

FEATURED SITE #4 FAIRFIELD, CA

Site Name	Solano Business Park – Fairfield
Moving Solano Forward Tier ¹	1
Site Location (street address, intersection or location coordinates)	Courage Drive and N. Watney Way
City, County	Fairfield, Solano County
APN	0028-792-130 and 0028-792-110
Unincorporated area	No
If in incorporated area, name of city	Fairfield, California
Publicly/Privatey Owned	Private
Number of Owners	1
List owner (s) names	DGP Associates
Real Estate representative	Glen Dowling, 415-299-6868 and Matt Bracco, 925-948-1305, Jones, Lang, Lasalle
City Contact	City of Fairfield, Economic Development Dept., 1000 Webster Street, Fairfield, CA 94533, (707) 428-7462, econdev@fairfield.ca.gov
Is site located in an industrial park?	Yes
Former Use (s)	None
Neighboring Uses	Industrial
Total Site Acreage	22.49
Developable Acreage (estimate)	20
Site Dimensions	1,121 ft. ± D x 811 ft. ± D (irregular)
Additional Acreage Available (specify acreage)	None
Acreage within flood plain/floodway	22.49 (AO)
Reported Asking Price	Negotiable - subject to project and use

LEGEND TIERS:

¹Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

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Reported Lease Rate/Terms (if applicable)	
Current Zoning Designation	Limited Industrial (IL)
Restrictive Covenants	No
Name of road directly serving site	Courage Drive
Number of lanes of road directly serving site	4 (2 in each direction)
Nearest Interstate or Limited Access Highway	Highway 12 and Interstate 80
Distance	.5 mile to Highway 12 and 2 miles to Interstate 80
Is Rail adjacent to the site?	No
If yes, name of rail provider serving site	
Nearest Rail Transload Facility	Industrial Transloading Sacramento & Port of Stockton
Distance	Sacramento: 50.5 miles Port of Stockton: 55/5 miles
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	1.54± miles (as crow flies)
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Fairfield
Line Size	10"
Distance to site	In street
Static and residual line pressure (PSI)	Static: 70 PSI Residual: 60 PSI
Flow in gallons per minute	1,163 GPM
Water treatment plant capacity (MGD)	
<ul style="list-style-type: none"> • total (design) capacity 	56.7 MGD
<ul style="list-style-type: none"> • annual average daily use 	16 MGD

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• peak demand	32.7 MGD in July 2013
• excess (available) capacity	24 MGD
Name of Wastewater Provider	Fairfield-Suisun Sewer District
Line Size	12"
Distance to site	In street
Specify if service is gravity or force main	Force main
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	23.7 MGD
• annual average daily use	16 MGD
• peak wet weather capacity	53 MGD
• excess (available) capacity	13.7 MGD
Telecommunication Provider (s)	AT&T and Comcast
Describe known service at site	Unknown
Fire Insurance Rating at Site	3
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	

Featured Site: **Solano Business Park**

Location: **Courage Drive & N. Watney Way, Fairfield, California**

Courage Drive has attractively landscaped center island



Visible from Hwy 12. Neighboring properties are nicely landscaped, quality construction.

