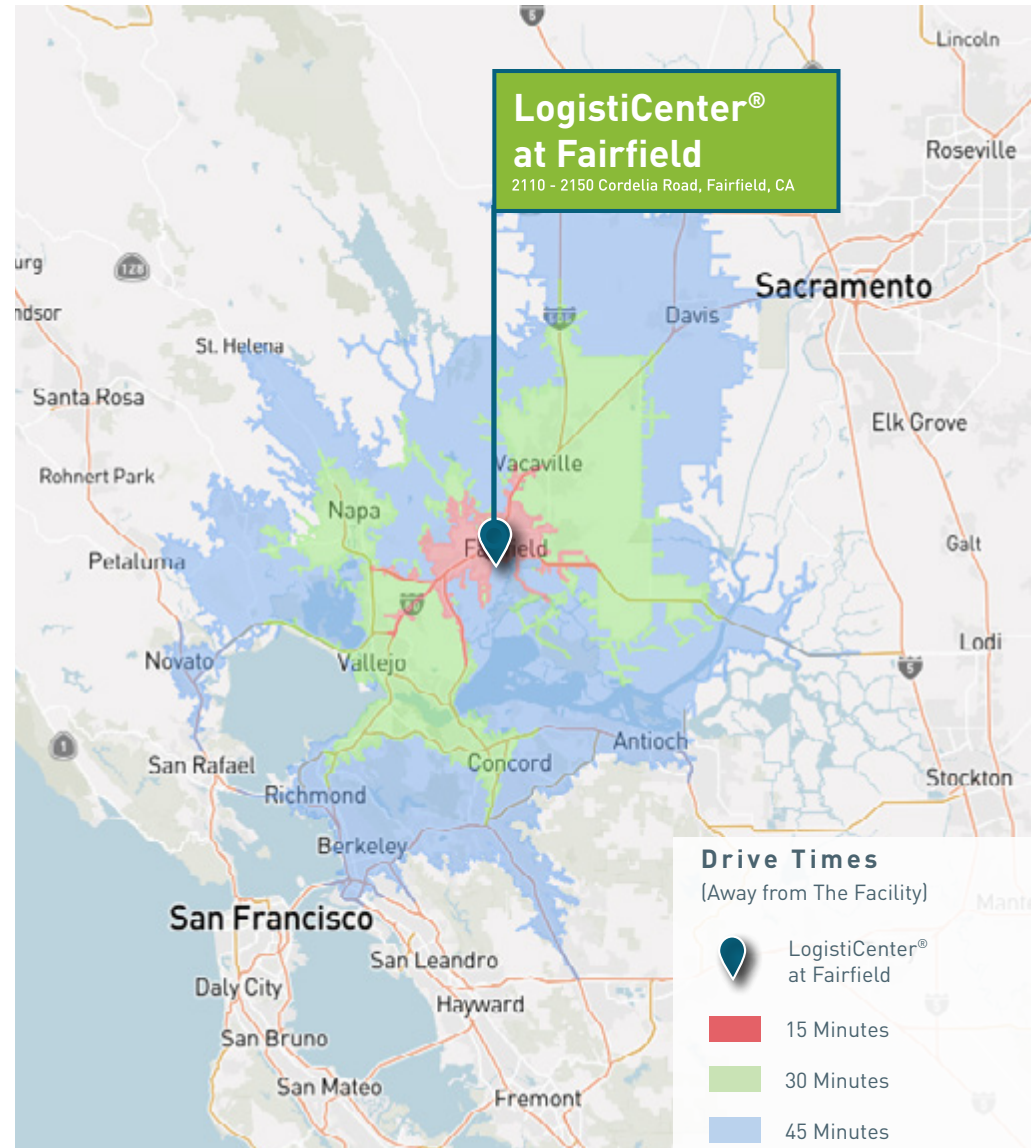
Access to consumers and a reliable workforce

## Demographics

Within a 45-Minute Drive (2024)

	15-min drive	30-min drive	45-min drive
Total Population	139,477	684,451	1,898,168
Total Households	46,159	239,244	682,132
Millennial Population (% of total)	25.58%	25.38%	25.54%
2024 Generation X Population (% of total)	19.51%	20.01%	19.49%
Median Household Income	\$98,797	\$103,582	\$109,315
Household Income of \$200,000 & greater	7,350	43,997	163,464
Manufacturing Workers	3,379	18,506	44,149
Warehouse/Distribution Workers	755	6,674	21,333

DERMODY



# Why Choose Fairfield?

## Fairfield

### Phenomenal Growth & Affordable

The fastest growing city in the North Bay from 2010-2023.

In the top quintile for housing affordability in Northern California with a median home value of \$620,000, Fairfield is 47% more affordable than Alameda County and 31% more affordable than Contra Costa County.

### Industrial Labor Profile

The transportation and warehousing labor sector has a large excess labor force, with the labor force exceeding the number of jobs by over 3,000 workers.

Over 3,200 existing warehouse jobs in Fairfield.

Strong concentration of Packaging and Filling Machine Operators, almost 2.8 times the national average.

### Consumers

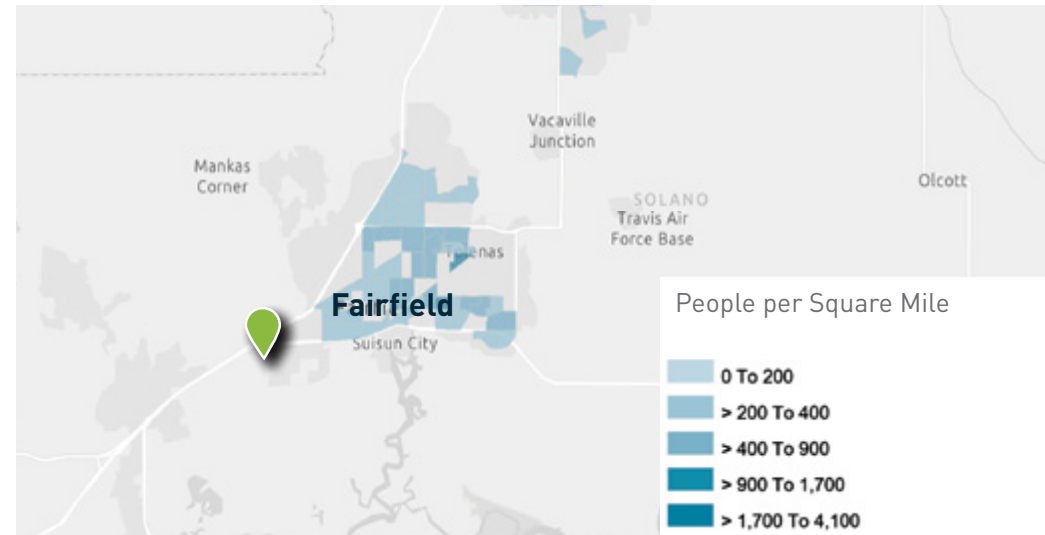
Access to over 27,000 Households directly in Fairfield that make more than \$200,000.

## Operational Cost Savings

	LogistiCenter® At Fairfield	Vacaville	Oakley
Annual Transit Cost	\$143,810	\$202,254	\$217,000
% Higher Cost Than Fairfield		40.6%	50.9%

When comparing the cost of travel from the Port of Oakland to a warehouse location to Napa, **Vacaville costs 40.6% more and Oakley costs 50.9% more than the cost of operating out of the LogistiCenter at Fairfield.**

## Warehouse & Distribution Labor



## Building Features



32' - 36' clear height for high pile storage



A warehouse to fit any need



Excellent proximity for a last mile facility



Immediate access I-80 & HWY 12



# Manufactured in Fairfield

Access to talent and infrastructure

## Catering to a Diverse Set of Tenants and Industries:



Food & Beverage  
Technology



AgTech



Solar



Robotics



Advanced  
Manufacturing



Aerospace &  
Defense



Access to a high concentration of STEM talent  
and innovation from UC Berkeley and UC Davis

Location that provides real cost savings

Growing manufacturing talent base

Exceptional waste water infrastructure





INTERSTATE  
80

CALIFORNIA  
12

VICI

WB  
WAREHOUSING & LOGIST  
MANAGEMENT & PACKAGING SOLUTIONS

MEYER  
CORPORATION



Warehouses

Guittard  
CHOCOLATE COMPANY

amcor



Ankaa

berlin  
PACKAGING

SAVERGLASS

AIRSTREAM

TRICORBRAUN

LogistiCenter®  
at Fairfield  
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IRON MOUNTAIN™

CAYMUS  
VINEYARDS

encore glass

Saxco  
International



## LogistiCenter® at Fairfield

2110 - 2150 Cordelia Road,  
Fairfield, CA

### About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas, Indianapolis and New Jersey. For more information, visit [www.Dermody.com](http://www.Dermody.com).

### About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

### About JLL

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