

# FOR SALE

## 2750 MAXWELL WAY, FAIRFIELD

**88,868 +/- S.F. INDUSTRIAL /MANUFACTURING BUILDING**



### FEATURES INCLUDE:

- Office space: +/- 6,600 s.f. on 2 floors
- 18' - 24' minimum clear height (18' clear height within rear +/- 39,524 s.f.)
- 10 dock high doors with levelers (mechanical 9' x 10')
- 3 grade level doors (12' x 14')
- +/-104 feet of staging area
- 800 amps, 277/480 volt, 3-phase electrical service
- Insulation, skylights and sprinklers throughout
- Abundant parking area including 30 parking stalls in front
- T-8 lighting and motion sensors in warehouse
- Potential yard space available (rear)
- APN: 0028-230-150; 4.59 acres

**SALES PRICE:** Call for pricing



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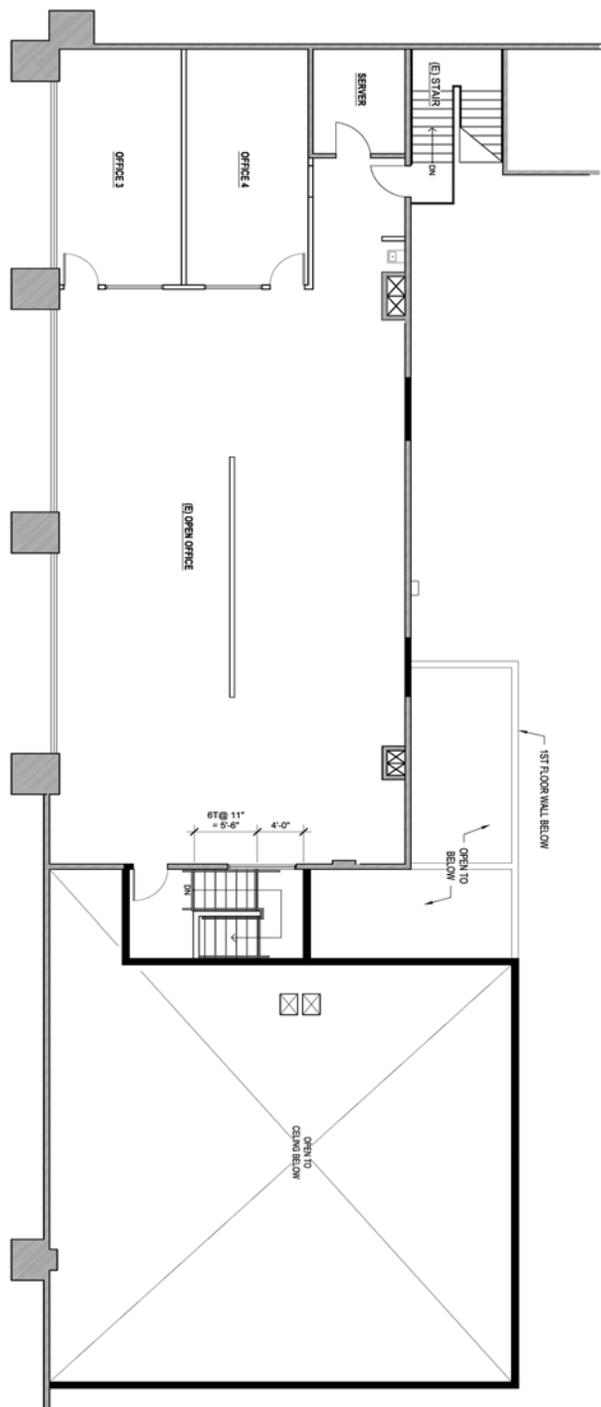
## DISTRIBUTION/MANUFACTURING SPACE FOR SALE



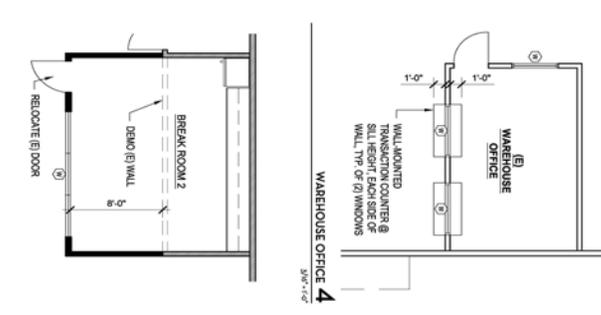
### BUILDING SIZE:

- +/-88,868 square feet on +/-4.59 acres of land with +/-s.f. of two-story office
- Building is divisible to +/-39,524 s.f. (rear expansion - +/-182' x +/-217') and
- +/-49,429 s.f. (front - +/-217' x +/-219')
- +/-84,381 s.f. of warehouse/manufacturing



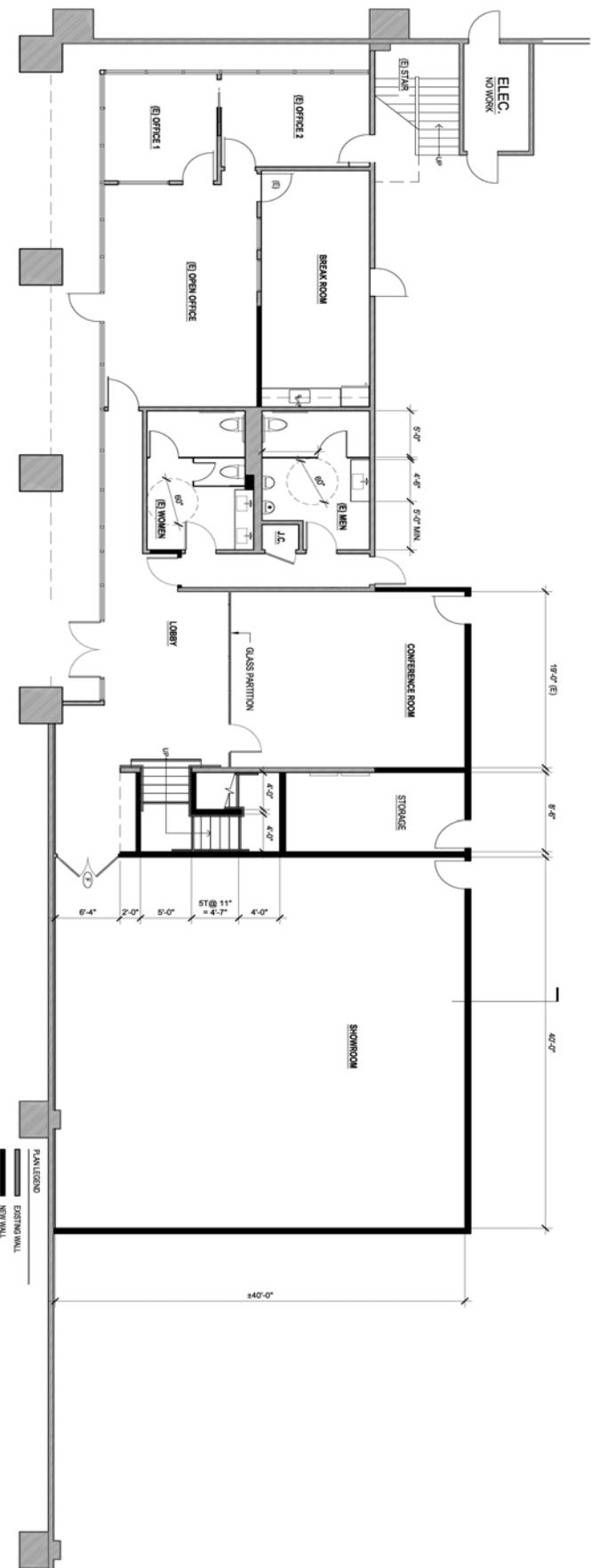


SECOND FLOOR PLAN - PROPOSED 2  
3/8" = 1'-0"



WAREHOUSE OFFICE 4  
3/8" = 1'-0"

BREAK ROOM 2  
3/8" = 1'-0"



FIRST FLOOR PLAN - PROPOSED 1  
3/8" = 1'-0"

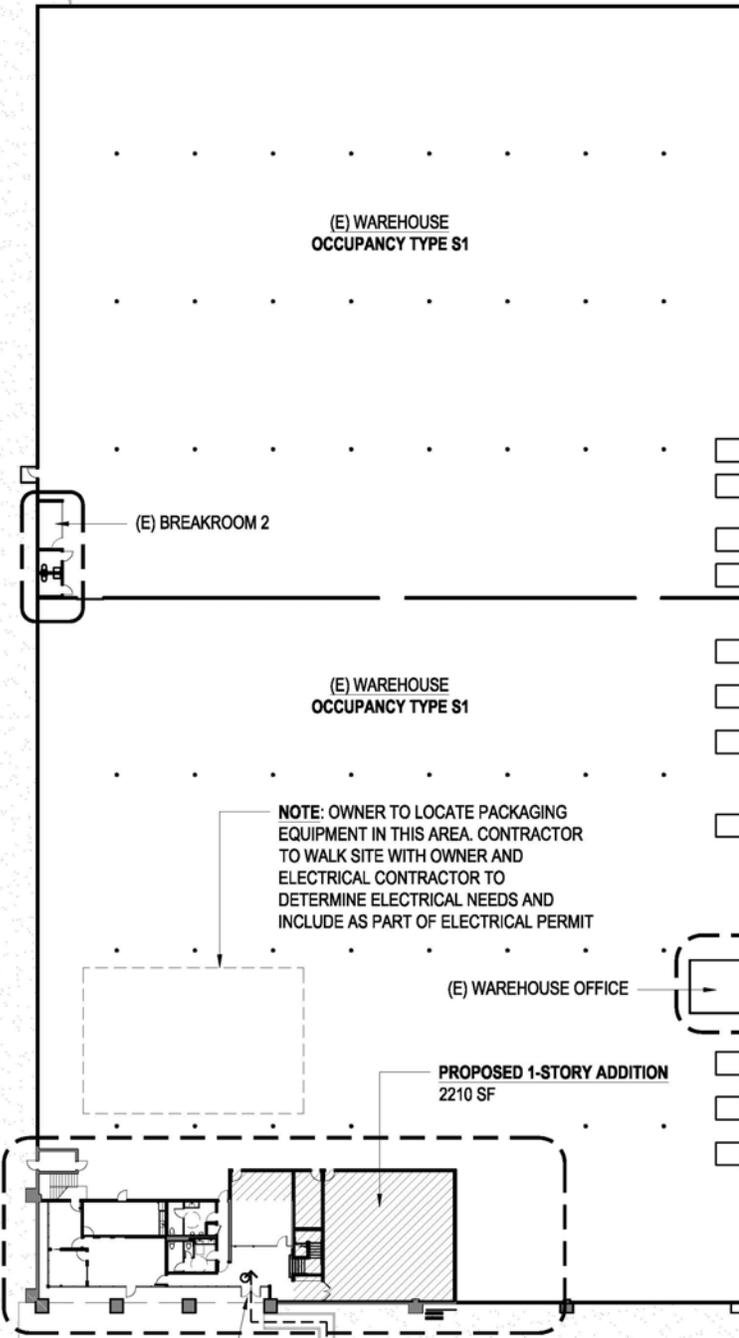


PROPERTY LINE 346.74'

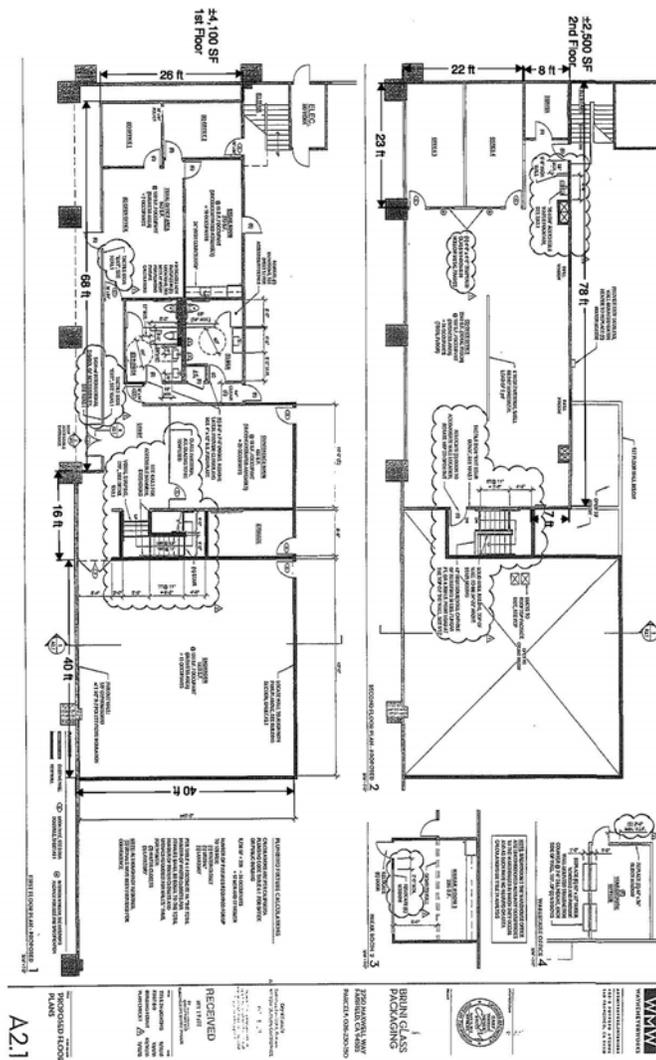
PROPERTY LINE 576.73'

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M A X W E L L W A Y



The information above has been obtained from sources which we believe to be reliable. However, we have not verified its accuracy and thus cannot guarantee its accuracy, and a prospective buyer or lessee should independently verify all information contained herein.