



Temperature Controlled



# Available For Lease ±7,410 SF Light Industrial Space

1058 Horizon Drive, Fairfield, CA



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# Overview

## Property Overview

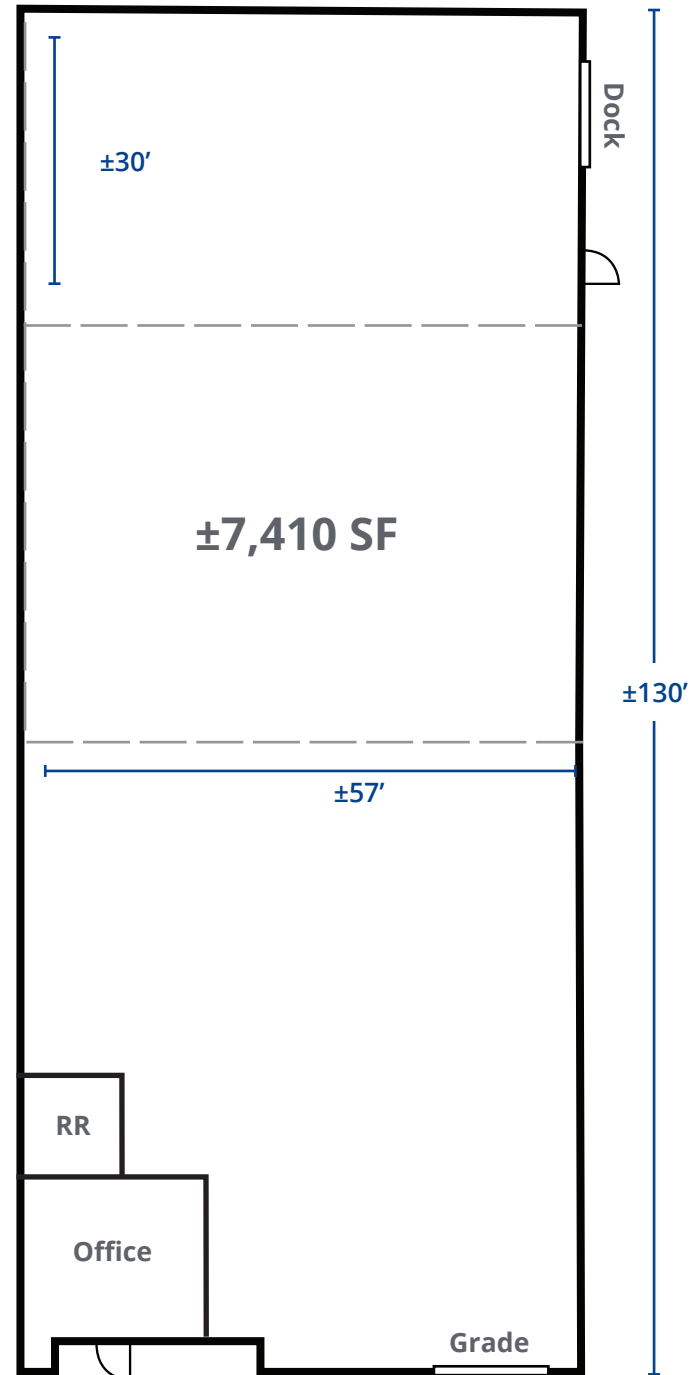
- Available:  $\pm 7,410$  SF (57'x130')
- Office:  $\pm 150$  SF (new carpet/paint) with one (1) refurbished restroom
- Clear Height:  $\pm 24'$
- 1 Front Grade Level Door ( $\pm 12' \times \pm 14'$ )
- 1 Rear Dock High Door (covered apron)
- Sprinklers:  $\pm 37/2,000$  SF GPM
- Power:  $\pm 2,000$  amps @ 277/480 volts to building
- Insulated warehouse ceiling
- LED warehouse lights
- Temperature controlled: Nine (9) five (5) ton roof mounted HVAC units in warehouse
- Parking:  $\pm 2/1,000$
- Zoning: Service Commercial (CS)
- Easy Access to Highway 80
- **Lease Rate: Contact Broker**

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# Highlights

## Property Highlights

- **Temperature Controlled**
- Skylights Throughout
- Insulated Ceiling
- Shared Covered Sprinklered Dock Platform
- Nicely Landscaped & Maintained
- Concrete Dock Aprons



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