

# 4735 Mangels Boulevard

Fairfield, CA

## OFFICE CONDO FOR SALE



### PROPERTY DETAILS

- Two-story office w/ West & South elevation glass line.
- Corner unit
- Separate climate controls for first floor and second floor
- Four (4) private offices
- Built-in reception w/ window
- Two private restrooms (one w/ shower)
- ±3.6/1,000 SF parking ratio
- Located near public transportation, restaurants, grocery, banking, and the I-80, I-680, Highway 12 Interchange.

### ABOUT PROPERTY



SALE PRICE  
**\$710,000.00**



YEAR BUILT  
2006



UNIT SIZE  
±2,685 SF



ZONING  
Industrial Business Park (IBP)

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

For more information:

**Eric Dakin**

Managing Broker

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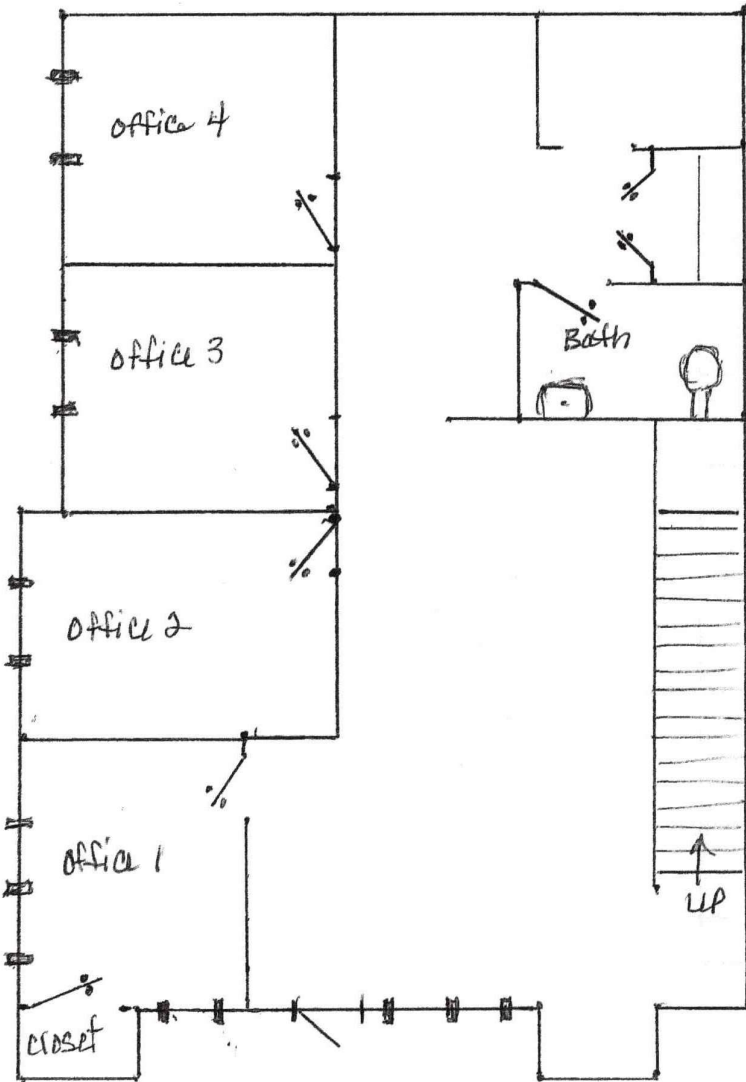


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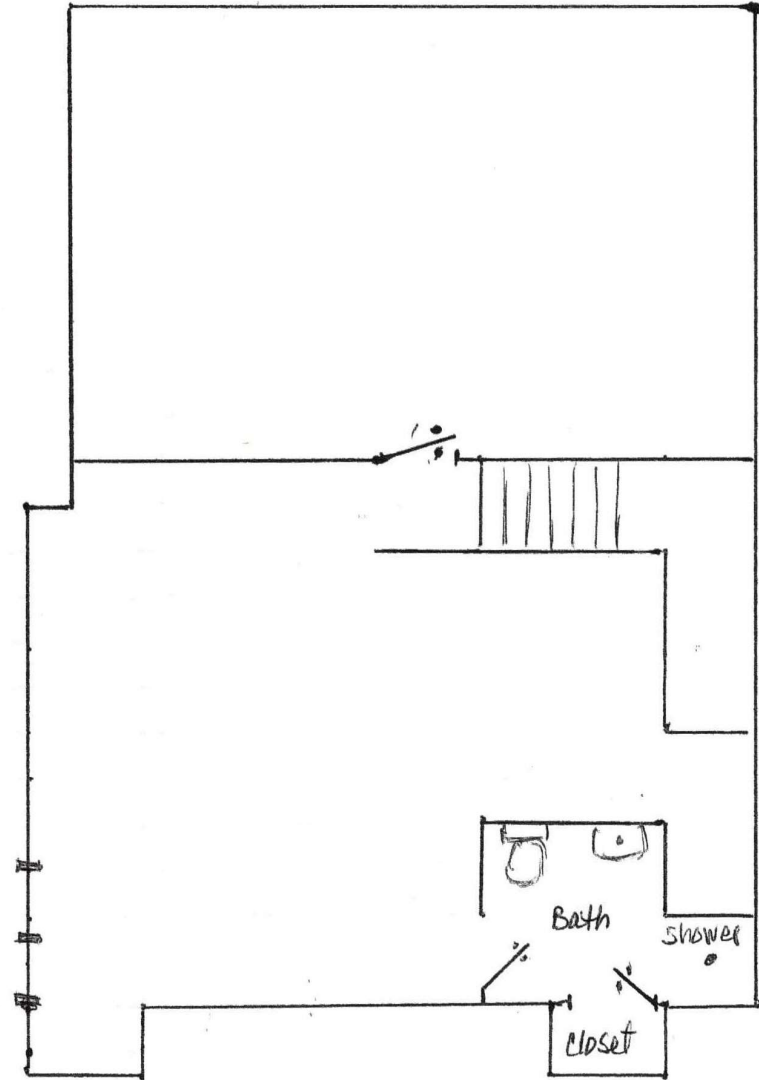
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1<sup>st</sup> Floor



2<sup>nd</sup> Floor

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