

4700 Business Center Drive, Fairfield

±103,870 SF Warehouse Building
Available Immediately



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Jones Lang LaSalle Brokerage, Inc.
Real Estate License # 01856260

Site Plan & Building Specs



±103,870 SF
warehouse



Concrete
tilt-up



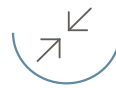
32' clear
height



14 dock-high
doors



ESFR
sprinklers



52' x 52'
column spacing



±2,200 SF
office area



92 auto
stalls



2500 amps
@ 277/480v



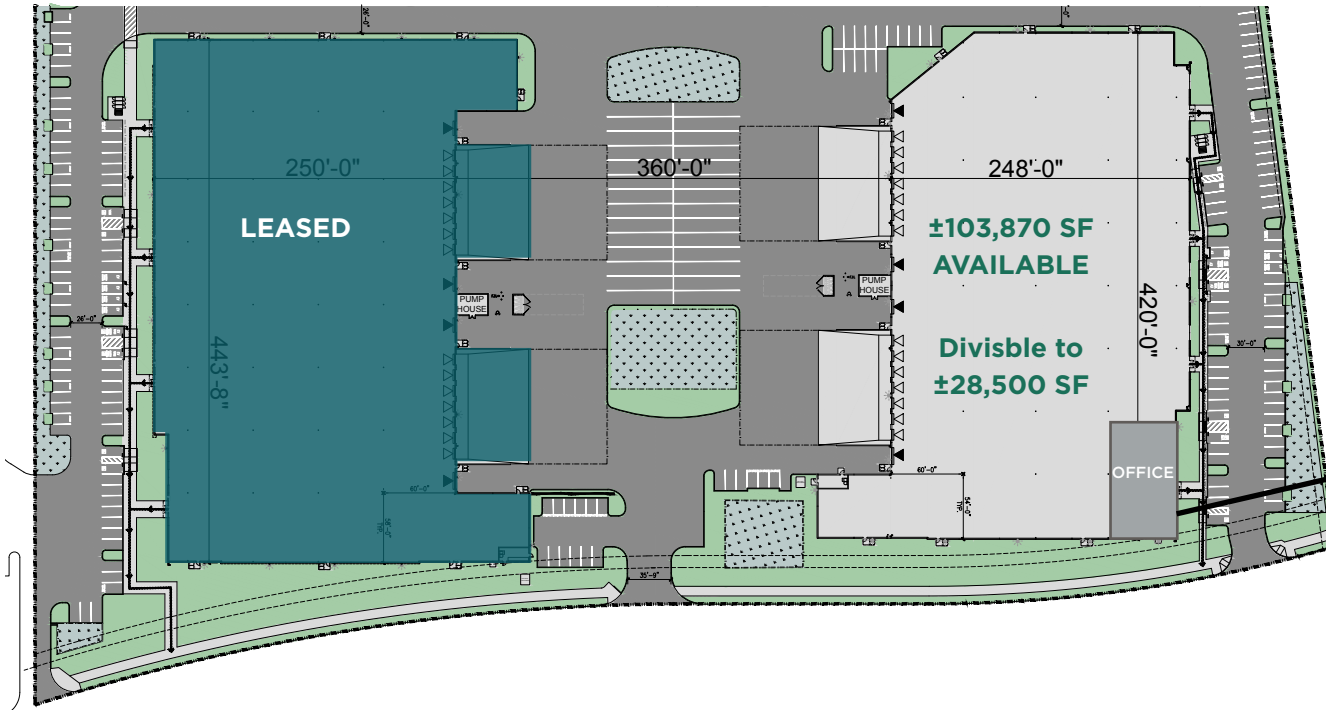
4 grade-level
doors



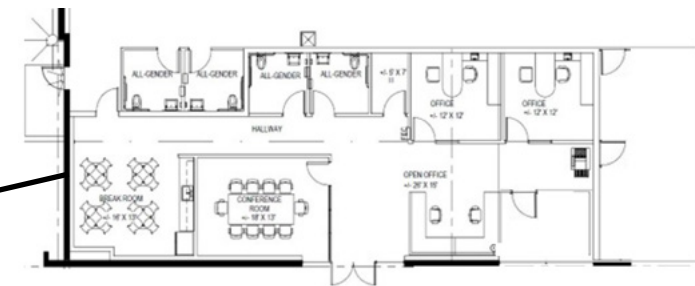
Skylights
throughout



14 trailer
drops



Office Floor Plan - ±2,200 SF



Strategic Central Location



Location Overview

Located at the intersection of Interstate 80, Interstate 680, and Highway 12 in Fairfield, the project features a strategic and very accessible location. In addition, Fairfield offers an abundant supply of water, excess sewer capacity, along with a skilled labor pool and affordable housing.



AVAILABLE
±103,870 SF

East to Sacramento



West to Oakland and
San Francisco

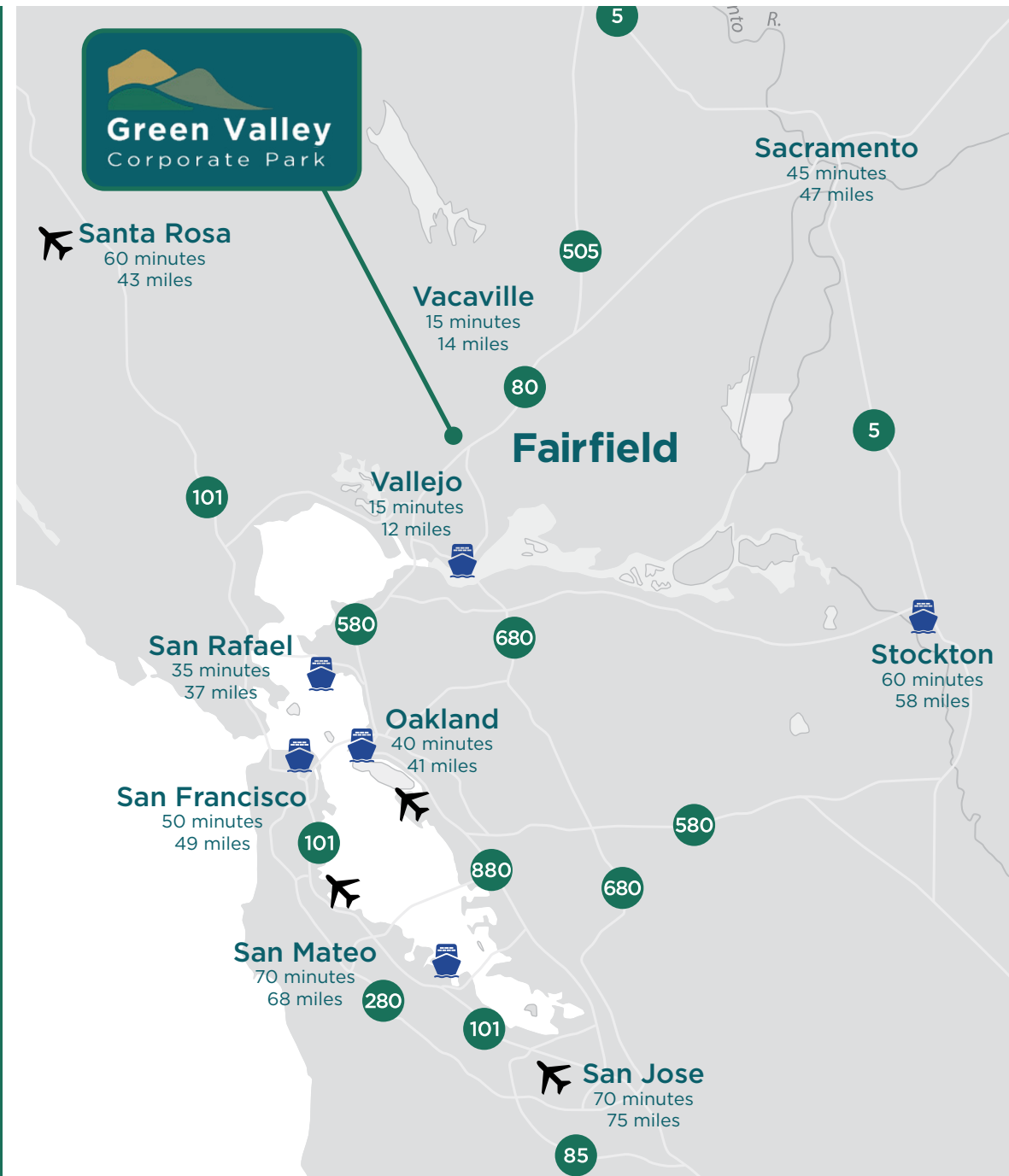
Bay Area Location

Convenient access to the global ports, airports, and highway infrastructure of the Bay Area.

AVERAGE DRIVE TIMES

Santa Rosa	60 mins
Napa	15 mins
San Rafael	35 mins
Walnut Creek	30 mins
Sacramento	45 mins
Oakland	40 mins
San Francisco	50 mins
Stockton	60 mins
San Jose	70 mins

Over ±2,293,000 people reside within a 30-mile radius of Fairfield.



Labor Demographics

2025

	WAREHOUSING EMPLOYEES	MANUFACTURING EMPLOYEES	COMPUTER/MATHEMATICAL EMPLOYEES
15-min	927	3,974	1,710
30-min	7,549	19,651	12,308
45-min	23,450	46,923	48,542

	HOURLY AVERAGE WAGE	ANNUAL AVERAGE WAGE	HOURLY MEDIAN WAGE	ANNUAL MEDIAN WAGE
First-Line Supervisors of Office and Admin. Support Workers (431011)	\$38.56	\$80,204	\$36.41	\$75,733
Shipping, Receiving, and Traffic Clerks (435071)	\$24.01	\$49,940	\$22.24	\$46,260
First-line Supervisors of Transportation and Material Moving Workers (531048)	\$34.80	\$72,384	\$32.72	\$68,051
Truck and Tractor Operators (537051)	\$26.72	\$55,577	\$24.97	\$51,944
Freight, Stock, and Material Movers, Hand (537062)	\$23.11	\$48,068	\$22.33	\$46,446

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