

AVAILABLE > ±19,742 SF

2825 Cordelia Road

BUSCH CORPORATE PARK | FAIRFIELD, CA



Site Features:

- > Approximately ±3.32 gross acres (not including Perry Drain)
- > Access: Cordelia / Chadbourne Road
- > Utilities to site
- > Zoning: Light Industrial
- > Topography: Flat
- > APN: 0046-300-050

Comments:

- > Excellent access to I-80, Hwy 680 & Hwy 12
- > Flex building - ideal for office and light industrials uses
- > Shell to be completed mid-December 2017

Lease Rate:

Contact Exclusive Brokers

Shell Improvements

- > ±37,853 SF concrete tilt up rear-loaded building (±334' wide x ±100'-140' deep, irregular)
- > Available: ±19,742 SF
- > Minimum divisible to ±5,700 SF
- > Clear height: ±15'-18' minimum
- > Column spacing: ±50' deep x ±55' wide & ±57' wide
- > 6 rear grade level (±12' x ±14')
- > Parking: ±144 spaces
- > Sprinkler density: 0.495/2,000
- > Roofing: 4-ply built-up
- > Power: 2,000 amp electrical service @ 277/480 Volts

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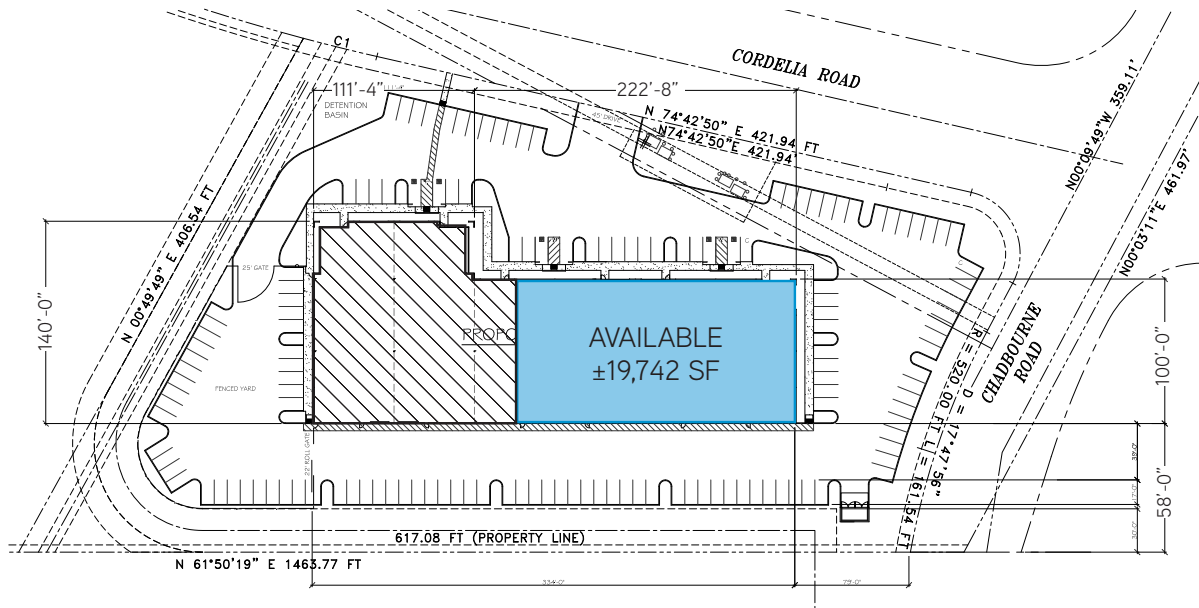
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BUILDING SITE PLAN



BUILDING ELEVATIONS



NORTH ELEVATION $\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION $\frac{1}{8}'' = 1'-0''$

COLOR LEGEND

	GLIDDEN PROFESSIONAL A1781 - WAYSIDE INN
	GLIDDEN PROFESSIONAL A1656 - WOOD SMOKER
	GLIDDEN PROFESSIONAL #A1632 - MANSARD STONE



WEST ELEVATION $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION $\frac{1}{8}'' = 1'-0''$

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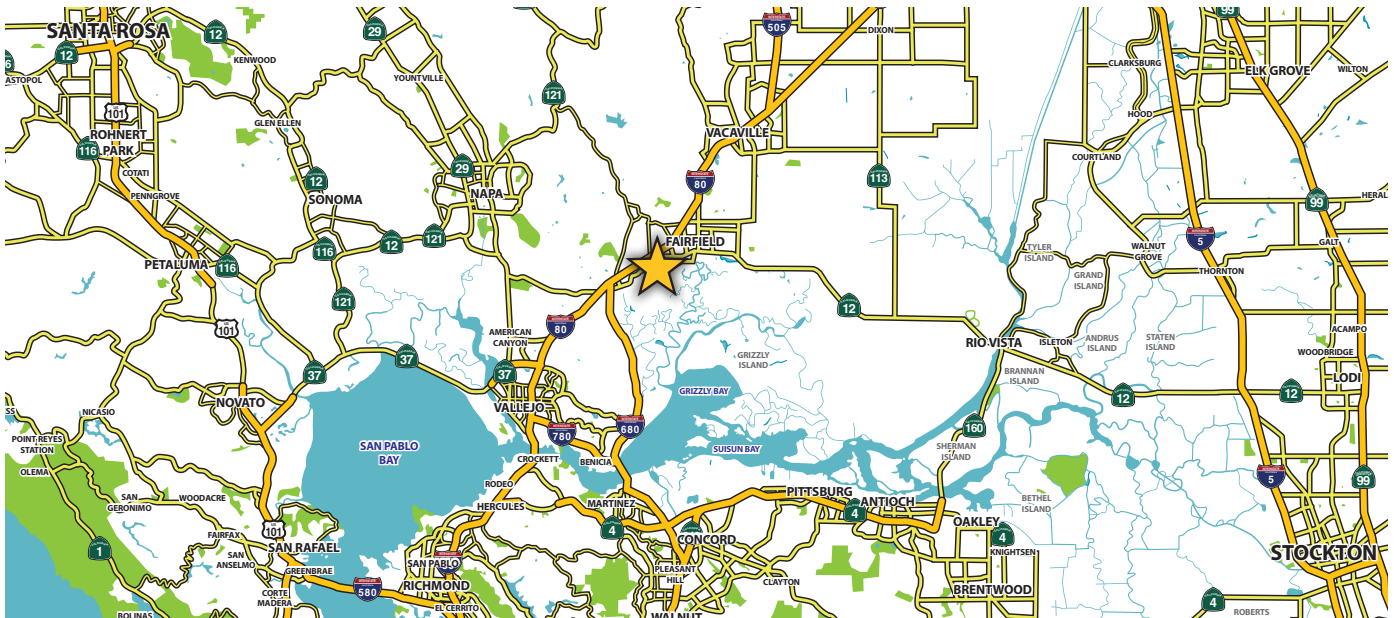
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