

±5,000 SF - ±17,018 SF

320 Campus Lane

Fairfield, CA



OFFICE / FLEX FOR LEASE

AVAILABLE:

±4,974 - 16,992 SF

ZONING:

Industrial Business Park (IBP) - per City of Fairfield

LEASE RATE:

CONTACT BROKER

LOCATION:

Located in the Fairfield Corporate Commons business park with easy access to and from I-80, I-680, & Highway 12.

SUMMARY:

Campus style setting ideal for professional office, lab, flex, and R&D uses.

Information contained herein has been obtained from the owner or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All information is subject to change or withdrawal without notice.



DAKIN & DAKIN
COMMERCIAL REAL ESTATE SERVICES

619 Buck Avenue, Suite B
Vacaville, CA 95688
707.200.2097 Main

www.DakinandDakin.com

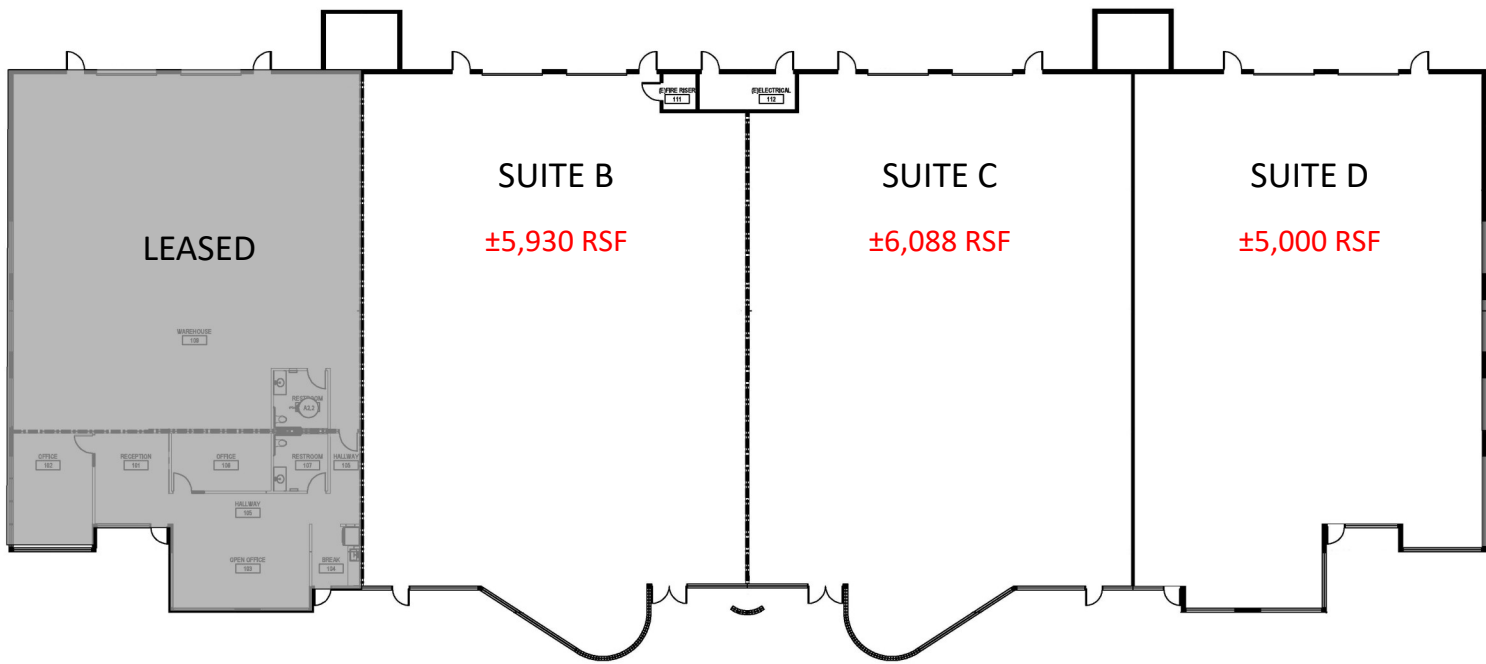
Eric Dakin

Managing Broker
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707.392.5122 Direct
eric@dakinanddakin.com

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PROPERTY CHARACTERISTICS:

- First generation improvements (Suites B & C)
- Close proximity to I-80, I-680, Highway 12 Interchange
- LED lighting throughout
- Power: ±1,600 amps @ 120/208 volts to building
- Parking Ratio: Up to ±4 stalls per 1,000 SF
- Well maintained high image Business Park setting



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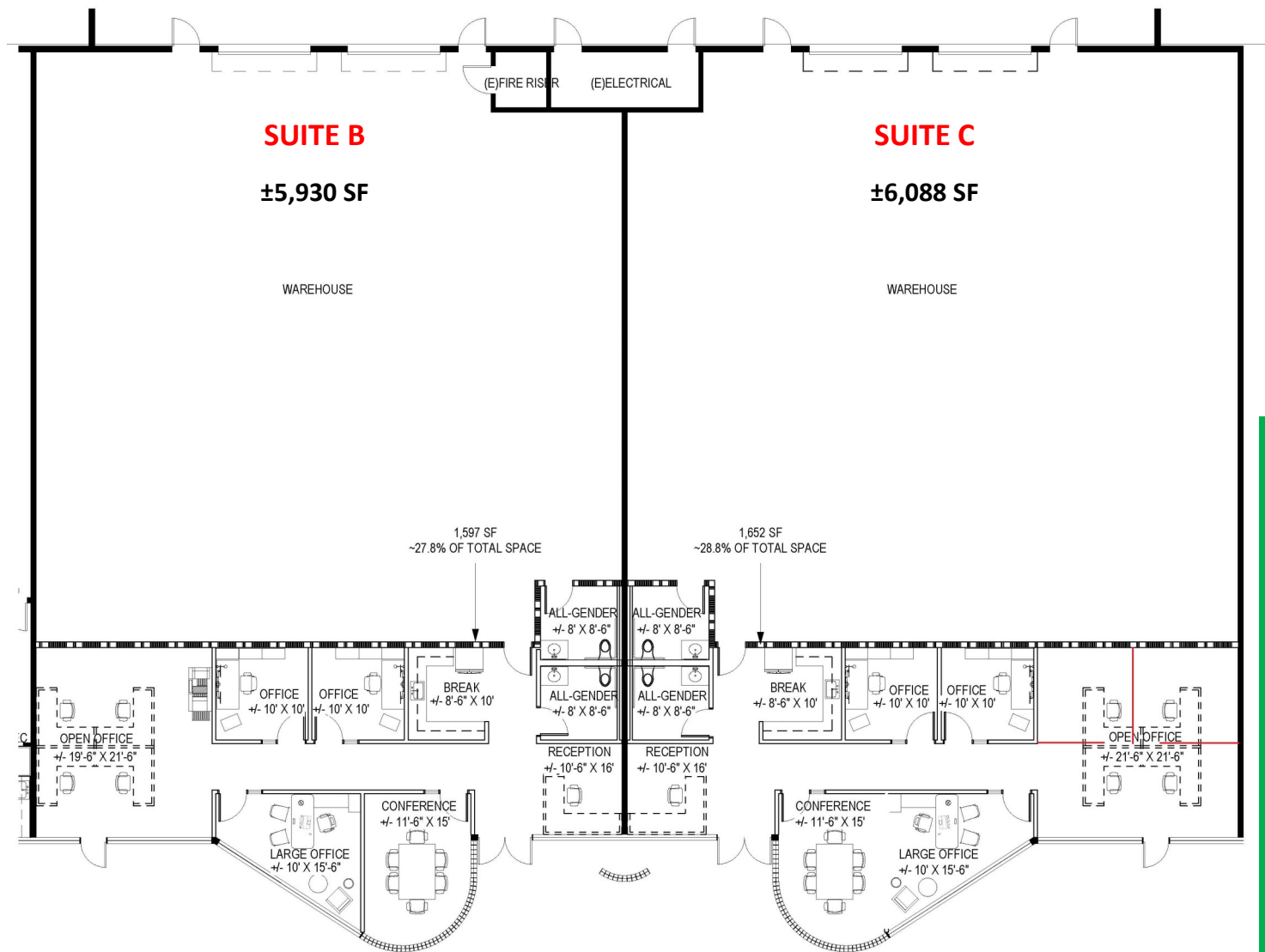
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SUITE B:

- ±5,930 SF
- - ±1,597 SF Office
- (2) Motorized Grade Level Roll-up Doors
- Energy efficient LED lighting
- ±15' Clear Height
- Insulated ceilings in warehouse
- Skylights in warehouse

SUITE C:

- ±6,088 SF
- - ±1,652 SF Office
- (2) Motorized Grade Level Roll-up Doors
- Energy efficient LED lighting
- ±15' Clear Height
- Insulated ceilings in warehouse
- **Temp controlled warehouse**



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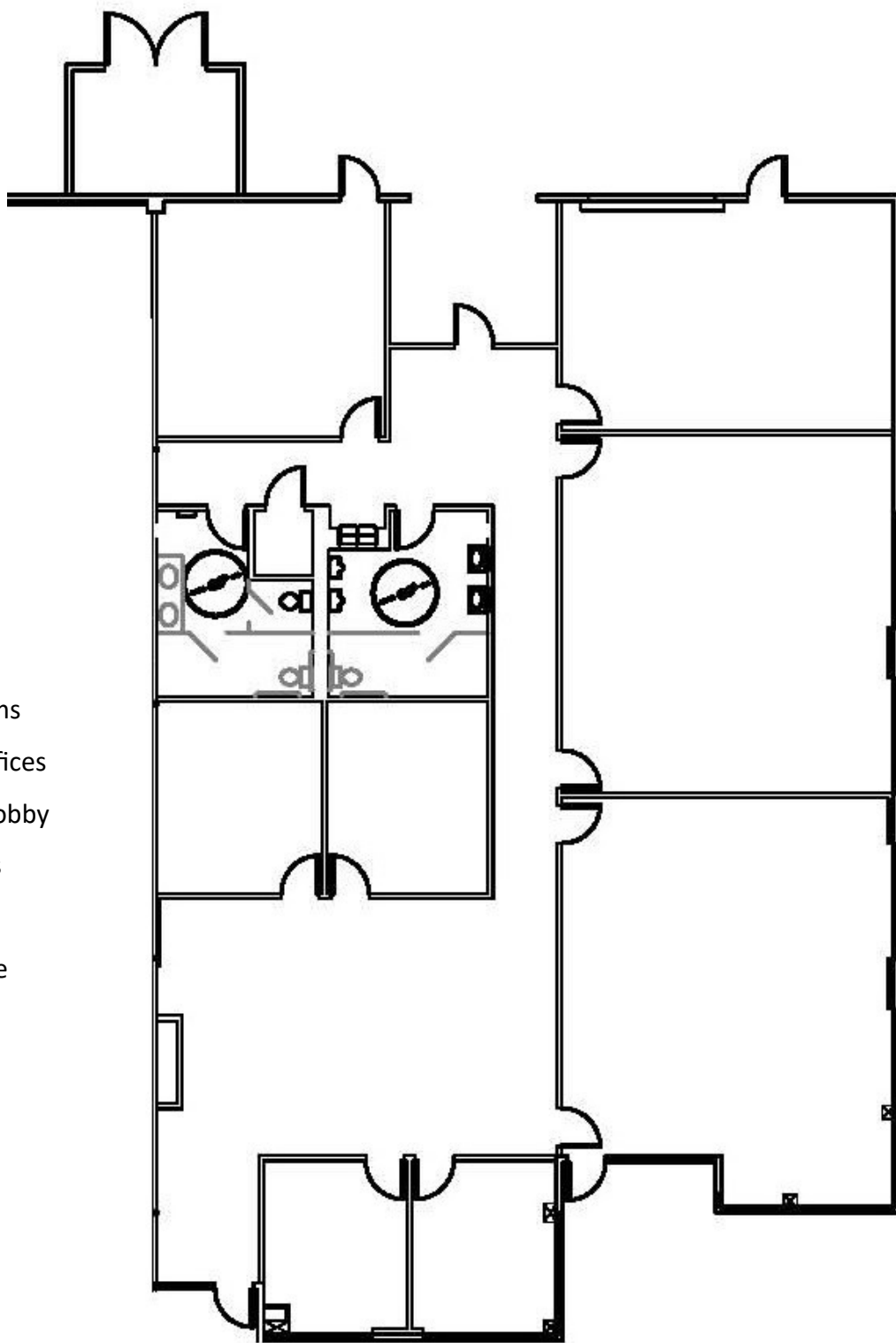
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SUITE D:

- ±5,000 SF
- (3) large rooms
- (5) private offices
- Reception / lobby
- (2) restrooms
- Roll-up door
- End cap space

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<u>POPULATION</u>	<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
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	7,379	58,286	252,447
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<u>LABOR FORCE</u>	<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
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	4,192	29,485	130,330
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<u>UNEMPLOYMENT</u>	<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
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	1.62%	3.17%	3.43%
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<u>CAMPUSES</u>	<u>SOLANO COLLEGE</u>	<u>UC DAVIS</u>	<u>UC BERKELEY</u>
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	Adjacent	30 Miles	33 Miles
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