

FOR LEASE

2280 CORDELIA ROAD | FAIRFIELD, CA



±126,187 SF INDUSTRIAL WAREHOUSE BUILDING

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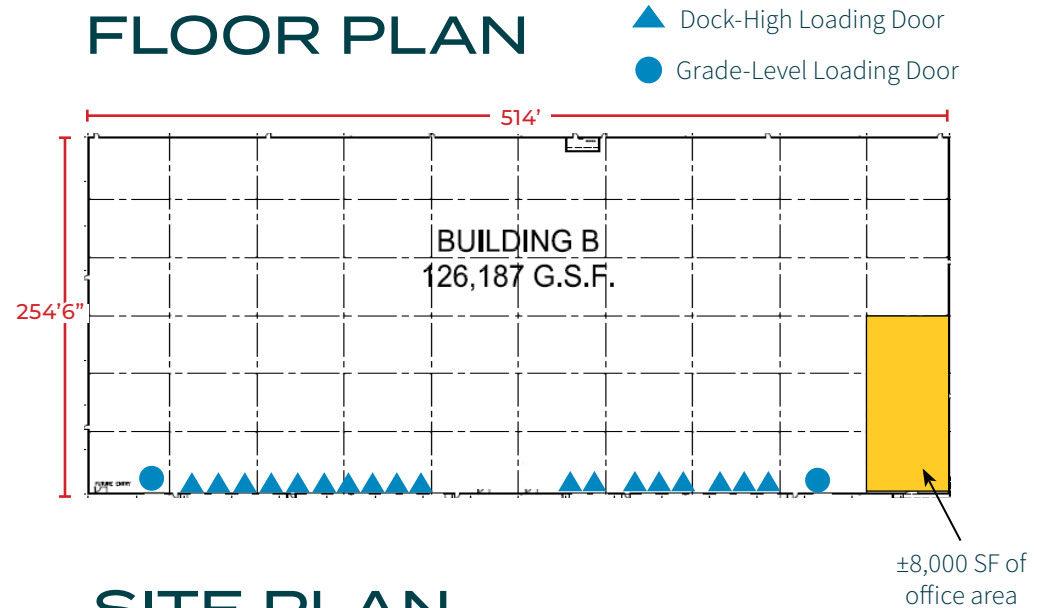


Jones Lang LaSalle Brokerage, Inc.
CA RE License #01856260

PROPERTY HIGHLIGHTS

Building Area	±126,187 SF
Office Area	±8,000 SF of quality office area, along with ±1,100 SF warehouse office with additional set of restrooms
Parcel Size	±6.48 AC
Building Dimensions	245'6" depth & 514' width
Column Spacing	52' x 40'
Power	2000 amps, 277/480v, 3-phase
Clear Height	30'
Dock-High Doors	18
Grade Level Doors	2
Sprinklers	ESFR
Parking	196 spaces
Lighting	T-5 warehouse lighting with motion sensors & 52 warehouse skylights

FLOOR PLAN









SITE PLAN



DEMOGRAPHICS

2025 Key Statistics - 45-minute Drive

					
1,778,109	\$110,593	25.11%	37,493	684,573	16,028
Total population	Average disposable income	Millennial population	Manufacturing employees	Employees	Warehouse & Distribution Employees

2025 Labor Market Statistics

	Stockers & Order Fillers	Warehouse Workers	Industrial Truck & Tractor Operators	Heavy & Tractor-Trailer Truck Drivers	Warehouse Supervisors
Fairfield	\$21.01	\$22.68	\$24.68	\$29.23	\$33.94
Napa	\$20.82	\$22.53	\$25.86	\$30.31	\$33.40
Oakland	\$20.86	\$22.64	\$26.10	\$32.01	\$35.30
Sacramento	\$20.76	\$21.54	\$24.73	\$29.19	\$31.84
San Francisco	\$25.08	\$26.91	\$29.50	\$36.24	\$41.17
San Jose	\$23.10	\$24.06	\$26.21	\$33.79	\$36.65
South San Francisco	\$23.95	\$26.25	\$28.55	\$32.10	\$37.32
Stockton	\$21.70	\$22.02	\$25.07	\$29.50	\$32.48

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CORPORATE NEIGHBORS

2280 Cordelia Road is located within Solano Commerce Center, a 10-building light industrial, R&D and distribution complex totaling 365,439 SF, located in Fairfield, CA. The project is conveniently located just one mile from the intersection of Interstate 80 and Highway 12.



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