

2370 North Watney Way



SOLANO BUSINESS PARK
FAIRFIELD, CALIFORNIA 94533

±104,000 SF - FULLY ENTITLED & PERMIT READY



Property Description

- ±5.57 gross acres (±242,629 SF)
- ±474' (width) x ±710' (depth)
- Access from Chadbourne Road and Beck Avenue
- Utilities to Site
- Light Industrial Zoning
- APN: 0028-750-310-01

Project is Fully Entitled and Permit Ready

Comments

- Excellent access to I-80 with tremendous exposure/frontage on Hwy. 12 (±474'). Property is located adjacent to Jelly Belly Candy Company in the Solano Business Park.

Shell Improvements To-Be-Built

- ±104,000 SF Concrete Tilt-up Building (±200' deep x ±520')
- Minimum Clear Height: ±30'
- Columns: ±40' & ±60' wide and ±50' deep
- Staging: ±140' from building to curb
- **Side Loaded Truck Access:**
 - Grade Level - 6 (±12' x ±14') - 3 front, 1 side, and 2 rear
 - Dock High - 18 (±9' x ±10') - front
- Parking: ±1/±1,000 SF
- Concrete Slab ±6" with #4 rebar @ ±24" OCEW
- Fire Sprinklers: ESFR
- Power: ±2,500 amp @277/480 volts to main panel
- Roofing: Single Ply 60 Mil TPO

PHIL GARRETT, SIOR
+1 707 863 8357
phil.garrett@colliers.com
CA License No. 00844836



COLLIERS INTERNATIONAL
360 Campus Lane, Suite 101
Fairfield, CA 94534
www.colliers.com/fairfield

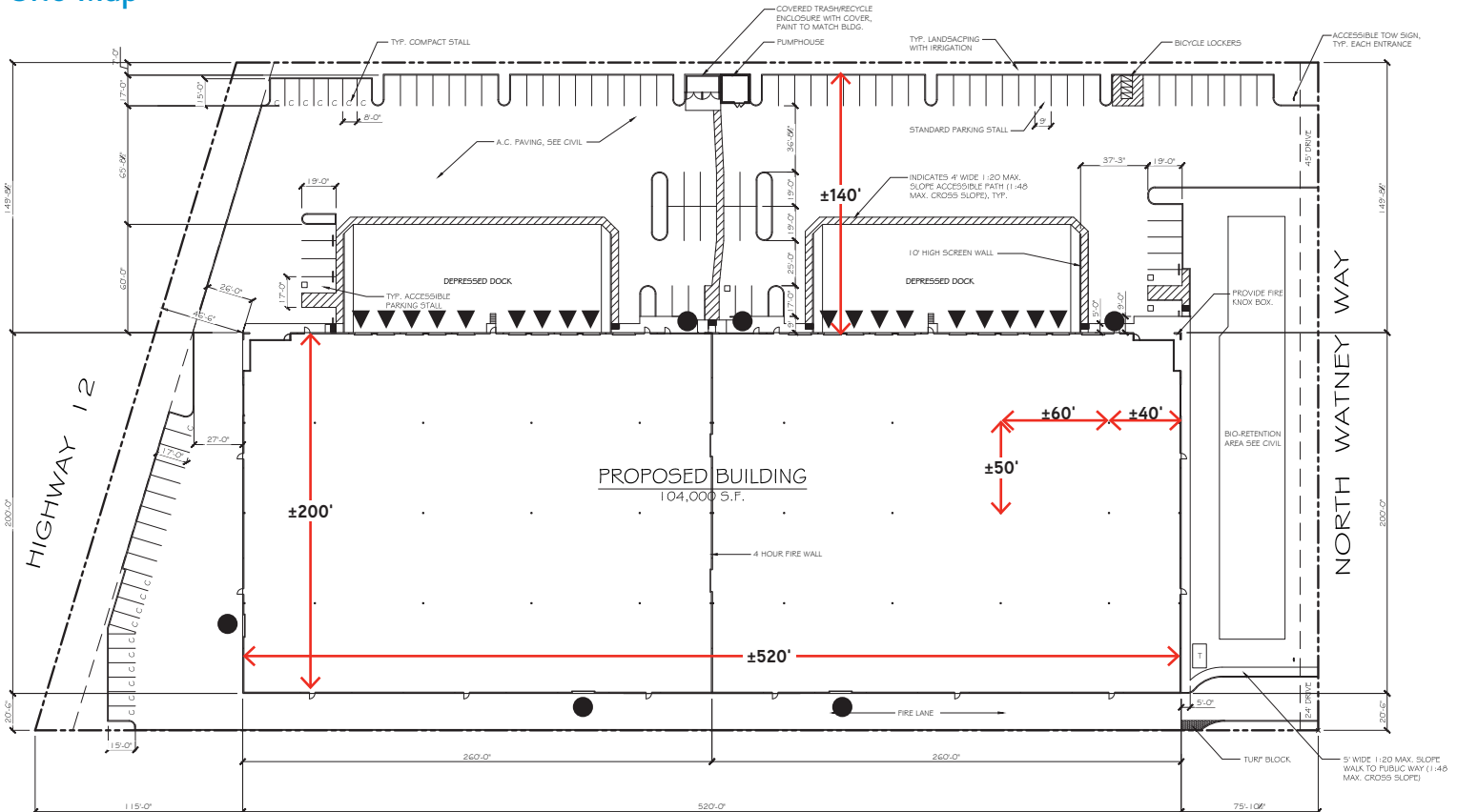
2370 North Watney Way



SOLANO BUSINESS PARK
FAIRFIELD, CALIFORNIA 94533

±104,000 SF - FULLY ENTITLED & PERMIT READY

Site Map



- = Grade Level Door
- ▼ = Dock Door



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International



COLLIERS INTERNATIONAL
360 Campus Lane, Suite 101
Fairfield, CA 94534
www.colliers.com/fairfield