



**FOR LEASE: ±20,000 SF FREE STANDING BUILDING ON 1.5 ACRES**

**4833 Auto Plaza Court, Fairfield, CA**

**FREEWAY VISIBLE WAREHOUSE/SHOWROOM WITH A FULLY  
FENCED PERIMETER YARD AREA**



## Property Overview

- ▶ ±20,000 Total Square Feet. Building dimensions (80'x250')
- ▶ ±15,547 SF of Warehouse and ±4,453 SF of Offices
- ▶ Ample Fenced and Paved Outside Yard/Staging Area
- ▶ 28 Parking Stalls. Additional Parking in Yard
- ▶ Fully Sprinklered Throughout (.21/1,500 SF)
- ▶ Six (6) Grade Level Doors (12'x14')
- ▶ 18' Minimum Ceiling Clearance
- ▶ 400 Amps, 120, 208 volt, 3 Phase Electrical Service
- ▶ Clear Span Warehouse
- ▶ Skylights Throughout
- ▶ 31'x24' Exterior Garage Bonus Structure
- ▶ Zoning - CR (Regional Commercial) <https://bit.ly/2PQRYL1>
- ▶ Situated on 1.5 Acres



This spectacular building/yard facility is located at the I-680/I-80/HWY-12 interchange and benefits from generous office showroom space, flexible zoning, drive-thru warehouse loading, ample parking, nearby retail amenities and freeway visibility.

**Asking Rate: CALL BROKER FOR PRICING**

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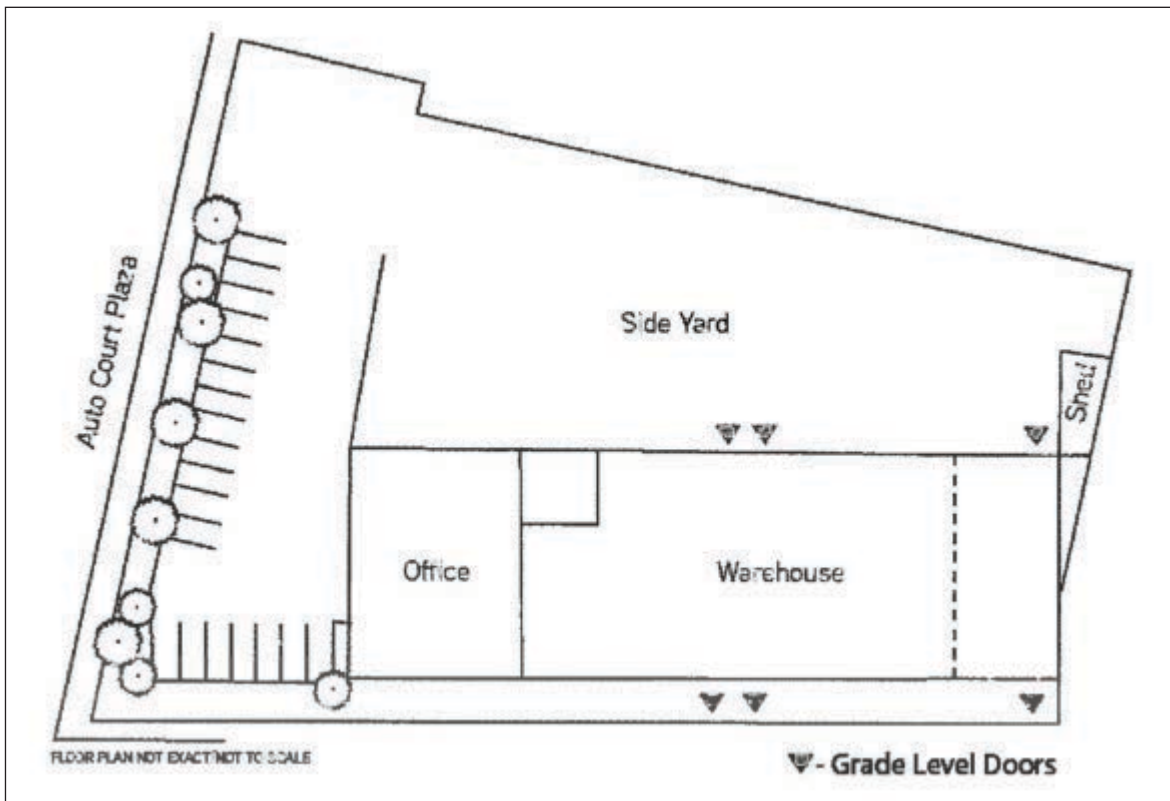
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±15,547 SF of Warehouse with 6 Grade Level Doors



Ample Fenced & Paved Outside Storage/Staging Area



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