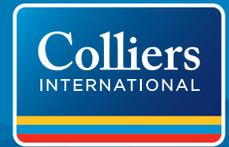


FOR LEASE > FORMER WINE CORK PRODUCTION FACILITY



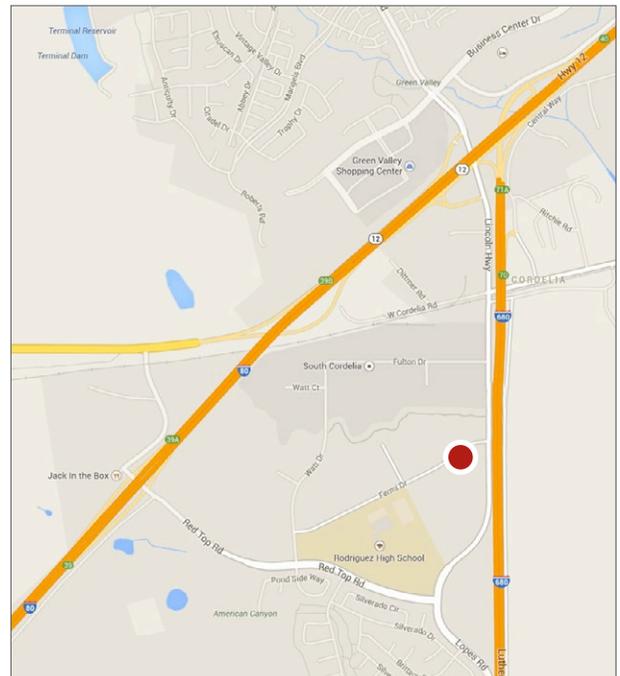
Cordelia Commerce Center

505 LOPES ROAD, FAIRFIELD, CA 94534



Property Highlights

- > ±16,800 SF (±140' deep x ±120' SF wide) within ±43,000 SF
- > Clear Height: ±24'
- > Offices: ±3,209 SF (±104' wide x 32' deep)
- > Warehouse: ±13,484 SF (±120' wide x ±112' deep)
- > Parking: ±1.2/1,000 per rentable SF
- > Staging & Truck Access:
 - 4 Dock high doors (±9' x ±10') / rear loaded
 - 2 Grade level doors (±12' x ±14') / rear loaded
- > Column spacing: ±40' to ±50' wide x ±40' to ±50' deep
- > Power: 400 Amps @ 480/277 volts to premises
- > 15'-20' candle, energy efficient lighting in warehouse
- > Motion sensor lighting in warehouse
- > Insulated ceilings within warehouse
- > Interstate 680 visible signage
- > Fire Sprinklers: 0.495/2,000 gpm
- > Natural Gas to Building



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

ERIC DAKIN
+1 707 863 8364
eric.dakin@colliers.com
CA License No. 01816124

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

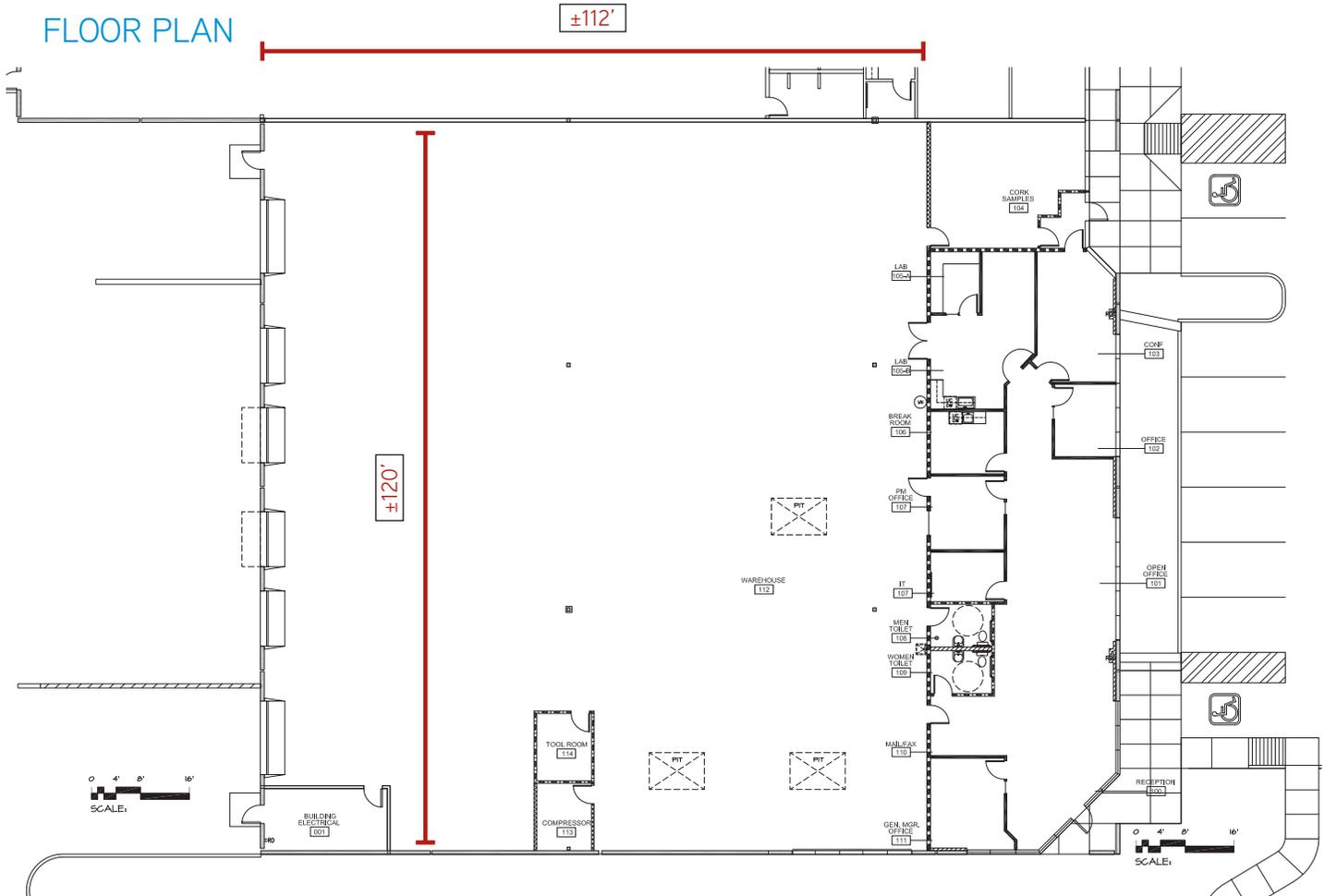
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FLOOR PLAN



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

ERIC DAKIN
+1 707 863 8364
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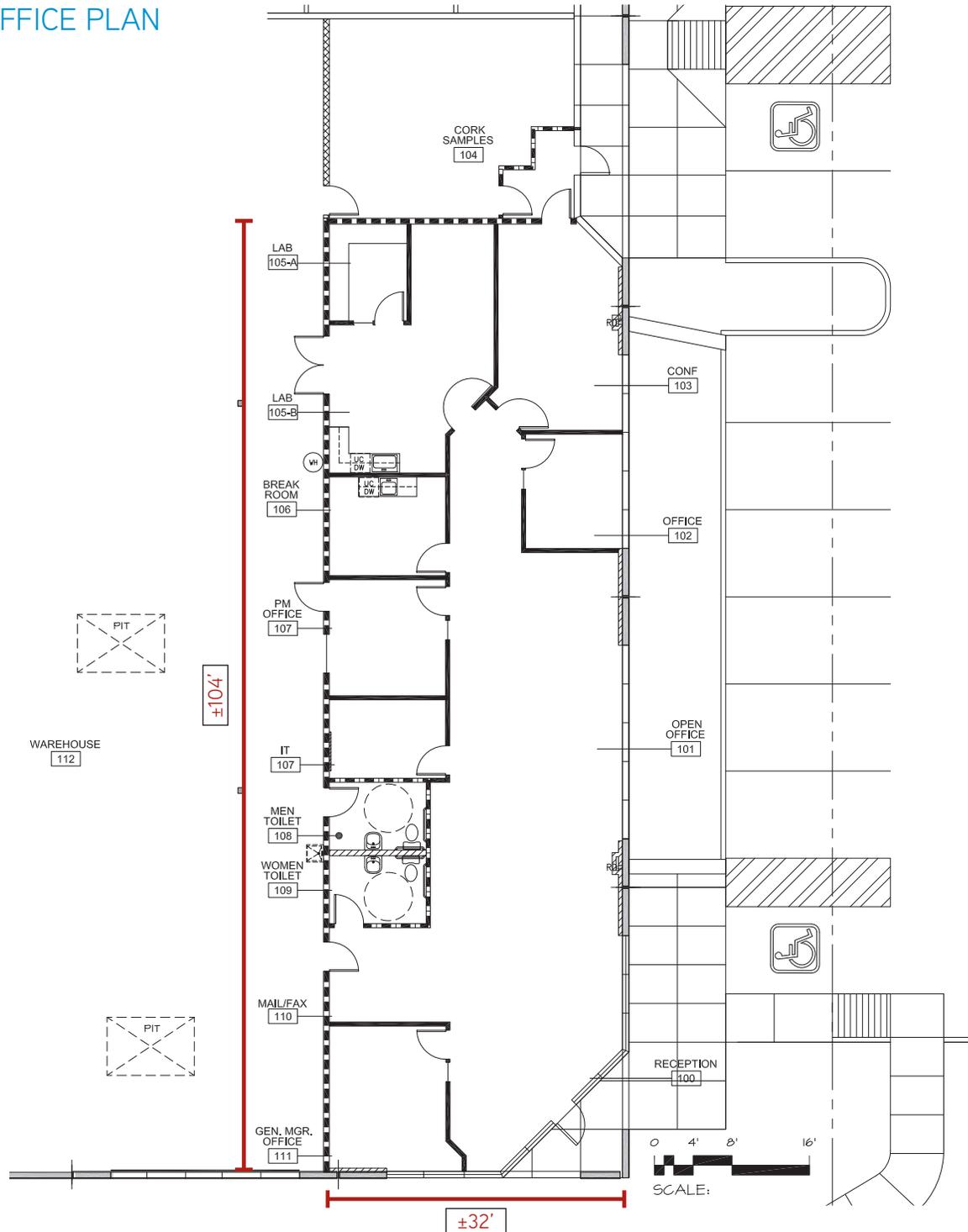
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OFFICE PLAN



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

ERIC DAKIN
+1 707 863 8364
eric.dakin@colliers.com
CA License No. 01816124

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360 Campus Lane, Suite 101
Fairfield, CA 94534
www.colliers.com

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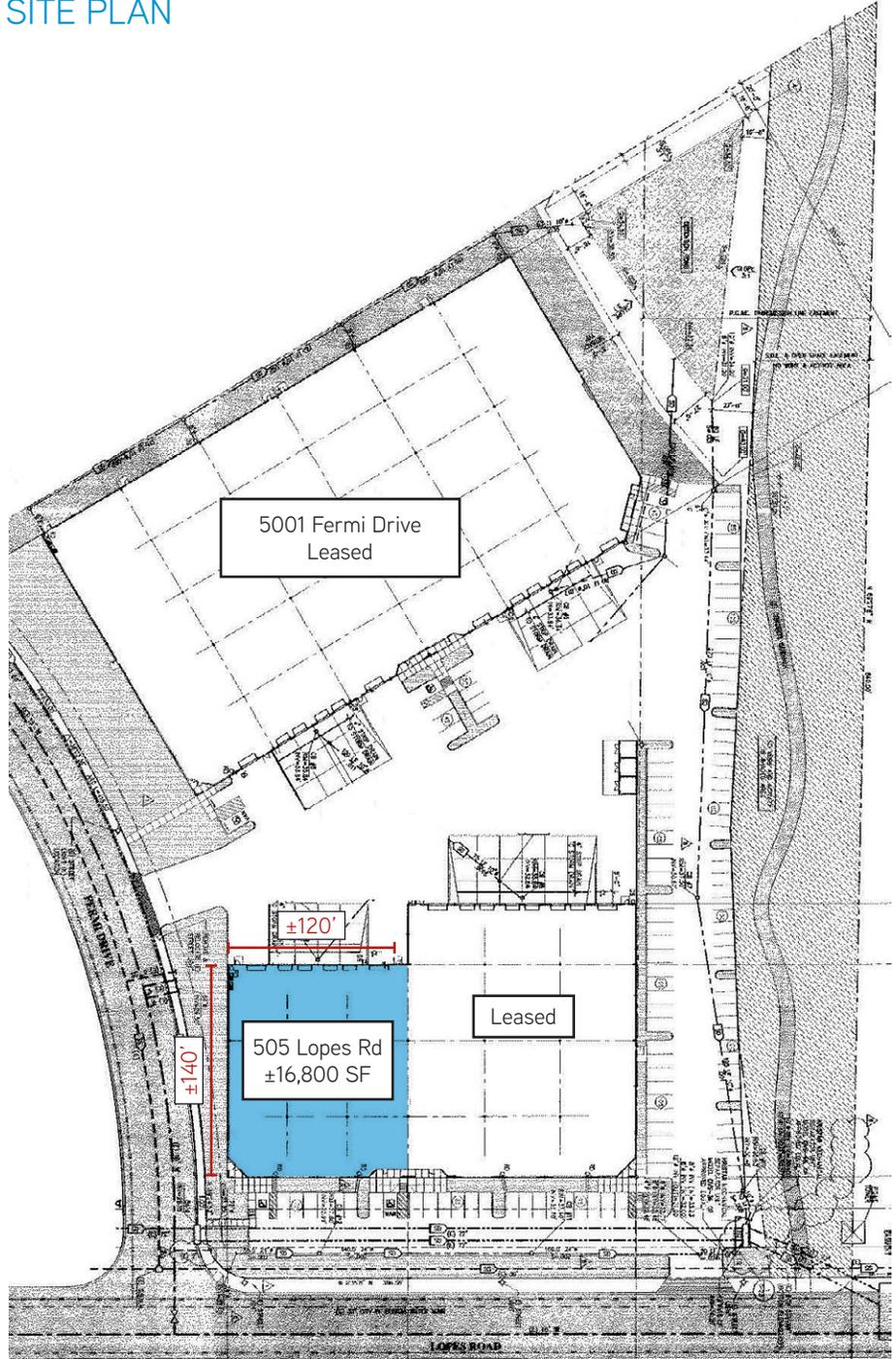


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SITE PLAN



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

ERIC DAKIN
+1 707 863 8364
eric.dakin@colliers.com
CA License No. 01816124

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www.colliers.com