



Fairfield Corporate Commons

±36.49 Acres of Land for Sale or Build to Suit | Fairfield, CA

Solano County's Premiere Business Park located at the convergence of Interstate 80, Interstate 680 and Highway 12. Strategically located midway between San Francisco and Sacramento

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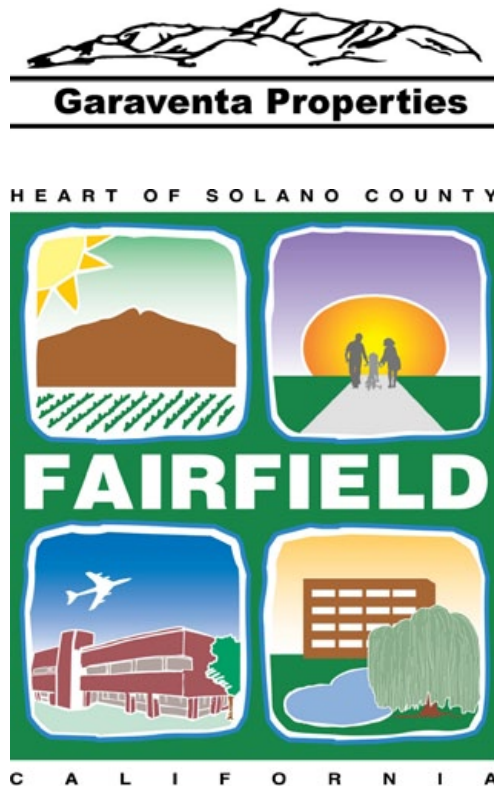
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Fairfield Corporate Commons

The remaining land inventory of Fairfield Corporate Commons consists of ±36.49 acres within ten (10) total lots. Fairfield Corporate Commons is a beautifully landscaped master planned business park. It is located in the city of Fairfield in Solano County near the Green Valley area, just between the San Francisco Bay Area and Sacramento.

Major highways, railroads, airports, shipping ports, and commercial interstate bus and trucking lines service the Fairfield area. The site's location provides for a direct link to the Eastern Bay communities of Walnut Creek, Concord, Fremont, San Francisco, Napa, and the high-tech marketplace of the Silicon Valley. The site includes over ±2,000 linear feet of prime, I-80 freeway frontage and visibility to over ±210,000 cars per day, in addition to a primary position on the newly developed Northern Connector, Business Center Drive (slated to carry over 45,000 per day). The result is a site advantageously positioned for companies requiring a large labor pool and access to national and international marketplaces.

Fairfield Corporate Commons is designed to provide a quality location for corporate and administrative offices, biotech, social media, call centers, and research and development. The park has been designed to accommodate the expanding technology requirements of today's companies. The park's flexible layouts meet any tenants needs, whether it be for high visibility to the freeway or separate lot identity within the park. Protective CC&R's and established sign criteria assure the highest standards in design and appearance.



Property Information

Location:

I-80 @ Suisun Valley Road & Business Center Dr.

Features:

- > Protective CC&R's
- > Mature/Attractive landscaping
- > Adjacent to Solano Community College (15,000-20,000 students)
- > ±210,000 cars travel by site daily
- > Fully Improved Parcels
- > All environmental and biological approvals in place
- > All environmental and soils reports complete and available
- > Excellent abundant and affordable labor (Click here to view full demos).

Street Frontage:

Interstate 80 / West side of site J, Suisun Valley Road, Business Center Drive

Access:

Excellent access to I-80 via Business Center Drive or Suisun Valley Road

Utilities:

All utilities have been designed to provide the necessary capacity for the full build-out of the existing entitlements

> **Storm Drains:**

North of Business Center Drive. Pipelines within BCD range in size from 48" to 18". They have been designed to provide the necessary capacity to convey the peak run-off from the development areas north of BCD. Bio-retention and water quality basins have been constructed at the downstream end of the pipeline system to provide water quality treatment prior to discharge to the detention / wetland basin. Additional water quality

measures will be required within the on-site development areas.

South of Business Center Drive. A 36" outfall and pipeline stub has been constructed at southeast corner of the detention basin. This pipeline is intended to be extended once the commercial areas develop. Water quality measures will be required within the on-site development areas.

- > **Sanitary Sewer:** Pipelines within BCD range from 10" to 8". They have been designed to convey wastewater from both the north and south sides of BCD. Service stubs have been installed to the various development areas.
- > **Potable Water:** 16" waterline has been installed in BCD. This pipeline will serve development on both the north and south side of BCD. Service stubs have been installed to the various development areas.
- > **Raw Water:** Raw water pipelines ranging in size from 10" to 6" have been installed in BCD. They have been sized to provide irrigation water to the non-residential areas both north and south of BCD. Service stubs have been installed to the non-residential development areas.
- > **Dry Utilities (Electric, Gas, Telecom):** A joint trench has been installed on the north side of BCD. The system has been designed to provide capacity for ultimate development north and south of BCD. Service stubs have been installed to the various development areas.

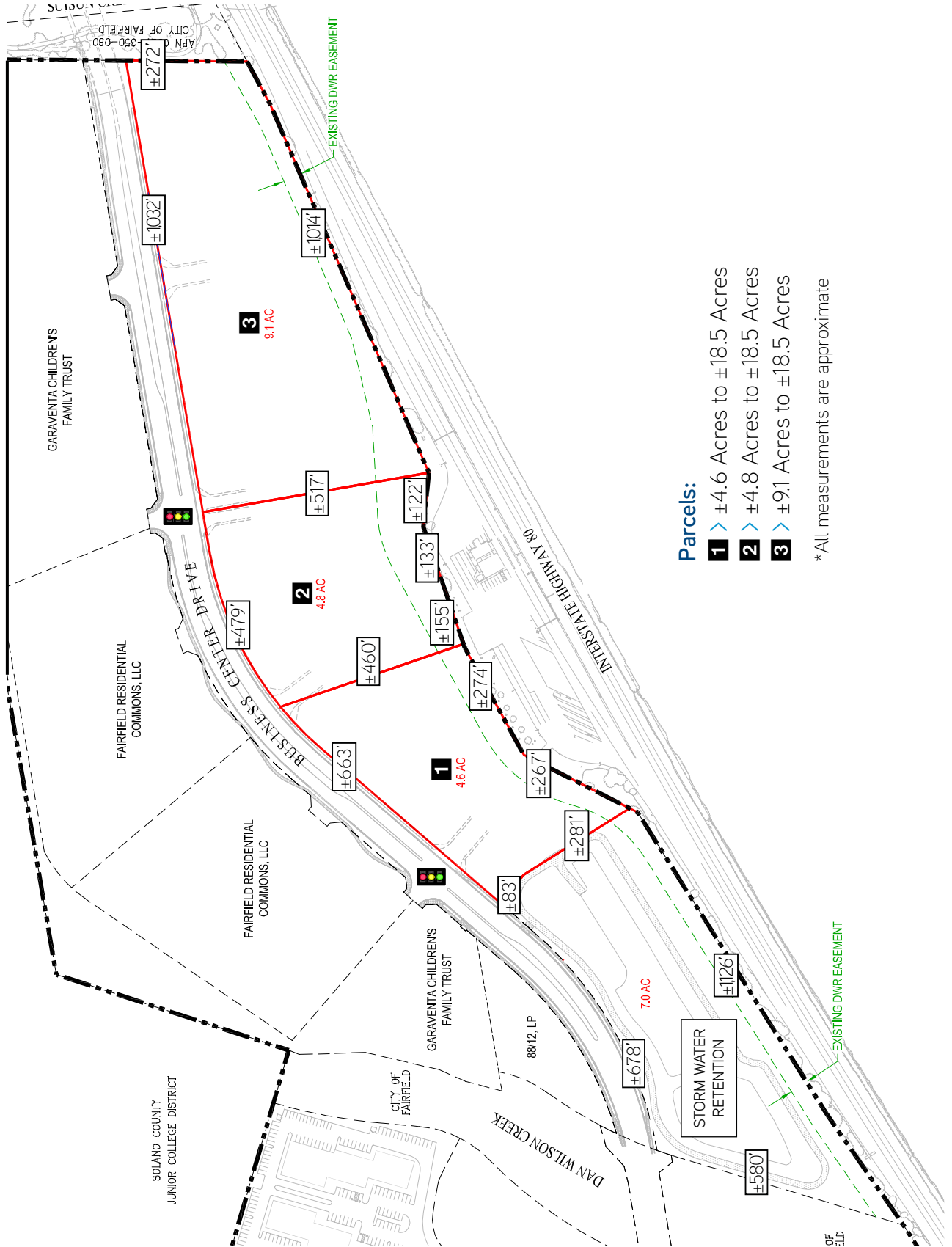
Zoning: *IBP (Click here to view zoning description)*

Topography: Flat

Flood Zone Designation: Not within a special flood zone

Demographics: *Click here to view* (5/10/20 mile radius)

Fairfield Corporate Commons (East)



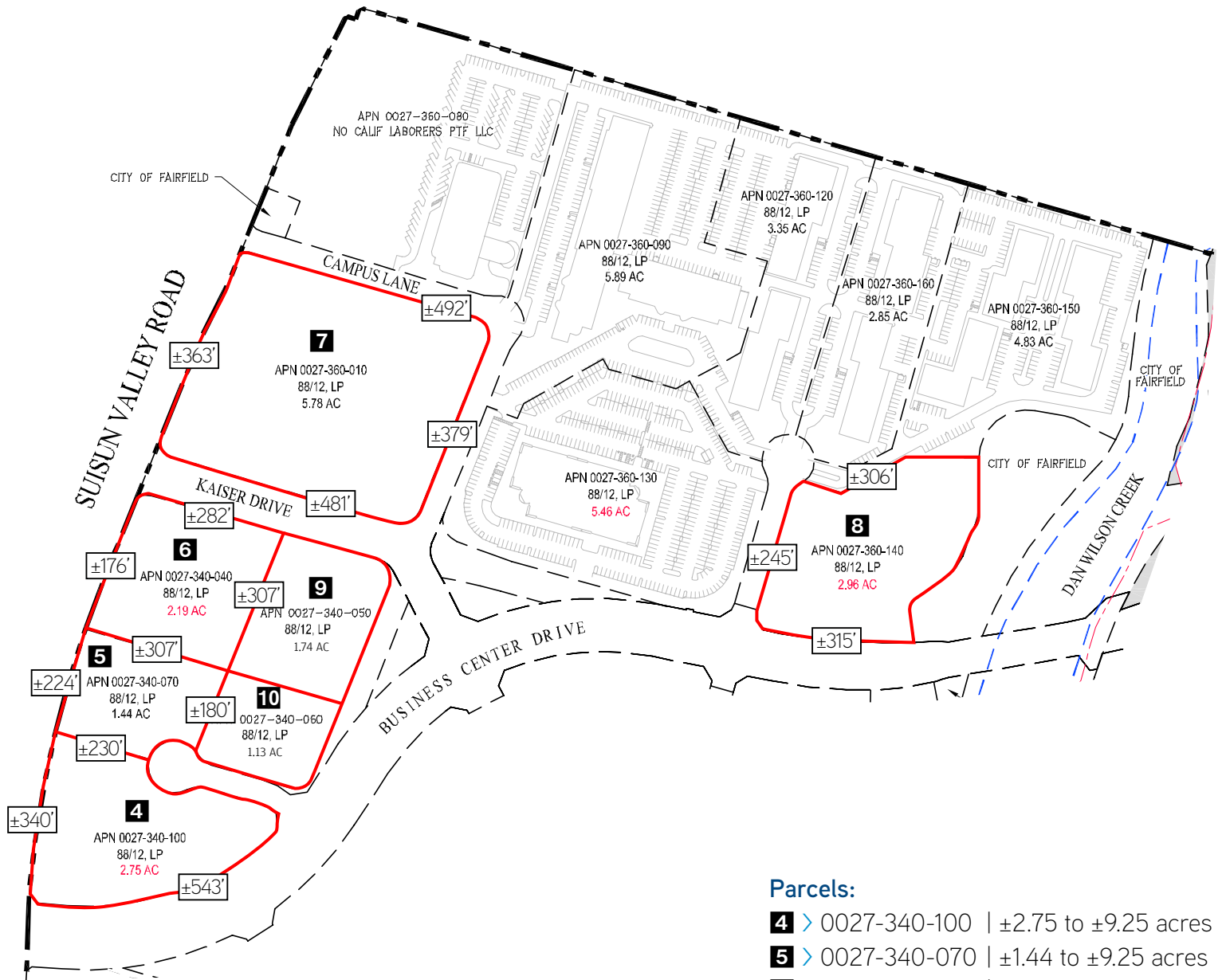
Parcels:

- 1** > ±4.6 Acres to ±18.5 Acres
- 2** > ±4.8 Acres to ±18.5 Acres
- 3** > ±9.1 Acres to ±18.5 Acres

* All measurements are approximate

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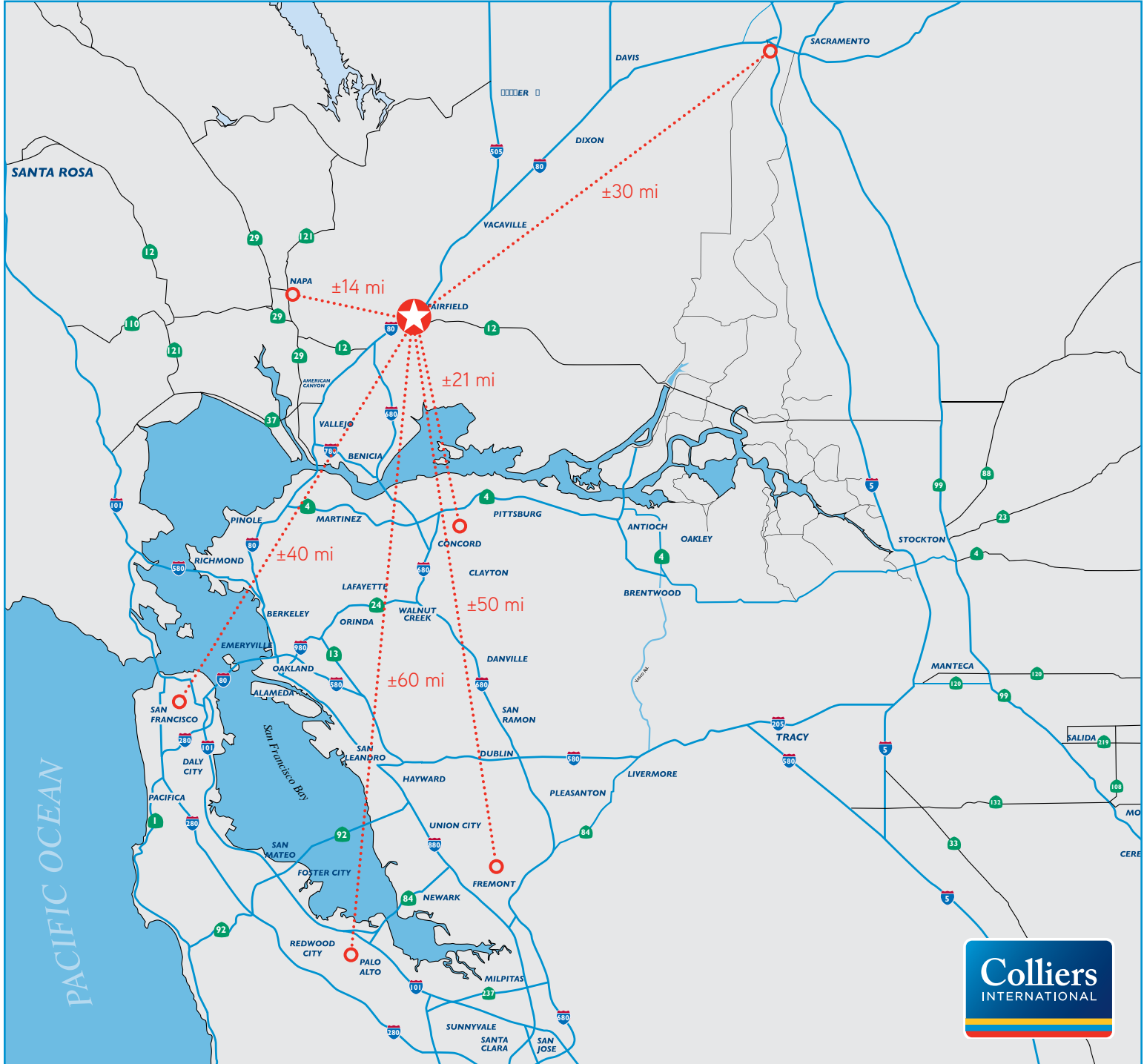
Fairfield Corporate Commons (West)



Parcels:

- 4** > 0027-340-100 | ±2.75 to ±9.25 acres
- 5** > 0027-340-070 | ±1.44 to ±9.25 acres
- 6** > 0027-340-040 | ±2.19 to ±9.25 acres
- 7** > 0027-360-010 | ±5.78 acres
- 8** > 0027-360-140 | ±2.96 acres
- 9** > 0027-340-050 | ±1.74 to ±9.25 acres
- 10** > 0027-340-060 | ±1.13 to ±9.25 acres

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