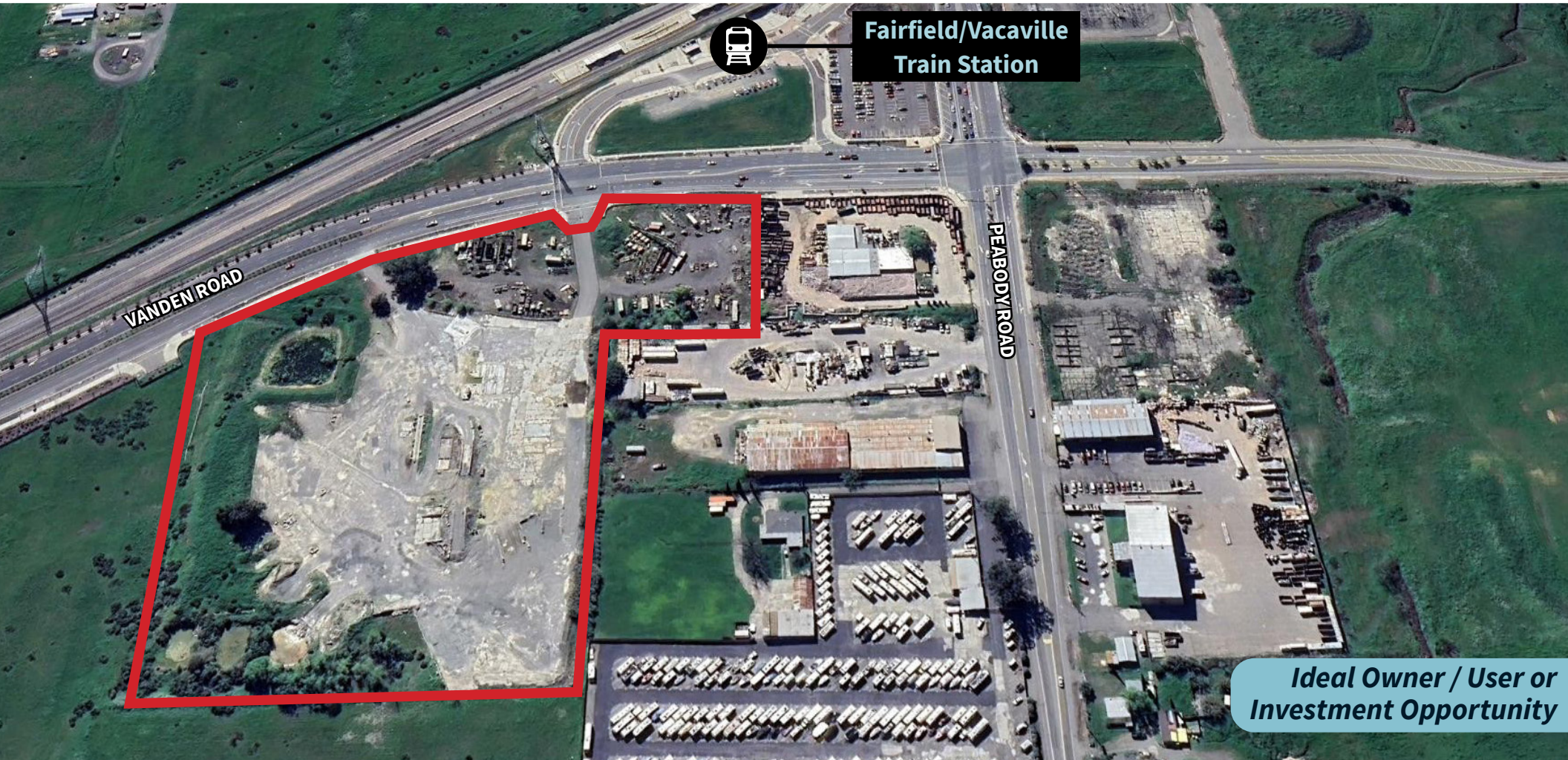


±14.27 AC Industrial Lot Available For Sale

4969 Vanden Road | Fairfield, CA



Fairfield/Vacaville
Train Station

*Ideal Owner / User or
Investment Opportunity*



±14.27 AC
available for sale



Convenient access
to I-80, I-505, and
Hwy 12



Zoning
Industrial



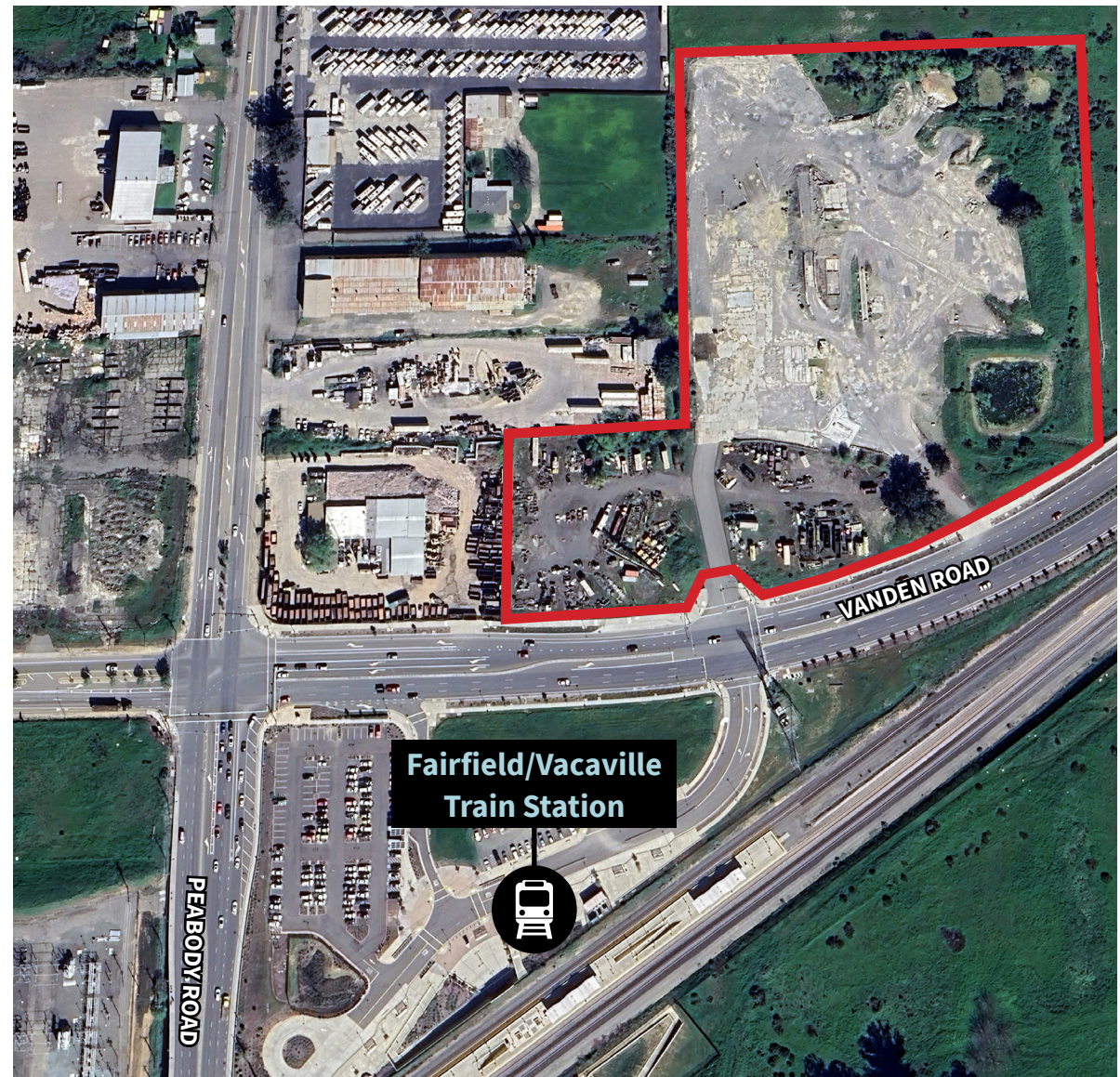
±1,000 SF
metal industrial
building



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

Property Information

- ±14.27 gross acres, APN: 0166-090-160
- Excellent access to I-80, I-505, and Hwy 12
- Zoning: Industrial; allows industrial uses and yard storage
- Future land use allows High-Density Residential (HR- 20-50 dwelling units per acre) and Commercial Mixed-Use (CM)
- Fenced and 2 gated entrances
- ±1,000 SF metal industrial building
- Located directly across the street from the newly constructed Fairfield - Vacaville Train Station
- Excellent opportunities to pursue repositioning for high-density residential and commercial mixed-use developments



Connectivity

Completed in 2017, the **Fairfield-Vacaville Hannigan Station's** main capabilities include connecting to the Amtrak Capitol Corridor line, serving as a transit hub for the local Fairfield Transit (FAST) bus service, and providing basic passenger amenities like sheltered waiting areas and ticketing machines. It's a key transportation hub for the region, connecting residents to cities like Sacramento and San Jose. The station also has free parking, bike access, and is the anchor for future mixed-use development.

The City of Fairfield adopted a Specific Plan for a new growth area consisting of almost 3,000 acres in northeastern Fairfield centered on the new Capital corridor train station located at the southeast corner of Peabody Road and Vanden Road.

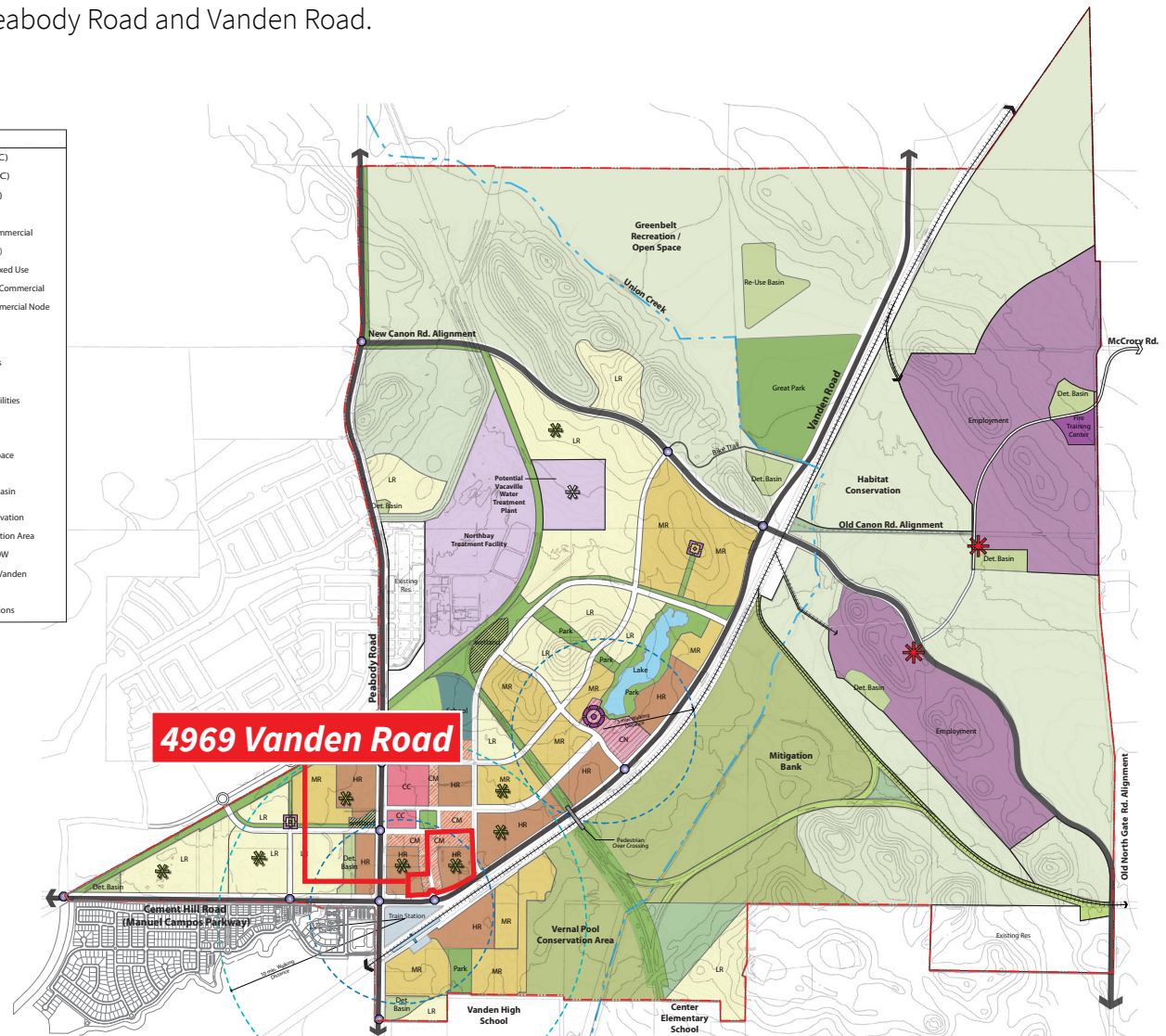
Amtrak Capitol Corridor service:

- **Route:** serves as a stop on the Amtrak Capitol Corridor line, which runs between San Jose and Auburn (near Sacramento)
- **Connection:** connects passengers to major cities and travel options in the Northern California region

Local and regional transit hub

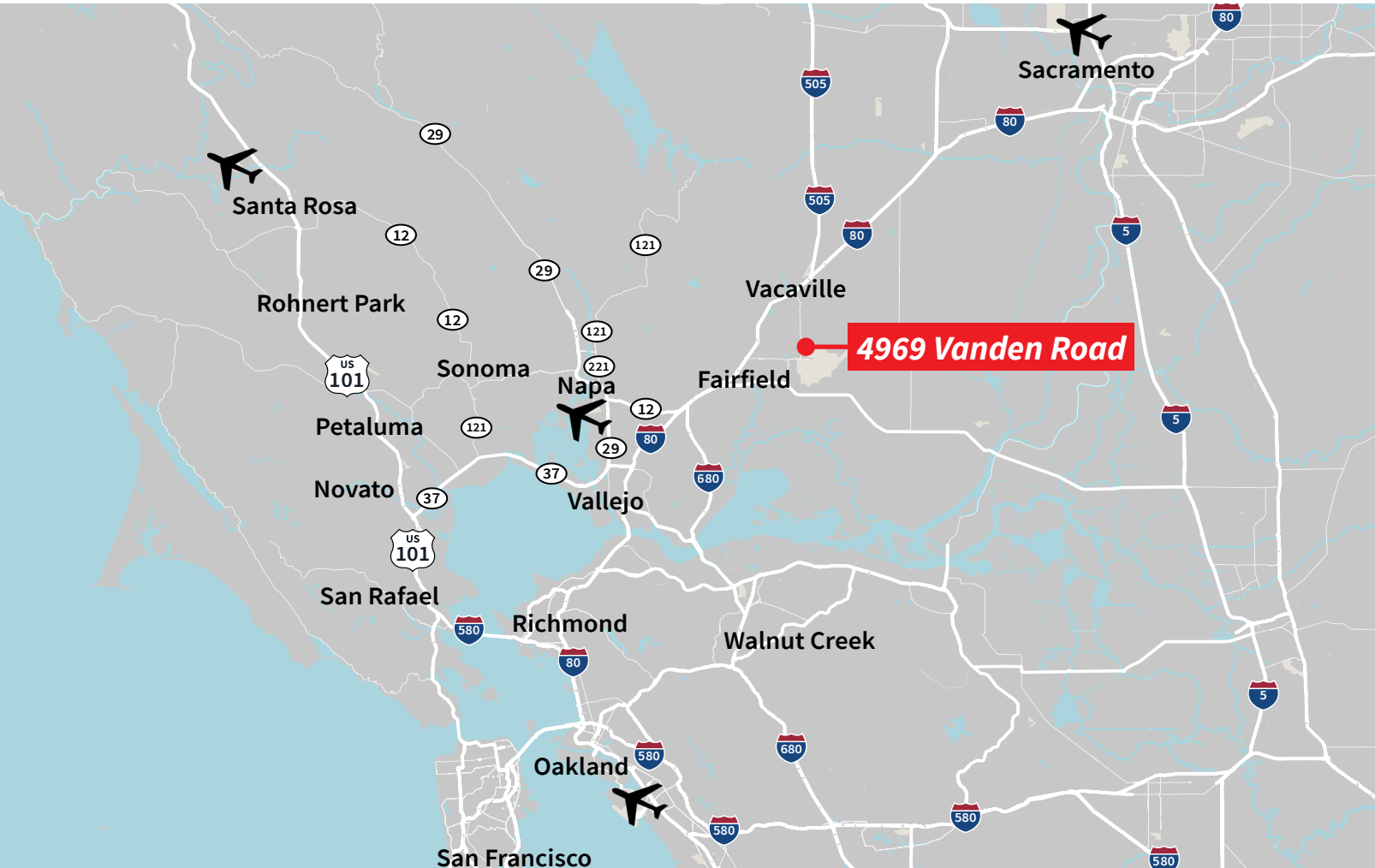
- **Bus connection:** functions as a transfer point for Fairfield Transit (FAST) bus routes, including FAST Connect on-demand service
- **Multi-modal access:** provides a hub for various transportation modes including bus, car, and bicycle, with ample bike parking

Land Use	
	HR (20-50 DU/AC)
	MR (10-20 DU/AC)
	LR (0-10 DU/AC)
	IL/EMP - Industrial
	CC - Community Commercial
	Warehouse (Existing)
	CM - Commercial Mixed Use
	CN - Neighborhood Commercial
	Neighborhood Commercial Node
	Fire Training Center
	School
	Community Facilities
	Village Club
	Water Treatment Facilities
	Train Station
	Park
	Linear Park/Open Space
	Wetlands
	Detention/Re-Use Basin
	Mitigation Bank/Vernal Pool Conservation
	Greenbelt/Conservation Area
	Rail Museum Rail ROW
	Open Space East of Vanden
	Rail
	Signalized Intersections



Strategic Location

4969 Vanden Road, Fairfield offers strategic access between San Francisco and Sacramento via I-80, I-680, and I-505. This well-positioned industrial property benefits from Fairfield's strong logistics infrastructure, skilled workforce, access to public transportation, and proximity to major ports and airports.



- Downtown Fairfield** — 10 mins
- Vacaville** — 13 mins
- Sacramento** — 40 mins
- Napa** — 37 mins
- Sonoma** — 45 mins
- Santa Rosa** — 73 mins
- Vallejo** — 30 mins
- Richmond** — 33 mins
- Oakland** — 50 mins
- San Francisco** — 63 mins

AIRPORTS

- Napa Airport
- Sacramento Airport
- Santa Rosa Airport
- Oakland Airport
- SFO Airport



For more information, please contact:

Glen Dowling

RE Lic# 00890450

glen.dowling@jll.com

+1 707 227 7800

Jordan Lazor

RE Lic# 02011117

jordan.lazor@jll.com

+1 415 595 5102

Chris Neeb

RE Lic# 01324612

chris.neeb@jll.com

+1 707 495 7777

Matt Bracco

RE Lic# 01185434

matt.bracco@jll.com

+1 925 200 9537

