



4555 Business Center Drive
SHELL COMPLETE

GLEN W. DOWLING
glen.dowling@am.jll.com
+1 707 227 7800
RE License No: 00890450

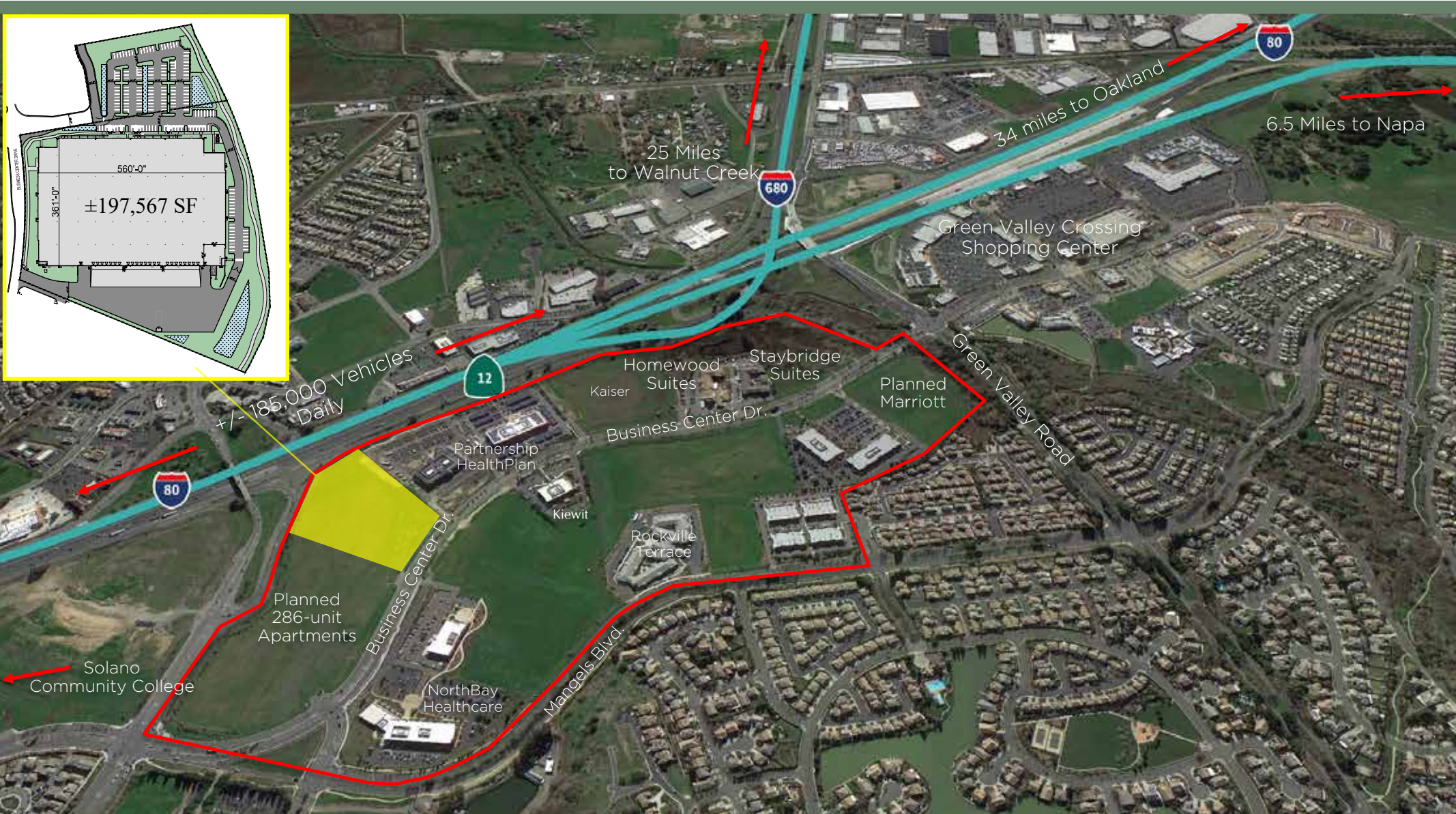
CHRIS A. NEEB
chris.neeb@am.jll.com
+1 707 495 7777
RE License No: 01324612

MATT R. BRACCO
matt.bracco@am.jll.com
+1 925 948 1305
RE License No: 01185434



Strategic - Central Location

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.



Site Plan & Building Specifications



Concrete tilt-up



±197,567 SF warehouse



ESFR sprinklers



4000 amps 3-phase



36' clear height



56' x 60' column spacing



23 dock high doors



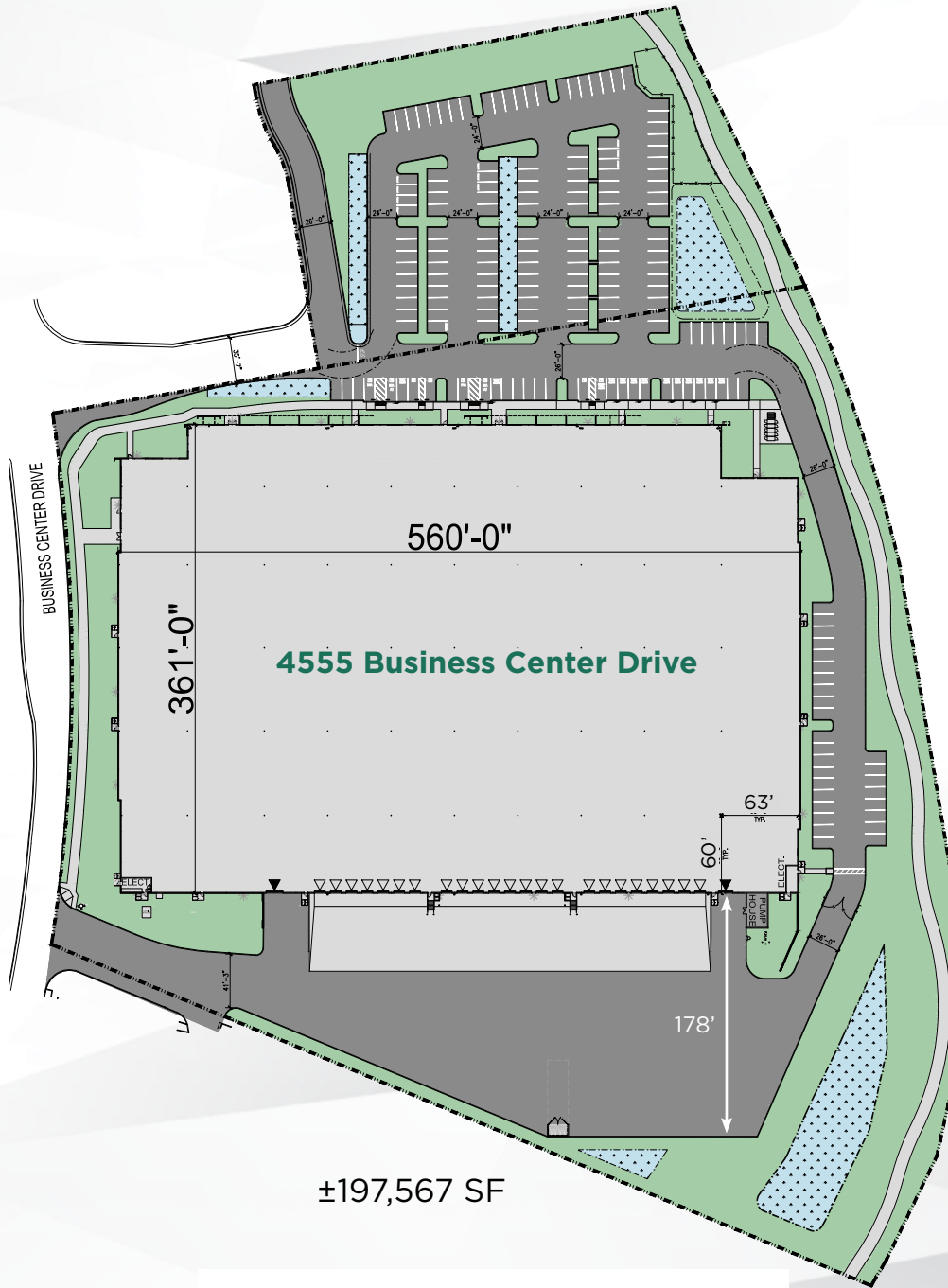
193 auto stalls



2 grade level doors



Skylights Throughout



I-80 to Sacramento



I-80 to Oakland/SF

Bay Area Location

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

Average Drive Times	Mins.
Santa Rosa	60
Napa	15
San Rafael	35
Walnut Creek	30
Sacramento	45
Oakland	40
San Francisco	50
Stockton	60
San Jose	70

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



LABOR

	WAREHOUSING EMPLOYEES	MANUFACTURING EMPLOYEES	ENGINEERING/COMPUTER SCIENCE EMPLOYEES
15-min	7,332	6,319	3,534
30-min	28,019	21,603	21,446
45-min	55,008	39,140	68,729

	HRLY. MEAN WAGE	ANN. MEAN WAGE	HRLY. MEDIAN WAGE	ANN. MEDIAN WAGE
First-Line Sup. of Office and Admin. Support Workers (431011)	\$30.42	\$63,268	\$29.66	\$61,692
Shipping, Receiving, and Traffic Clerks (435071)	\$18.36	\$38,200	\$17.62	\$36,649
First-line sup. of transp. and material moving workers (531048)	\$24.65	\$51,256	\$22.42	\$46,633
Truck and Tractor Operators (537051)	\$17.89	\$37,218	\$17.56	\$36,524
Freight, Stock, and Material Movers, Hand (537062)	\$17.48	\$32,332	\$14.63	\$30,430



Fully Entitled
±197,567 SF Industrial Building
I-80/I-680 Corridor

4555 Business Center Drive
SHELL COMPLETE



GLEN W. DOWLING

glen.dowling@am.jll.com
+1 707 227 7800
RE License No: 00890450

CHRIS A. NEEB

chris.neeb@am.jll.com
+1 707 495 7777
RE License No: 01324612

MATT R. BRACCO

matt.bracco@am.jll.com
+1 925 948 1305
RE License No: 01185434



PANATTONI

©2022 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof Jones Lang LaSalle Brokerage, Inc. Real Estate License # 01856260