



**±19,200 SF SITUATED ON ±2.51 ACRES OF LAND  
(TAKE ALL OR PART - 2 PARCELS)**

**2000 Walters Court, Fairfield, CA**



## Property Features

- ▶ ±19,200 SF building (120'X160') with 12,000 SF CMB Fenced Yard (100'X120') situated on 1.77 acres
- ▶ 4,800 SF of Office and Show Room
- ▶ 600 Amps @ 120/208 Volt 3 Phase
- ▶ Two (2) Grade Level Load:  
    **14' X 16' oversized door** and  
    12' X 12' door
- ▶ Four (4) Restrooms
- ▶ ±18' Minimum Clearance
- ▶ Columns 24'x50'
- ▶ Sprinklered Density: .33/3,000 SF
- ▶ Improvements to Suit (Amortized into Lease)
- ▶ Zoning: Commercial Service - CS <https://bit.ly/2PQRYL1>
- ▶ Adjacent .74 Arce Lot (Rod Iron/Chained Linked Fenced w/Lite Yard)



### CHRIS PETRINI

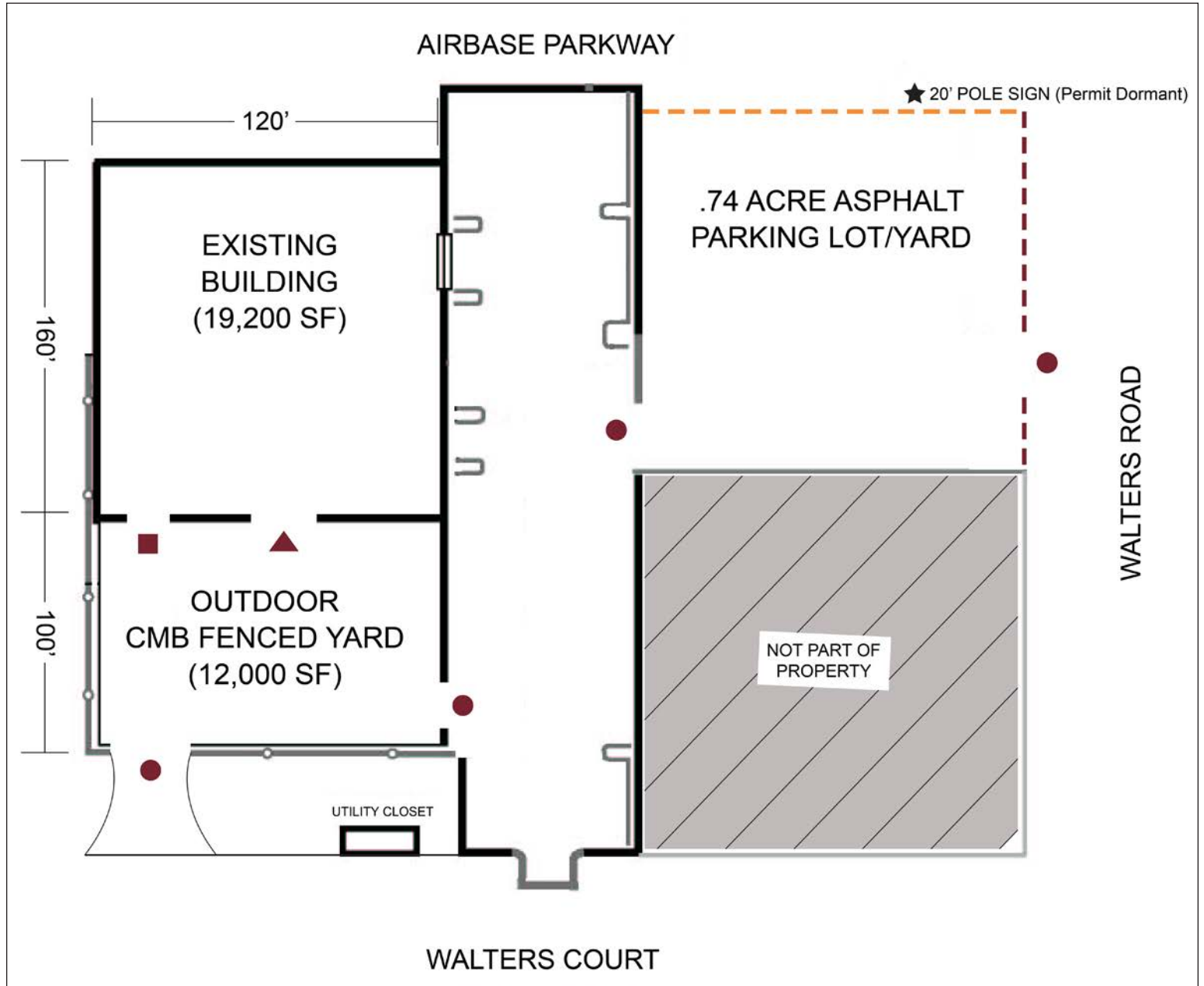
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### PETRINI COMMERCIAL

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**Legend:**

- ROLLING ROD IRON GATE
- ▲ 14' X 16' ROLL UP DOOR
- 12' X 12' ROLL UP DOOR
- ROD IRON GATE
- - - CHAIN LINKED FENCE

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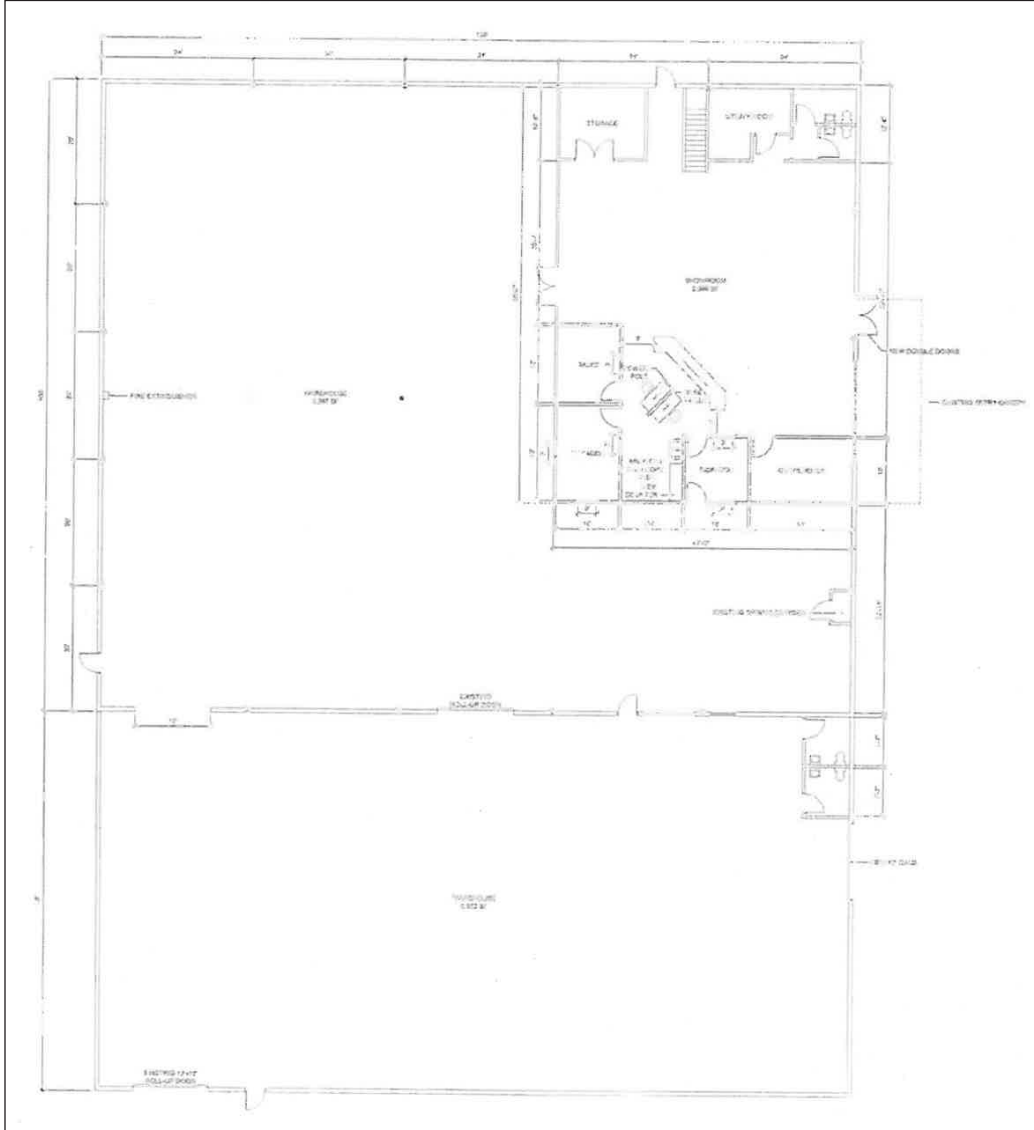
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FLOOR PLAN NOT EXACT/NOT TO SCALE



WAREHOUSE



OFFICE



YARD WITH OVERSIZED DOOR



FENCED YARD

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