

±178,000 SF PLANNED BUILDING AT GATEWAY 80 BUSINESS PARK

State-of-the-art distribution center with ideal location along I-80
2980 Cordelia Road | Fairfield, CA



Jones Lang LaSalle Brokerage, Inc. Real Estate License #01856260

9.52 ACRE SITE
IMPROVED WITH
670 PARKING SPACES

FULLY ENTITLED
FOR A 178,000 SF WAREHOUSE /
DISTRIBUTION FACILITY

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PROJECT HIGHLIGHTS

2980 CORDELIA ROAD

LAND PARCEL HIGHLIGHTS

- 178,000 SF space, fully entitled class 'A' distribution facility
- 9.52-acre site currently improved with ±670 parking spaces

BUILDING SPECS

BUILDING

- 178,000 SF (divisible)
- 32' clear height
- Improvements to suit
- ESFR fire suppression system
- 54' 3" x 54' 9" column spacing (60' speed bays)
- 2,000 amps, 277/480 volt, 3-phase
- 60 mil TPO roof with 20 year warranty
- Skylights at 2% (4'x8')
- 6" reinforced concrete slab

LOADING AREA

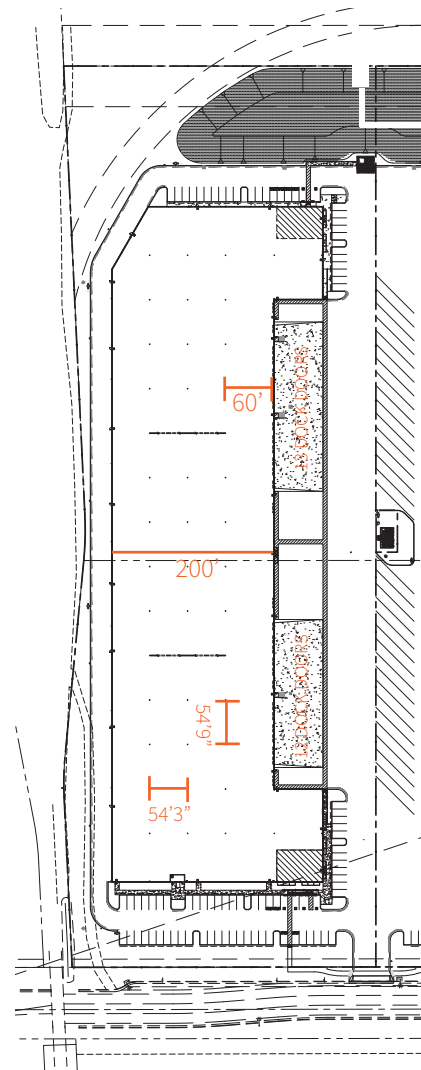
- Front load building
- 25 dock-high loading doors
- 4 grade-level loading doors
- 125' truck court
- 60' speed bays

PARKING

- 92 auto parking spaces

DELIVERY

- 178,000 SF is fully entitled
- Delivery within 10 months



2980 CORDELIA ROAD
178,000 SF FULLY ENTITLED

VISIT WWW.GATEWAY80BUSINESSPARK.COM FOR MORE INFORMATION



GATEWAY80
BUSINESS PARK