



Colliers

Exclusive Listings Summary

Solano/Napa County

Industrial Availabilities

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Prepared By

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Market Research Analyst

Colliers
380 Chadbourne Road, Suite D
Fairfield, CA 94534
colliers.com



INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION AVAILABLE INFORMATION CONTACT / COMMENTS

1



1016305234 - Y



120 Klamath Ct
American Canyon, CA 94503

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 12,000
Lot Size: 1.07 Acres
Construction Status: Existing
Year Built: 1995
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: General Industrial
Territory: FAI-American Canyon
APN: 057-160-019-000

FOR LEASE

Available SF: 7,100
Office BuildOut SF: 1,300
Light Industrial SF: 5,800
Avail Subtype: Light Industrial
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 1.5 / 1000
Monthly Parking: \$0.00
Parking Type: Surface
Grade Level Doors: 4
Clear Height (min - max): 17' - 19'
Amps ; Volts: 200 ; 120/208
Phase: 3

FEATURES: Clean Room - ±616 SF
Highway Access - Hwy 29
Lighting - skylights, metal halide lights
Private Office - 5
Sprinklers -
Yard - 0.25 acres of fenced, secured & paved yard

BROKERAGE:
Colliers
Bill Kampton 707-863-8377
Jack Garrett 707-863-4640

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2

**3070 Bay Vista Ct, Suite B
Benicia, CA 94510**



1016299394 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 33,830
 Lot Size: 3.55 Acres
 Construction Status: Existing
 Year Built: 1987
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Benicia
 APN: 0080-230-080

FOR LEASE

Available SF:
 Office BuildOut SF:
 Light Industrial SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Dock High Doors:
 Grade Level Doors:
 Clear Height (min - max):
 Column Spacing:
 Amps ; Volts:
 Phase:

FEATURES: Insulation
 Sprinklers
 Truck: Staging - ±90'
 Yard - small fenced

BROKERAGE:

9,371 Colliers
 4,651 [Bret DeMartini](#) 707-863-8397
 4,720

PROPERTY DESCRIPTION

Light Industrial This conveniently-located corner unit is ideally suited for light manufacturing, sales service, wholesale, assembly, and distribution applications. Easy access to I-680 and I-780 and the Benicia Bridge.

LEASE NOTES

- 2.5 / 1000
- 1 • Approximately 9,371 square feet of office and warehouse space
- 1 • ±4,651 square feet of two-story office space
- 20' • ±4,720 square feet of warehouse space
- 360° access around building
- 20'w x 60'd • 20' minimum ceiling clearance
- 1,600 ; 120/208 • 800A, 120/220V, 3 phase electrical service to building
- 3 • Grade and dock-level loading
- Insulated and sprinklered throughout
- Abundant parking

3

**6077 Egret Ct
Benicia, CA 94510**



1016308721 - Y



Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 31,719
 Lot Size: 1.72 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Benicia
 APN: 0080-330-090

FOR LEASE

Available SF: 5,453
 Avail Subtype: Industrial
 Rental Rate: \$0.95 NNN
 Expenses: TBD
 Lease Expiration Date: 12/31/2025
 Grade Level Doors: 2
FEATURES: Highway Access - Easy access off of I-680

BROKERAGE:

Colliers
 Industrial [Steve Crocker](#) 707-685-6395
[Bret DeMartini](#) 707-863-8397

LEASE NOTES

- 2 months abated rent for Leases signed in 2023
- ±5,453 SF of warehouse space (no office or bathrooms)
- Ideal for overflow product storage
- Covered & fenced loading area
- Bridge crane available (must be certified by tenant)

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4

**540 Stone Rd
Benicia, CA 94510**



1016305566 - N



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 120,000
 Lot Size: 5.97 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1995
 Floors: 1
 Available Date: 12/01/2023
 Occupied?: Yes
 Territory: FAI-Benicia
 APN: 0080-070-020

FOR LEASE

Available SF: 120,000
 Min - Max Divisibility: 60,000 - 120,000
 Office BuildOut SF: 4,200
 Warehouse SF: 115,800
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 30
 Grade Level Doors: 6
 Clear Height (min - max): 24'
 Column Spacing: 60'w x 24'd
 Amps ; Volts: 2,000 ; 120/208

FEATURES: Lighting - T-5 motion sensor lights
 Rail Service - 10 Rear Doors
 Roof Type - Panelized Wood
 Sprinklers - .365/2,000
 Truck: Staging - ±120'

BROKERAGE:

Colliers
 Phil Garrett 707-863-8357
 Jon Quick 707-863-8359

PROPERTY DESCRIPTION

An approximately 120,000 square foot (±200' deep x ±600' wide) concrete tilt-up building on ±5.97 acres (±372' deep x ±700' wide).

- Offices: ±4,200 SF (two (2) locations)
- Staging: ±120'
- Column Spacing: ±24' deep x ±60' wide (wood)
- Minimum Vertical Clearance: ±24'
- Sprinklered: .365 / 2,000 g.p.m.
- Rail not currently active but can be made operable
- Ten (10) rear rail doors
- Parking: ±1 / 1,000 rentable square feet
- Loading: Front loader with 30 dock high doors (±10' x ±10') & 6 grade level (±12' x ±14') including 1 on the side)
- Roof Structure: Panelized wood roof
- Power: Minimum 2,000 amps @ 120/208 volts to building
- New T-5 motion sensor lights throughout the warehouse

LEASE NOTES

Well maintained industrial project in the Benicia Industrial Park; Divisible to 60,000 square feet, excellent access to I-680 and large number of dock doors. Avail Q4 2023.

5

**4733 Central Way, Suite B
Fairfield, CA 94534**



1016304440 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 35,366
 Lot Size: 2.48 Acres
 Construction Status: Existing
 Year Built: 1979
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0045-300-340, 0045-300-370,
 0045-300-360, 0045-300-350

FOR LEASE

Available SF: 3,599
 Min - Max Divisibility: 3,599 - 6,741
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 21'
 Amps ; Volts: 200 ; 120/208

FEATURES: Lighting - LED Throughout
 Restrooms - Remodeled w/ New Fixtures
 Traffic Count - ±249,000 CPD

BROKERAGE:

Colliers
 Jon Quick 707-863-8359
 Jack Garrett 707-863-4640

PROPERTY DESCRIPTION

AN INDUSTRIAL/FLEX/RETAIL BUILDING with 160 feet of retail street frontage, 12 roll up doors and a loading dock, abundant parking and fenced yard located just off the interchange of Interstate 80 and 680, with visible permitted freeway signage.

- ±249,000 cars per day
- Retail, Showroom, Automotive, Warehouse, Secured Yard

LEASE NOTES

Newly Remodeled Unit. Zoning: (CS) Service Commercial City of Fairfield (Flexible Zoning).

Can be leased with adjacent unit for a total footprint of ±6,741 SF

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6

**4735 Central Way
Fairfield, CA 94534**



1016304441 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 35,366
 Lot Size: 2.48 Acres
 Construction Status: Existing
 Year Built: 1979
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0045-300-340, 0045-300-370,
 0045-300-360, 0045-300-350

FOR LEASE

Available SF: 3,142
 Min - Max Divisibility: 3,142 - 6,741
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Monthly Parking: \$0.00
 Parking Type: Surface
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 21'
 Amps ; Volts: 200 ; 120/208

FEATURES: Lighting - LED throughout
 Restrooms - Remodeled w/ New Fixtures
 Traffic Count - ±249,000 CPD

BROKERAGE:

3,142 Colliers
 707-863-8359
 Jon Quick
 707-863-4640
 Jack Garrett

PROPERTY DESCRIPTION

AN INDUSTRIAL/FLEX/RETAIL BUILDING with 160 feet of retail street frontage, 12 roll up doors and a loading dock, abundant parking and fenced yard located just off the interchange of Interstate 80 and 680, with visible permitted freeway signage.

- ±249,000 cars per day
- Retail, Showroom, Automotive, Warehouse, Secured Yard

LEASE NOTES

Newly Remodeled Unit. Additional ±764 RSF upstairs office area can be added. Zoning: (CS) Service Commercial City of Fairfield (Flexible Zoning).

Can be leased with adjacent unit for a total footprint of ±6,741 SF

7

**Busch Commerce Center - Phase III
2485 Courage Dr, Suite 300
Fairfield, CA 94534**



1016311034 - Y



Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 26,281
 Lot Size: 4.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2007
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0028-960-090

FOR LEASE

Available SF: 5,725
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.5 / 1000
 Parking Spaces: 102
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 20'
 Amps ; Volts: 400 ; 480

FEATURES: Highway Access - Easy acces to I-80
 & Hwy 12
 Private Office - 2
 Reception Area - 1
 Restrooms - 2
 Sprinklers

BROKERAGE:

5,725 Colliers
 707-863-8397
 Bret DeMartini

LEASE NOTES

- Extensive glass line
- Existing hookup infrastructure for a mobile backup emergency generator
- Campus setting offers flexibility & expansion

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8



1016310838 - Y



Busch Corporate Center
360 Chadbourne Rd
Fairfield, CA 94534

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 18,200
 Construction Status: Existing
 Year Built: 1996
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0028-761-100

FOR LEASE

Available SF: 10,500
 Office BuildOut SF: 3,178
 R&D/Flex SF: 7,322
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 4
 Clear Height (min - max): 19' - 19'
 Amps ; Volts: 800 ; 120/208

BROKERAGE:
 Colliers
 Bret DeMartini 707-863-8397

SALE NOTES

- Highly improved R&D Flex/Office & Retail Showroom with warehouse in the rear
- Attractive rear loading
- Second Floor ±3,178 SF of Office
- First Floor ±6,355 SF combined warehouse area and ±1,180 SF of office/showroom area.

FEATURES: Highway Access - I-80, I-680, and Hwy 12
 Private Office - 6
 Restrooms - 2
 Sprinklers
 Storage - 6

9



1016188054 - Y



Busch Corporate Park
2825 Cordelia Rd, Suite 300
Fairfield, CA 94534

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 37,853
 Lot Size: 3.32 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 2017
 Available Date: Immediate
 Occupied?: No
 Zoning: Light Industrial
 Territory: FAI-Fairfield
 APN: 0046-300-170, 0046-300-050

FOR LEASE

Available SF: 5,630
 Office BuildOut SF: 901
 R&D/Flex SF: 4,729
 Avail Subtype: R&D/Flex, Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 3.9 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 18'
 Column Spacing: 50'w x 55'd
 Amps ; Volts: 200-400 ; 277/480
 Phase: 3
 Utilities: to site

BROKERAGE:
 Colliers
 Jon Quick 707-863-8359
 Phil Garrett 707-863-8357

PROPERTY DESCRIPTION

Site Features:

- > Approximately ±3.32 gross acres (not including Perry Drain)
- > Access: Cordelia / Chadbourne Road
- > Utilities to site
- > Topography: Flat

Comments:

- > Excellent access to I-80, Hwy 680 & Hwy 12
- > Flex building - ideal for office and light industrial uses

FEATURES: Breakroom
 Highway Access - I-80, Hwy 680 & Hwy 12
 Lighting - 1/1,000 SF
 Private Office
 Restrooms - 2
 Roof Type - 4-ply built-up
 Sprinklers: ESFR - .495/2000 GPM
 Storage - Closet

LEASE NOTES

- ±37,853 SF concrete tilt up rear-loading building
- (±334' wide x 100'-140' deep, irregular)
- Available: ±5,630 SF
- Office: ±901 SF (see attached floor plan)
- Clear height: ±15' - ±18' minimum
- One (1) rear grade level door (±12' x ±14'). Optional Grade Level door can be added.
- Lighting: Standard warehouse lighting

Recently remodeled, combining two suites into one. Available immediately.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10

**1768 Tanen St
Napa, CA 94559**



1016312105 - N



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 3,000
 Lot Size: 0.16 Acre
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: IL:FP (Light Industrial, Flood Plain)
 Territory: FAI-Napa
 APN: 003-081-012

FOR LEASE

Available SF: 2,000
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): - 11'
 Amps ; Volts: 225 ; 120/208
 Phase: 3

FEATURES: Private Office - 2
 Restrooms - 2 bathrooms
 Storage

BROKERAGE:

2,000 Colliers
 Bill Kampton

707-863-8377

PROPERTY DESCRIPTION

Rare small warehouse centrally located in the City of Napa with easy access to Soscol Avenue. Located within an ±3,000 Sq. Ft. building, this unit has office and warehouse space.

LEASE NOTES

- Very hard to find small warehouse units within the City of Napa. These units are centrally located with quick access to Soscol Avenue. Two buildings of ±3,000 square feet each with a variety of unit sizes and amenities.
- Zoning – IL:FP (Light Industrial, Flood Plain)
- Owner is willing to remove some office to enlarge warehouse area

11

**Nova Business Park North
115 Devlin Rd
Napa, CA 94558**



1016292217 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 250,650
 Lot Size: 16.18 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2023
 Available Date: Immediate
 Occupied?: No
 Territory: FAI-Napa
 APN: 057-170-026-000

FOR LEASE

Available SF: 100,125
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: 0.6 / 1000
 Parking Ratio: 153
 Parking Spaces: Surface
 Dock High Doors: 50
 Grade Level Doors: 4
 Clear Height (min - max): 28' - 28'
 Column Spacing: 55'w x 56'd
 Amps ; Volts: 2,500 ; 277/480

FEATURES: Floor Slab - 7" minimum reinforced concrete
 Highway Access - Highway 29 to Devlin Road
 Sprinklers: ESFR -
 Truck: Apron - 70' concrete
 Truck: Court - ±148' east, ±129' west
 Truck: Trailer Parking - 16 stalls

BROKERAGE:

100,125 Colliers
 Bret DeMartini
 Steve Crocker

707-863-8397

707-685-6395

PROPERTY DESCRIPTION

- Delivery Q3, 2023, ±250,650 SF cross loader in a ±130 acre master planned business park
- Building is located in the NOVA Business Park off Devlin Road, right in the commerce hub of Napa Valley
- Building drive around capability
- Secured building with guardhouse and gate at driveway entrance
- Great central location for warehousing, manufacturing, and distribution to the Counties of Napa, Solano, Sonoma, Marin and Contra Costa, as well as the greater Bay Area and Sacramento

LEASE NOTES

- ±100,125 SF available
- ±16.2 Gross Acres
- Concrete tilt up building (±557' wide x ±450' deep)
- ±3' 11" metal canopy overhang at docks
- Auto Parking - 21 clean air vehicle stalls
- Office and other improvements to suit
- Speed bays - 60'
- Water – City of American Canyon
- Sewer – Napa Sanitation
- Gas & Electric – PG&E and solar available
- Zoning: Industrial Park, Airport Compatibility (IP:AC)
- Build-to-Suit
- Column Spacing 55' x 56'

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12

**1973 Broadway St
Vallejo, CA 94589**



Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 5,000
 Lot Size: 0.36 Acre
 Construction Status: Existing
 Year Built: 1964
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning:
 Territory: FAI-Vallejo
 APN: 0052-040-370

FOR LEASE

Available SF: 5,000
 Avail Subtype: Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 2

FEATURES: Clear Span
 Highway Access - Easy access to Hwy 29 & Hwy 37
 Private Office - 1
 Restrooms - 1
 Yard - ±10,000 SF gated and secured yard

BROKERAGES:

Colliers
 Jon Quick 707-863-8359
 Spencer Bones 916-830-2628

1016309341 - N




FLYER





INDUSTRIAL - FOR SUBLEASE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	Vacaville Business Park 2140 Icon Way, Suite 300 Vacaville, CA 95688	FOR SUBLEASE	BROKERAGE:
	Property Type: Industrial Property Subtype: R&D/Flex Property SF: 22,800 Lot Size: 2.14 Acres Construction Status: Existing Year Built: 2007 Floors: 1 Available Date: 1/01/2024 Occupied?: Yes Zoning: Industrial Park (IP) Territory: FAI-Vacaville APN: 0133-220-270	Available SF: 5,700 Office BuildOut SF: 500 R&D/Flex SF: 5,200 Avail Subtype: R&D/Flex Rental Rate: TBD Expenses: TBD Lease Expiration Date: 02/28/2025 Parking Ratio: 2.8 / 1000 Dock High Doors: 4 Grade Level Doors: 2 Clear Height (min - max): 16' Column Spacing: 57'w x 100'd Amps ; Volts: 1,200 ; 277/480 Phase: 3 Utilities: to site	5,700 Colliers 500 Jon Quick 707-863-8359 5,200 Phil Garrett 707-863-8357
1016311694 - N  		FEATURES: Highway Access - I-80, I-505 Lighting - Skylight Sprinklers - ESFR Truck: Staging - ±100' (plus additional common area)	PROPERTY DESCRIPTION > Gross Acreage: ±2.14 (±93,218 square feet) > Dimensions: ±571' x ±384' (irregular) > Access: I-505 to Vaca Valley Parkway > Utilities: To site > Zoning: Industrial Park (IP) > Year Built: 2007 > APN: 0133-220-270
			LEASE NOTES • Truck Staging: ±100' (plus additional common area) • Column Spacing: Free Span • Parking capable of ±4/1,000 • Lease through: February 28, 2025 (longer term possible with Landlord)



INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016288431 - N



**Cordelia Rd
Fairfield, CA 94534**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 35,000
 Lot Size: 2.15 Acres
 Construction Status: Planned
 Occupied?: No
 Territory: FAI-Fairfield
 APN: 0028-230-690

FOR LEASE AND SALE

Available SF: 35,000
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD

FEATURES: Highway Access - I-80 & Hwy-12

BROKERAGE:

Colliers
 Bret DeMartini 707-863-8397

PROPERTY DESCRIPTION

Build To Suit ±35,000 SF Situated on ±2.15 AC
 Cordelia Road, Fairfield, CA

- Excellent freeway access to I-80 and Highway 12
- Zoned IL (Limited Industrial)
- APN: 0028-230-690 - parcel 2
- 368' deep x 287' frontage (almost square)
- Well-positioned parcel with curb, sidewalk in place
- Typical business uses include food production, assembly, fabrication, warehouse, distribution centers, administrative offices and business support services.
- Ideal for an owner/user who requires specialized improvements designed into a new building (ie special plumbing & electrical overscope improvements).
- Outside Solano Business Park development restrictions.

SALE NOTES

For BTS Lease/Sale
 Please call a broker for pricing

2



1016304565 - N



**Busch Campus Park
510 Chadbourne Rd
Fairfield, CA 94534**

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 45,056
 Lot Size: 3.01 Acres
 Construction Status: Potential Development
 Available Date: Immediate
 Occupied?: No
 Zoning: LI
 Territory: FAI-Fairfield
 APN: 0028-761-320, 0028-761-350

FOR LEASE AND SALE

Available SF: 45,056
 Min - Max Divisibility: 22,500 - 45,056
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Price PSF: Call
 Parking Spaces: 73
 Parking Type: stalls
 Dock High Doors: 4
 Grade Level Doors: 6

FEATURES: Highway Access - Hwy 12 and I-80
Sprinklers: ESFR -

BROKERAGE:

Colliers
 Bret DeMartini 707-863-8397

LEASE NOTES

- Planning Approval in Place - Or, Design on your own
- Utilities to the site

INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016305934 - N



Hercules Business Center
654 Alfred Nobel Dr
Hercules, CA 94547

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 17,232
 Construction Status: Existing
 Occupied?: Yes
 Territory: OAK-Richmond

FOR LEASE AND SALE

Available SF: 4,175
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Price PSF: TBD
 Parking Spaces: 2
 Monthly Parking: \$0.00
 Parking Type: Paved
 Grade Level Doors: 1
 Clear Height (min - max): 24'
 Amps ; Volts: 100 ; 277/480

FEATURES: Insulation
 Lighting - Metal Halide
 Restrooms - 1

BROKERAGE:
 4,175 Colliers
 Light Industrial Jack Garrett 707-863-4640
 TBD Jon Quick 707-863-8359
 TBD Phil Garrett 707-863-8357

Call **LEASE NOTES**
 2 Industrial/Warehouse Condo:
 • Located in Hercules Business Center
 • Easy access to I-80 and Highway 4
 • ±4,170 SF Available
 • Dimensions: ±48' wide x ±88' deep
 • Open shop/warehouse (insulated)
 • One (1) 12' x 14' Grade Level Door
 • Power: ±100 Amps @ 277/480 Volts
 • Clear Height: 24'
 • Lighting: Metal Halide
 • One (1) Restroom
 • Parking: 2 designated spots directly outside the space, plus additional parking across the unit

SALE NOTES
 Industrial/Warehouse Condo:
 • Located in Hercules Business Center
 • Easy access to I-80 and Highway 4
 • Power: ±100 Amps @ 277/480 Volts



INDUSTRIAL - FOR SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	<p>Concord North Industrial Park 3950 Laura Alice Way Concord, CA 94520</p> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 12,010 Lot Size: 1.30 Acres Construction Status: Existing Construction Material: Masonry Year Built: 1999 Occupied?: Yes Zoning: 51 Territory: WNC-Concord APN: 159-430-035-0</p>	<p>FOR SALE</p> <p>Available SF: 12,010 Office BuildOut SF: 2,900 Light Industrial SF: 9,110 Avail Subtype: Light Industrial Price PSF: Parking Spaces: Grade Level Doors: Clear Height (min - max): 18' Column Spacing: 42'w x 36'd</p> <p>FEATURES: Highway Access - Hwy 4 & I-680 Roof Type - 4 Ply built-up wood roof Yard - Secured/Fenced (±2,133 SF)</p>	<p>BROKERAGE: Colliers Phil Garrett 707-863-8357 Jack Garrett 707-863-4640</p> <p>PROPERTY DESCRIPTION Call Colliers, as Exclusive Advisor, is please to represent the opportunity to acquire 3950 Laura Alice Way ("The Property") located in Concord, California. The Property consists of one (1) concrete split face block, building totaling approximately 12,010 square feet on ±1.03 acres of land. The Property is located in the well-established North Concord Industrial Park and benefits from immediate access to Hwy 4 and Interstate 680, allowing convenient access to the Bay Area and Sacramento.</p> <p>SALE NOTES • 100% leased</p>
2	<p>Busch Corporate Center 360 Chadbourne Rd Fairfield, CA 94534</p> <p>Property Type: Industrial Property Subtype: R&D/Flex Property SF: 18,200 Construction Status: Existing Year Built: 1996 Available Date: Immediate Occupied?: No Territory: FAI-Fairfield APN: 0028-761-100</p>	<p>FOR SALE</p> <p>Available SF: 18,200 Office BuildOut SF: 3,178 R&D/Flex SF: 15,022 Avail Subtype: R&D/Flex Price PSF: Parking Ratio: 4.0 / 1000 Grade Level Doors: 4 Clear Height (min - max): 19' - 19' Amps ; Volts: 800 ; 120/208</p> <p>FEATURES: Highway Access - I-80, I-680, and Hwy 12 Private Office - 6 Restrooms - 2 Sprinklers Storage - 6</p>	<p>BROKERAGE: Colliers Bret DeMartini 707-863-8397</p> <p>SALE NOTES • Highly improved R&D Flex/Office & Retail Showroom with warehouse in the rear • Attractive rear loading • Second Floor ±3,178 SF of Office • First Floor ±6,355 SF combined warehouse area and ±1,180 SF of office/showroom area. • Sale type user and investment.</p>



1016295968 - N



1016310837 - N



INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016305235 - N



Safe Harbor 3.0
Devlin Rd near Tower Rd
Napa, CA 94558

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 67,470
 Lot Size: 9.81 Acres
 Construction Status: Entitled
 Available Date: Immediate
 Occupied?: No
 Zoning: GI:AC
 Website: <https://www.safeharborwines.com/>
 Territory: FAI-Fairfield
 APN: 057-110-071-000

FOR SALE
 Available SF: 16,858
 Min - Max Divisibility: 16,858 - 67,470
 Avail Subtype: Manufacturing
 Parking Spaces: 100

BROKERAGE:
Colliers
 Bill Kampton 707-863-8377
 Phil Garrett 707-863-8357
 Jack Garrett 707-863-4640

PROPERTY DESCRIPTION
 Property is approved and vested for a full production winery operation with the following entitlement. ±850,000 gallon per year wine production. Two buildings (totaling ±67,470 SF). Crush, bottling, tank and barrel storage. Water & Sanitation Will Serve letter obtained. No 75% grape source requirement.

SALE NOTES
 Entitled Winery Development Property is approved and vested for a full production winery operation with the following entitlement. Currently only land with approvals and permits to build.

- ±850,000 gallon per year wine production (Use Permit P18-00179-UP)
- Two buildings (totaling ±67,470 SF)
- Crush, bottling, tank and barrel storage
- ±100 parking spaces
- Water & Sanitation Will Serve letter obtained
- No 75% grape source requirement

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1016270284 - N



1000 Church Rd
Rio Vista, CA 94571

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 39,575
 Lot Size: 10.00 Acres
 Construction Status: Existing
 Occupied?: Yes
 Territory: FAI-Rio Vista
 APN: 0178-020-010

FOR SALE
 Available SF: 39,575
 Office BuildOut SF: 6,595
 Warehouse SF: 32,980
 Avail Subtype: Warehouse
 Grade Level Doors: 17' - 23'
 Clear Height (min - max): 50'w x 20'd
 Column Spacing: 800 ; 277/480
 Amps ; Volts:
 Phase: 3

BROKERAGE:
Colliers
 Jon Quick 707-863-8359

PROPERTY DESCRIPTION
 • ±32,980 SF of warehouse / shop (±320' deep x ±150' wide)
 • ±6,595 SF of office
 • ±10 acre secured yard facility
 • Air and water lines throughout the warehouse
 • Property is serviced by PG&E, Well & Septic

FEATURES: Crane - Three 5 ton overhead cranes and one 3 ton overhead crane. Hook height ±14'. 2 Jib Cranes
 Storage - ±54' x ±128' covered
 Yard - ±9 Acres Secured, Compacted Gravel

SALE NOTES
 Contact Broker for pricing and tours.
 Do not disturb existing occupant.

