



## For Lease

### Contact Brokers

#### Jon Quick

+1 707 718 3904

jon.quick@colliers.com

CA Lic. 01242750

#### Phil Garrett, SIOR

+1 707 372 1036

phil.garrett@colliers.com

CA Lic. 00844836

#### Yvette Perry

**Buzz Oates Management Services**

**Senior Asset Manager**

+1 916 379 3861

yvetteperry@buzzoates.com

CalDRE Lic. 02103009

#### Colliers

380 Chadbourne Road, Unit D

Fairfield, CA 94534

colliers.com

## 2825 Cordelia Road, Suite 300

### Busch Corporate Park | Fairfield, CA

#### Property Description

- Approximately  $\pm 3.32$  gross acres (not including Perry Drain)
- Access: Cordelia / Chadbourne Road
- Utilities: To site
- Zoning: Light Industrial
- Topography: Flat
- APN: 0046-300-050

#### Improvements

- $\pm 37,853$  SF concrete tilt up rear-loading building
- ( $\pm 334'$  wide x  $100'$ - $140'$  deep, irregular)
- Available:  $\pm 5,630$  SF
- Clear height:  $\pm 15'$  -  $\pm 18'$  minimum
- 1 rear grade-level door: ( $\pm 12' \times \pm 14'$ ). An additional door can be added
- Sprinkler density: 0.495/2,000
- Roofing: 4-ply built-up
- Power:  $\pm 200$  amps @ 277/480 volts
- Lights: LED lighting
- Office: See attached floor plan

#### Comments

- Excellent access to I-80, Hwy 680 & Hwy 12
- Flex building: Ideal for office and light industrial users
- Very attractive clean unit with curb appeal and newer office buildout
- Lease Rate: Contact Exclusive Brokers

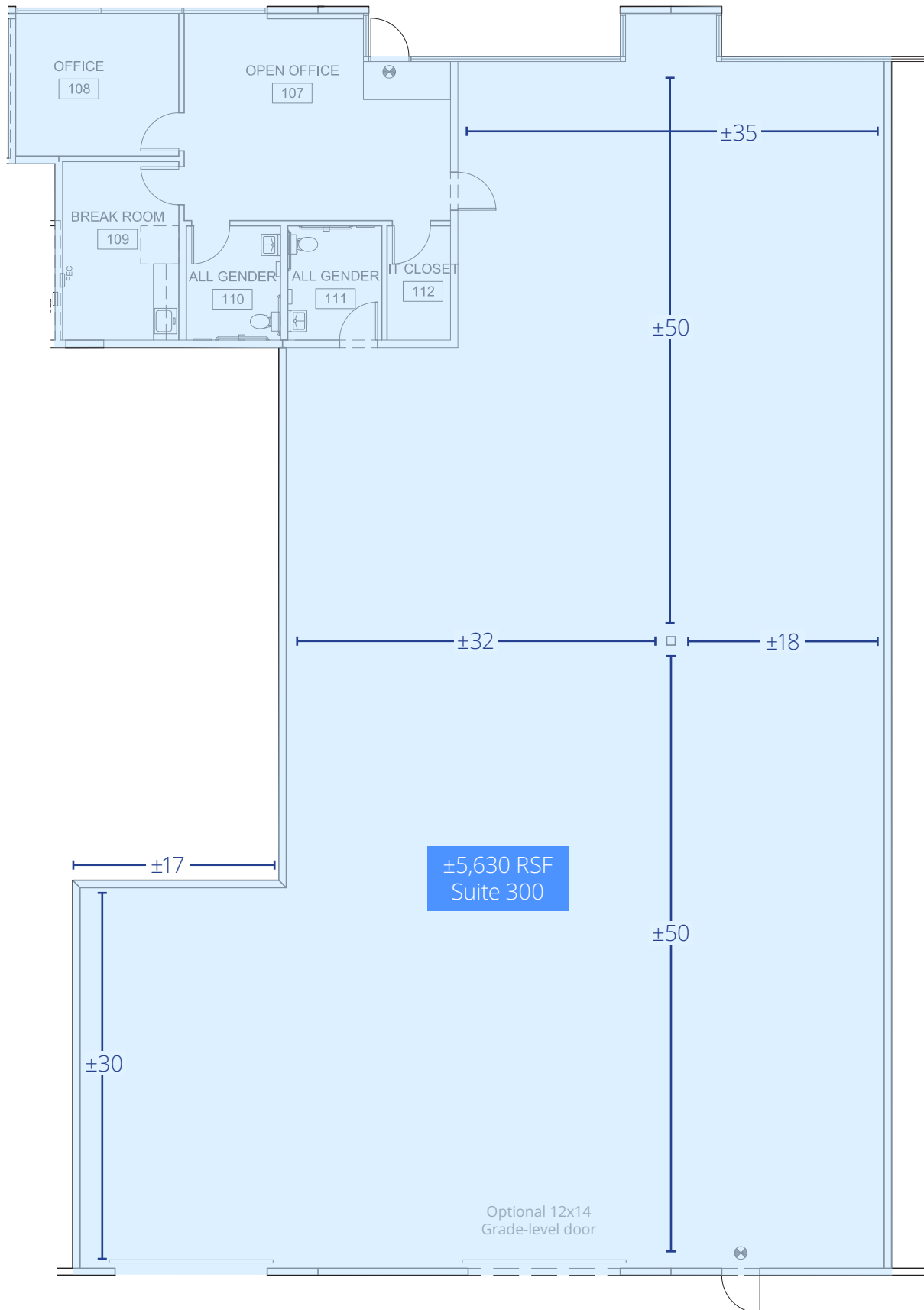
Accelerating success.

# Site Plan



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

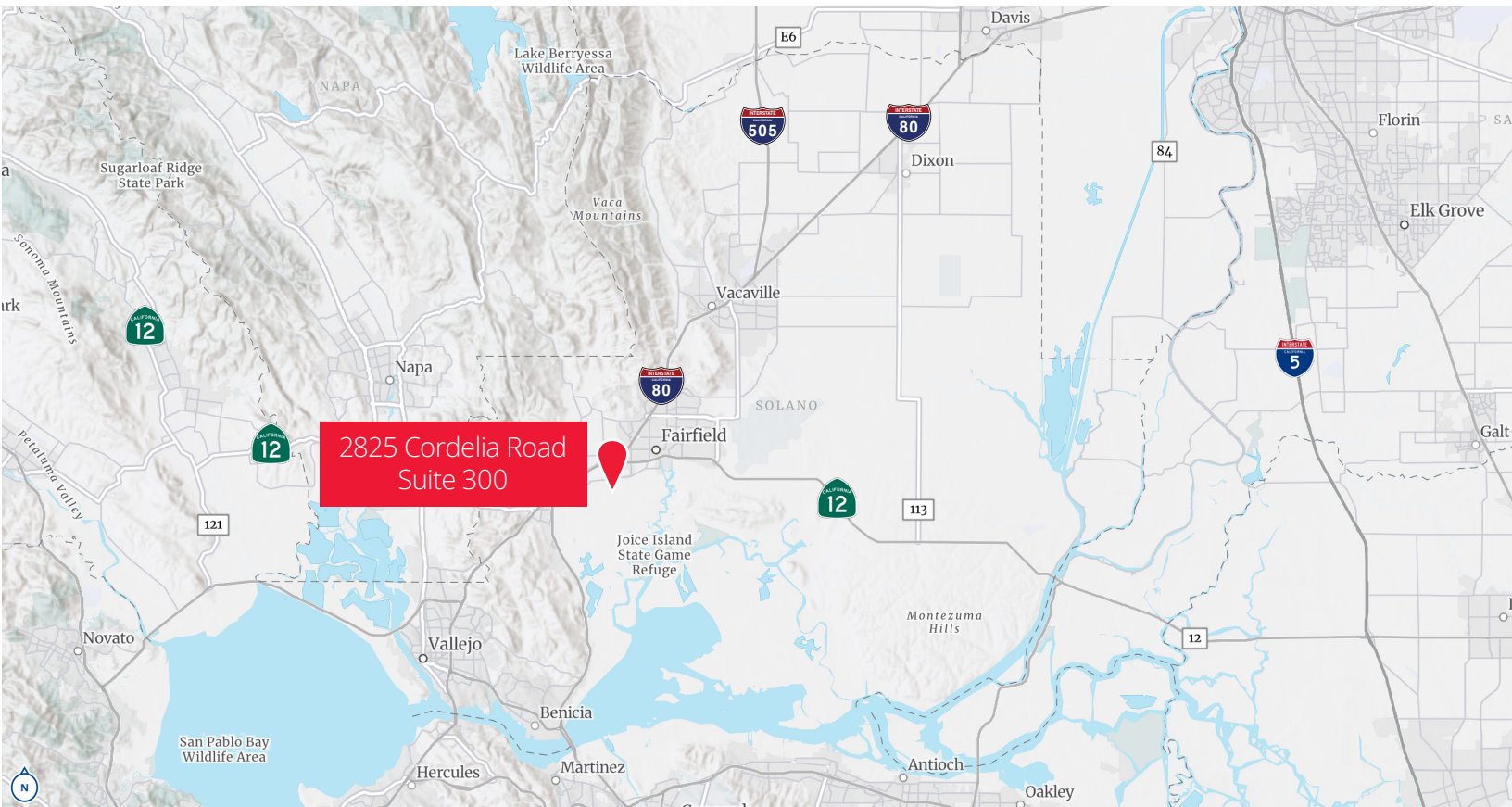
# Floor Plan





For Lease | 2825 Cordelia Road, Suite 300

# Aerial Maps





For Lease | 2825 Cordelia Road, Suite 300

# Photo Gallery



EQUITIES



## Contact Brokers

### Jon Quick

+1 707 718 3904  
jon.quick@colliers.com  
CA Lic. 01242750

### Phil Garrett, SIOR

+1 707 372 1036  
phil.garrett@colliers.com  
CA Lic. 00844836

### Yvette Perry

**Buzz Oates Management Services**  
**Senior Asset Manager**  
+1 916 379 3861  
yvetteperry@buzzoates.com  
CalDRE Lic. 02103009

### Colliers

380 Chadbourne Road, Unit D  
Fairfield, CA 94534  
colliers.com