

Redtop Road and Watt Avenue

CORDELIA COMMERCE CENTER

23



 CUSHMAN &
WAKEFIELD

 SIERRA PACIFIC
PROPERTIES, INC.

New Class A Industrial Park @ the
I-80, I-680, Highway 12 Junction in
Fairfield, CA



Three Class A Warehouse Facilities Totaling ±345,767 SF

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Building One

Divisible: ±20,000 to ±60,240 SF

Dimensions: ±200' D x 300' W

Office: To Suit

Clear: ±30-32'

Docks: Twelve (±12) rear

Grades: Four (4) rear

Staging: ±130' with 60' concrete apron

Columns: ±50' D x 56' W

Power: ±1,200 amps @ 277/480

Parking: ±1.5/1000, potential yard/trailer parking





Building Two

Divisible: ±16,912 to ±93,813 SF with ±3 acre yard/trailer parking

Dimensions: ±151' D x 615' W

Office: To Suit

Clear: ±32'

Docks: Twenty Five (±25) rear

Grades: Eight (8) rear ****Cut-outs for oversized grade level door access to yard. (See Plans)**

Staging: ±135' with 60' concrete apron

Columns: ±50' D x 56' W

Sprinklers: ESFR

Power: ±2,000 amps @ 277/480

Auto Parking: 101 Stalls ****see additional yard**





Building Three

Divisible: ±22,200 to ±191,714 SF

Dimensions: ±200' D x ±951' W

Office: To suit

Clear: ±32'

Docks: Forty Seven (47), rear

Grades: Eight (8), rear

Staging: ±135' with 60' concrete apron

Columns: ±50' D x ±56' W

Sprinklers: ESFR

Power: 2,000 expandible to 4000

Auto Parking: 217 stalls

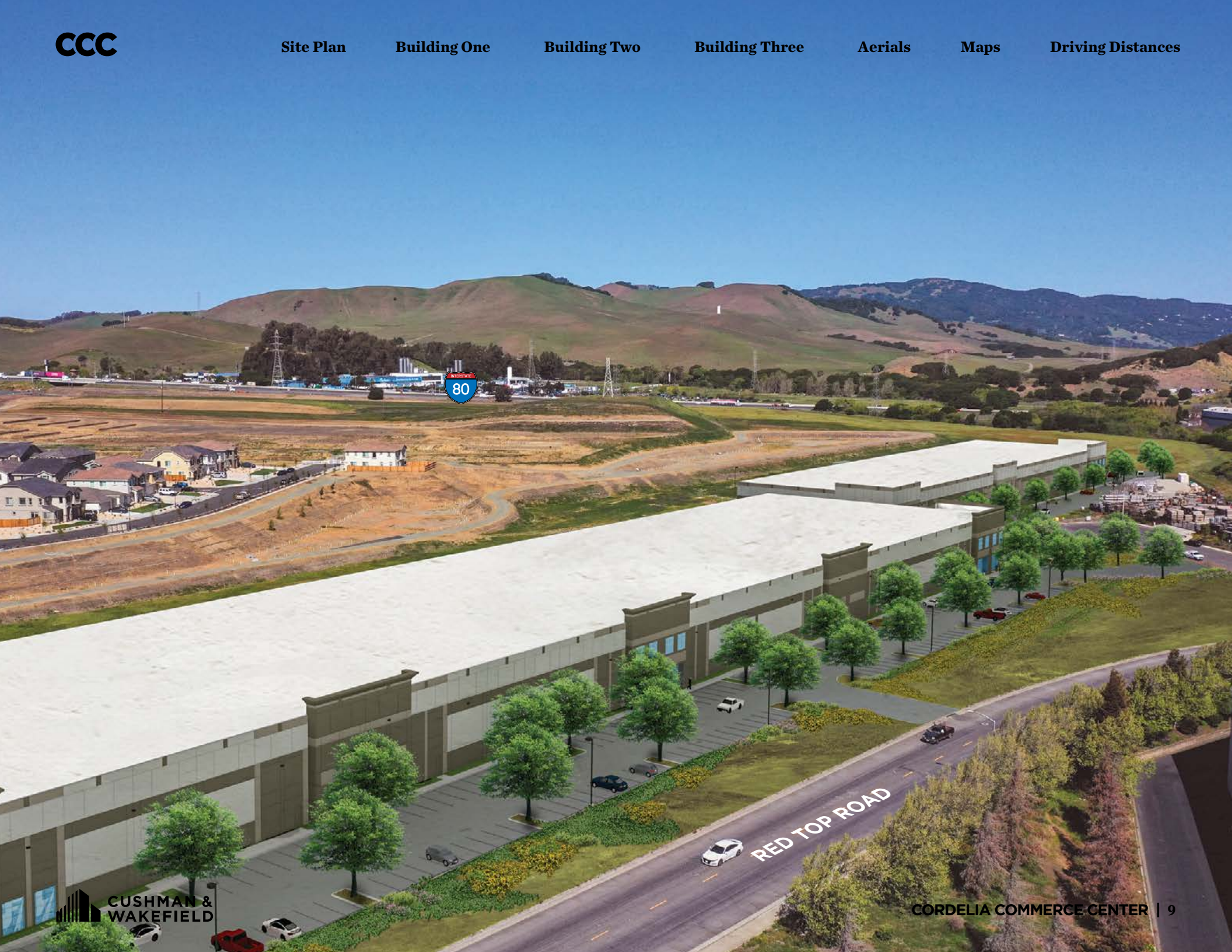




RED TOP RD. TO HWY 80

POTENTIAL
YARD/TRAILER
PARKING







CONTRA COSTA
15 miles

SAN FRANCISCO
46 miles



From I-680, access the property via the Green Valley / Cordelia Road or Gold Hill Rd exits.

From I-80, access the property via the Red Top Rd exit.



LOPES RD.

RED TOP RD.

WATT AVE.

FULTON DR.

NAPA →
13 miles



VALLEJO
11 miles

AMERICAN CANYON
9 miles

NAPA
13 miles

CCC

RED TOP RD.



WATT AVE.

LOPES RD.

FULTON DR.





SACRAMENTO
45 miles

VACAVILLE
16 miles

FAIRFIELD
8 miles

CCC

CALIFORNIA
12

INTERSTATE
80

INTERSTATE
680

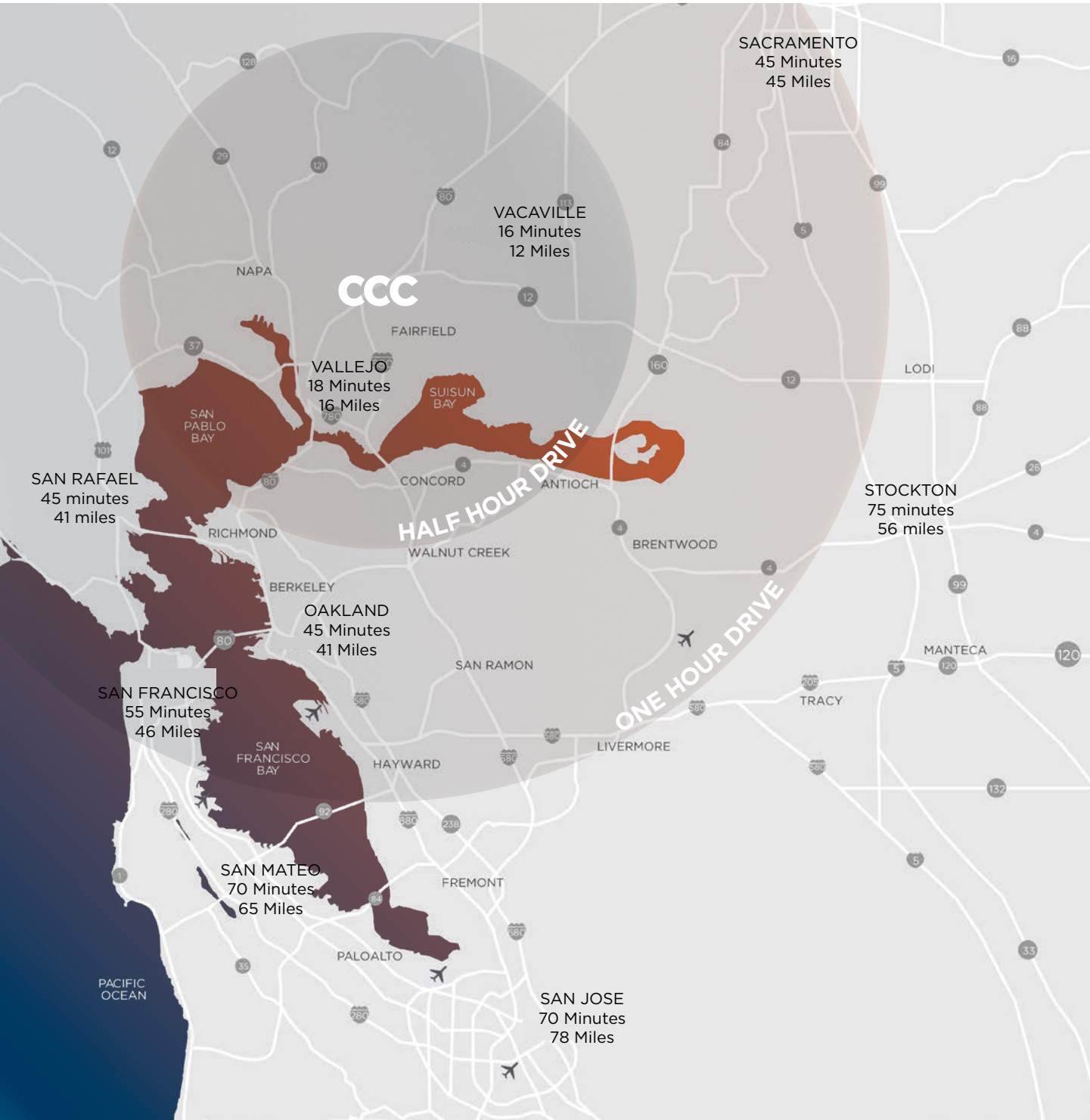
FULTON DR.

LOPES RD.

WATT AVE.

RED TOP RD.





Driving Distances

Prime Location And Quick Access For Logistics

At the confluence of I-680 and I-80

City	Distance
Napa	13 miles
Oakland	45 miles
San Francisco	46 miles
Sacramento	50 miles
San Jose	78 miles
Reno	175 miles
Los Angeles	394 miles
Las Vegas	545 miles
Boise	596 miles
Portland	647 miles
Salt Lake City	693 miles
Phoenix	755 miles
Seattle	819 miles
Denver	1,211 miles