

±98,101 SF FOR LEASE AT GATEWAY 80 BUSINESS PARK

State-of-the-art distribution center with ideal location along I-80
2950 Cordelia Road | Fairfield, CA

36'
CLEAR HEIGHT

±1,200 SF
OFFICE SPACE

18
DOCK-HIGH
DOORS

**TRAILER
PARKING**

Jones Lang LaSalle Brokerage, Inc. Real
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SPACE HIGHLIGHTS



2950 CORDELIA ROAD

±98,101 SF WAREHOUSE SUITE

- Includes ±1,200 SF of office space
- 36' clear height
- ESFR fire suppression system
- 60 mil TPO roof with 20 year warranty
- Skylights at 2% (4'x8')
- 8" reinforced concrete slab
- 51 auto parking spaces
- 4 trailer parking spaces
- 360° access
- .5 miles from Interstate 80

LOADING AREA

- 18 dock-high loading doors
 - 4 with 40,000 lb hydraulic levelers with seals, bumpers, truck restraints & swing lights
 - 6 with edge of dock (EOD) levelers
- 1 grade level door
- 130'-185' truck courts

FOR MORE INFORMATION VISIT

WWW.GATEWAY80BUSINESSPARK.COM

GATEWAY 80 BUSINESS PARK SITE PLAN

