



For Lease | Light Industrial Space

Busch Corporate Park

2825 Cordelia Road, Suite 300 | Fairfield, CA

Property Description

Lot Size	±3.32 Gross Acres (not including Perry Drain)
Access	Cordelia Road / Chadbourne Road
Utilities	To site
Zoning	Light Industrial
Topography	Flat
APN	0046-300-050

Building Specs

Building Size	±37,853 SF concrete tilt up rear-loading building
Dimensions	±334' wide x 100'-140' deep, irregular
Clear Height	±15' - ±18' minimum
Sprinklers	Density: 0.495/2,000
Roof	4-ply built-up
Lighting	Standard 1/1,000 warehouse lighting

Available Space

Suite	300
Size	±5,630 SF
Loading	One (1) rear grade level door (±12' x ±14') Optional grade level door can be added
Power	±200 Amps @ 277/480 Volts
Office	±901 SF

Overview

Access	Excellent access to I-80, Hwy 680 & Hwy 12
Property	Flex building - ideal for office and light industrial users
Available	Aprox. End of Q2 2023
Lease Rate	Call Brokers

Contact Brokers

Jon Quick

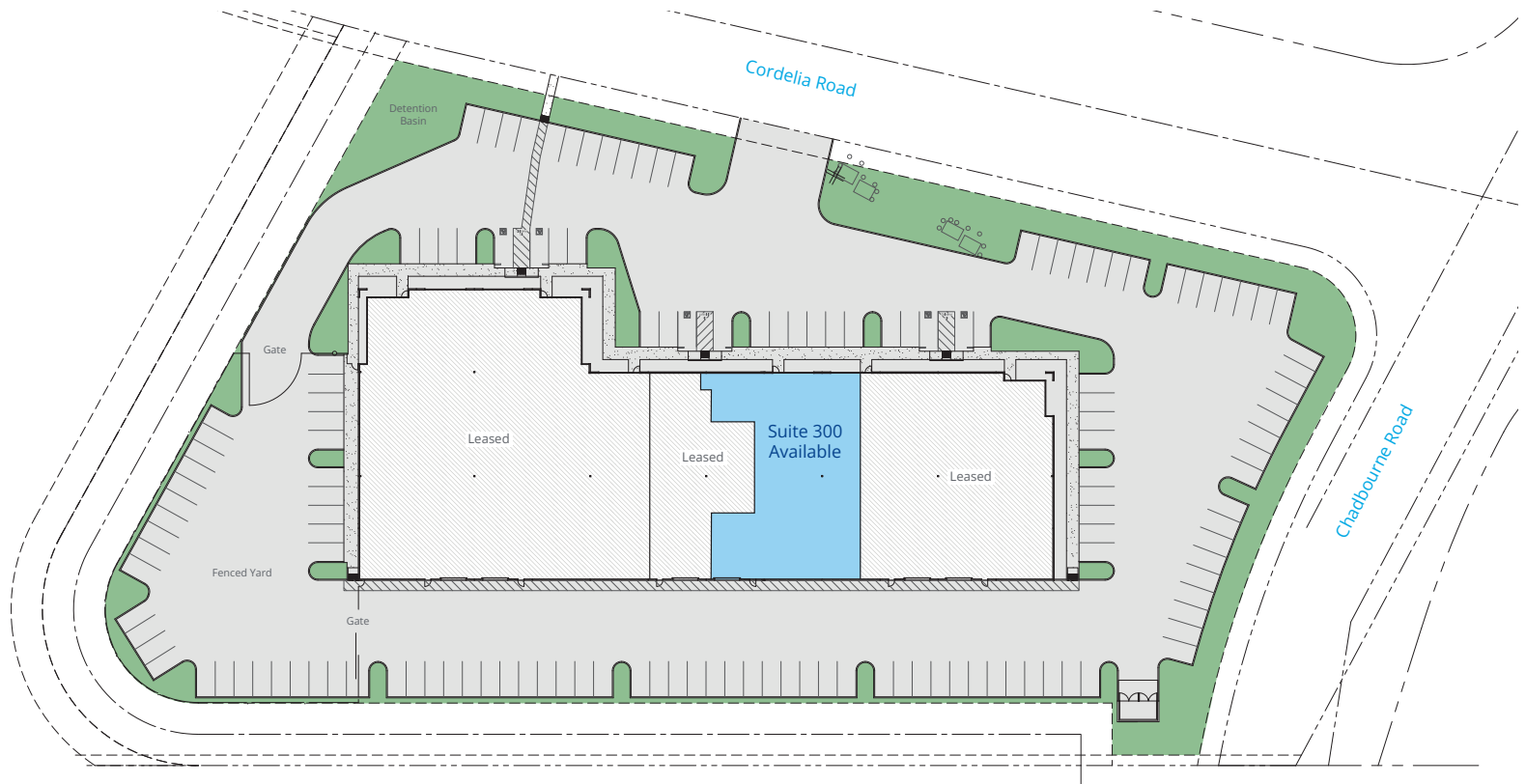
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Site Plan



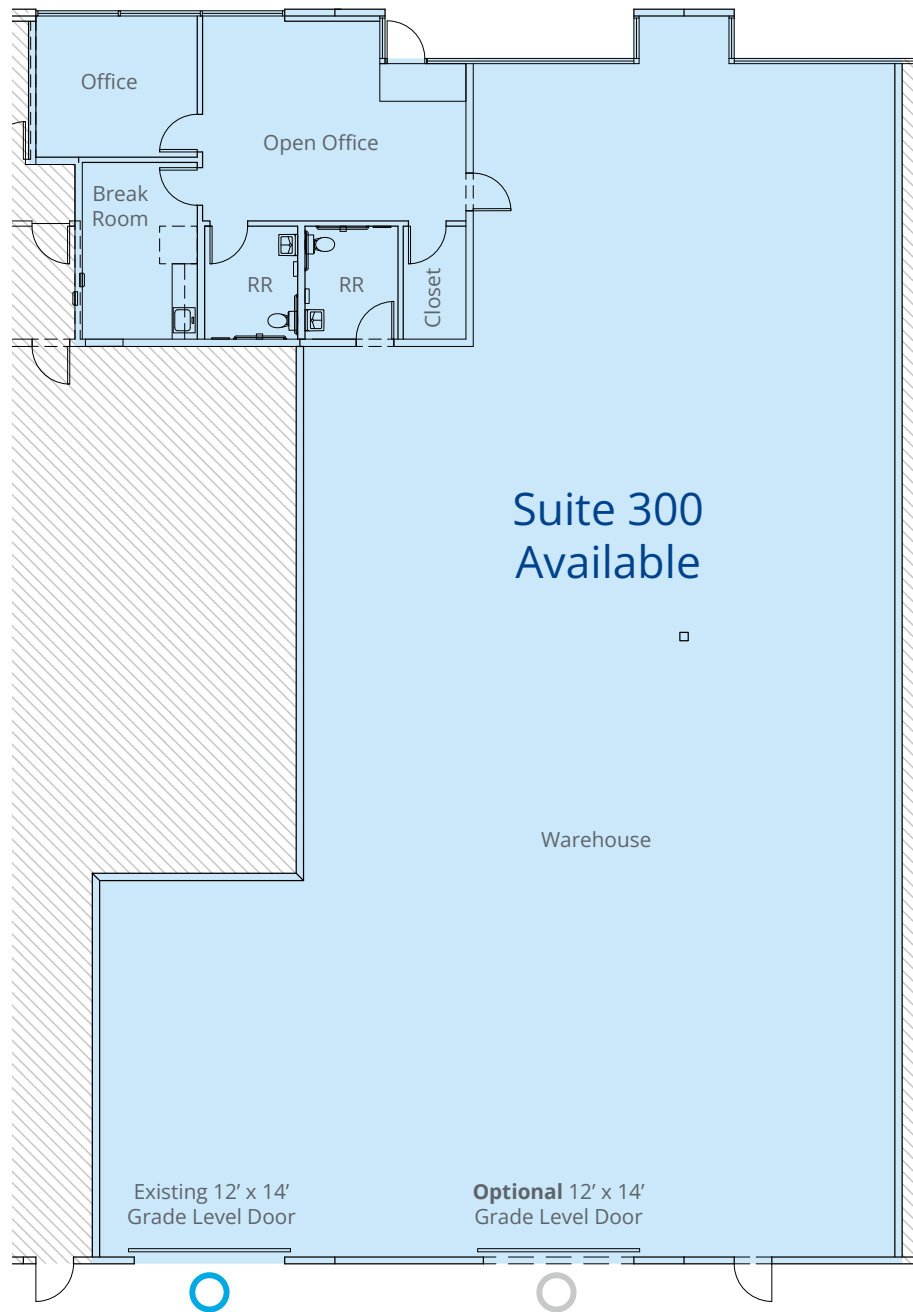
Busch Corporate Park | Fairfield, CA

Floor Plan

2825 Cordelia Road,
Suite 300
±5,630 SF Available

Office	±901 SF
Loading	One (1) rear grade level door (±12' x ±14') <i>Optional Grade Level door can be added</i>
Clear Height	±15' - ±18' minimum
Sprinkler	Density: 0.495/2,000
Roof	4-ply built-up
Power	±200 Amps @ 277/480 Volts
Lighting	Standard 1/1,000 warehouse lighting
Zoning	Light Industrial
Available	Approx. End of Q2 2023
Lease Rate	Call Brokers

	Existing Grade Level Door
	Optional Grade Level Door



Contact Brokers

Jon Quick

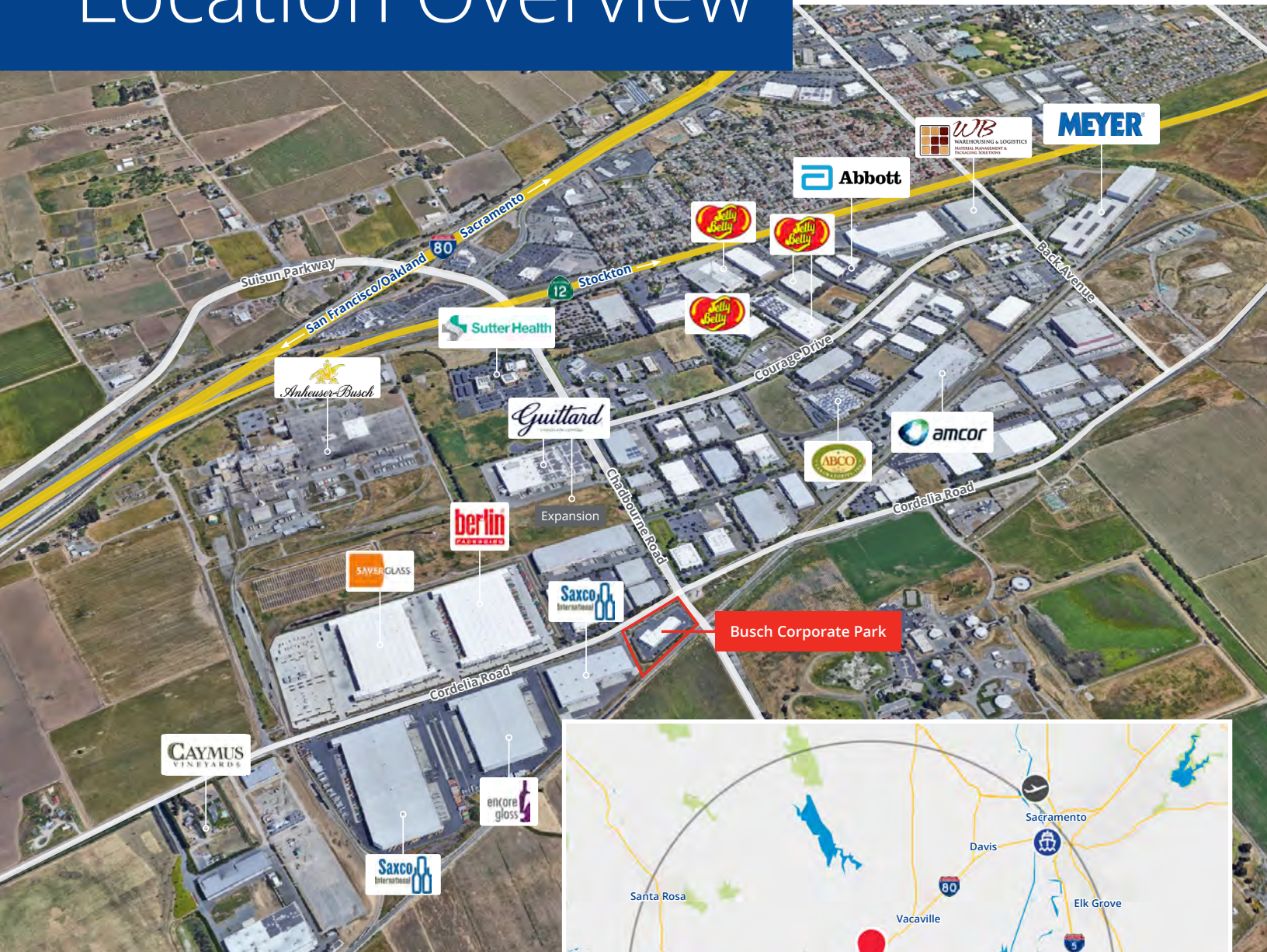
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Location Overview



Location Highlights



- 48 miles | Sacramento Intl' (SMF)
- 48 miles | Oakland Intl' (OAK)
- 55 miles | San Francisco Intl' (SFO)
- 60 miles | Stockton Metro (SCK)
- 75 miles | San Jose Intl' (SJC)



- 40 miles | Port of Oakland
- 41 miles | Port of West Sacramento
- 57 miles | Port of Stockton

