



FOR SALE— WAREHOUSE / OFFICE & FLEX

401,405 & 409 RAILROAD AVE, SUISUN CITY, CA 94585
17,633 +/- Sq. Ft. WAREHOUSE AND OFFICE

Northern California's Premier Commercial Real Estate Firm



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401 SITE SUMMARY



Site Details

Constriction / Siding:	Concrete Tilt-up Building
Roll Up Doors:	2 Grade Level 12' x 12'
Fire Suppression:	Yes
Power:	400 AMPS / 3 Phase
Zoning:	CSF, Commercial Service & Fabricating
Warehouse Clear Height	18 Feet

401 Railroad Ave.

North Bay Property Advisors is pleased to offer this industrial complex on Railroad Ave., in Suisun City. The site offers multiple opportunities with smaller units with potential opportunities to grow. The units can be combined to create larger contiguous spaces. Some of the units are currently tenant occupied, but with proper notice can be asked to vacate. The site is located just off Highway 12 and Highway 80, which serves as a major corridor to the Bay Area and Central California. Currently the ownership is not wanting automotive users.



405 SITE SUMMARY



Site Details

Constriction / Siding:	Concrete Tilt-up Building
Roll Up Doors:	Grade Level 12' x 12'
Fire Suppression:	Yes
Power:	400 AMPS / 3 Phase
Zoning:	CSF, Commercial Service & Fabricating
Warehouse Clear Height	18 Feet

405 Railroad Ave.

North Bay Property Advisors is pleased to offer this industrial complex on Railroad Ave., in Suisun City. The site offers multiple opportunities with smaller units with potential opportunities to grow. The units can be combined to create larger contiguous spaces. Some of the units are currently tenant occupied, but with proper notice can be asked to vacate. The site is located just off Highway 12 and Highway 80, which serves as a major corridor to the Bay Area and Central California. Currently the ownership is not wanting automotive users.



409 SITE SUMMARY



Site Details

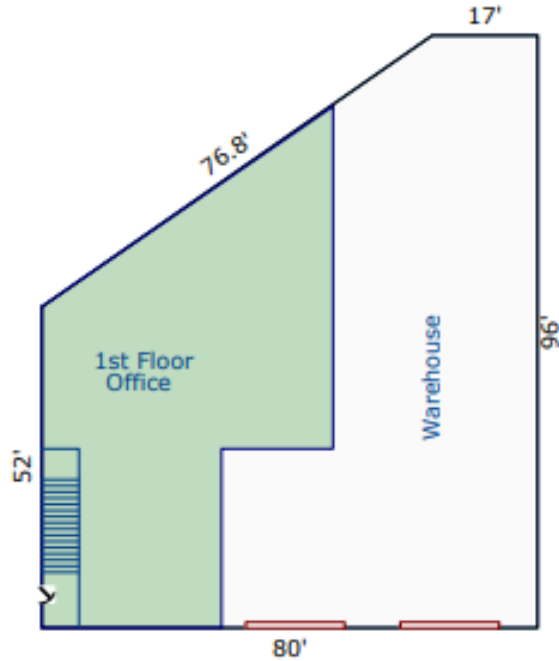
Constriction / Siding:	Concrete Tilt-up Building
Roll Up Doors:	8 Grade Level 12' x 12'
Fire Suppression:	Yes
Power:	400 AMPS / 3 Phase
Zoning:	CSF, Commercial Service & Fabricating
Warehouse Clear Height	18 Feet

409 Railroad Ave.

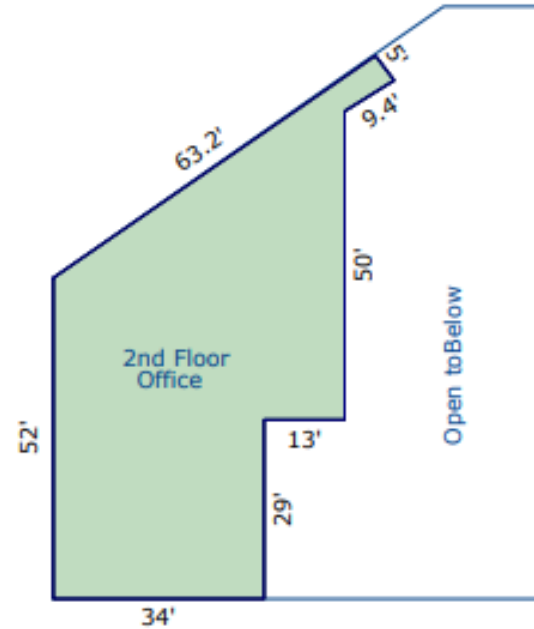
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401 FOR LEASE SUMMARY



UNIT A - LOWER LEVEL



UNIT B - UPPER LEVEL

UNITS	RENTABLE SQ. FT.	ASKING RATE	ESTIMATED NNN	FULLY LOADED \$	SPACE STATUS
Unit A	6,294 +/- Sq. Ft.	\$1.05 per SF	\$0.25	\$8,182.20	Space Available 10/15/2022
Unit B	2,869 +/- Sq. Ft.	\$1.05 per SF	\$0.25	\$3,729.70	Space Available 10/15/2022
Unit A & B	9,163 +/- Sq. Ft.	\$1.05 per SF	\$0.25	\$11,911.90	Space Available 10/15/2022

401 Railroad Ave.

Units A & B can be combined to create continuous spaces.

Unit A is ground floor unit with Roll up doors and private yard space.

Unit B is office space located on second floor.

Parking is limited. Automotive users are not desired.



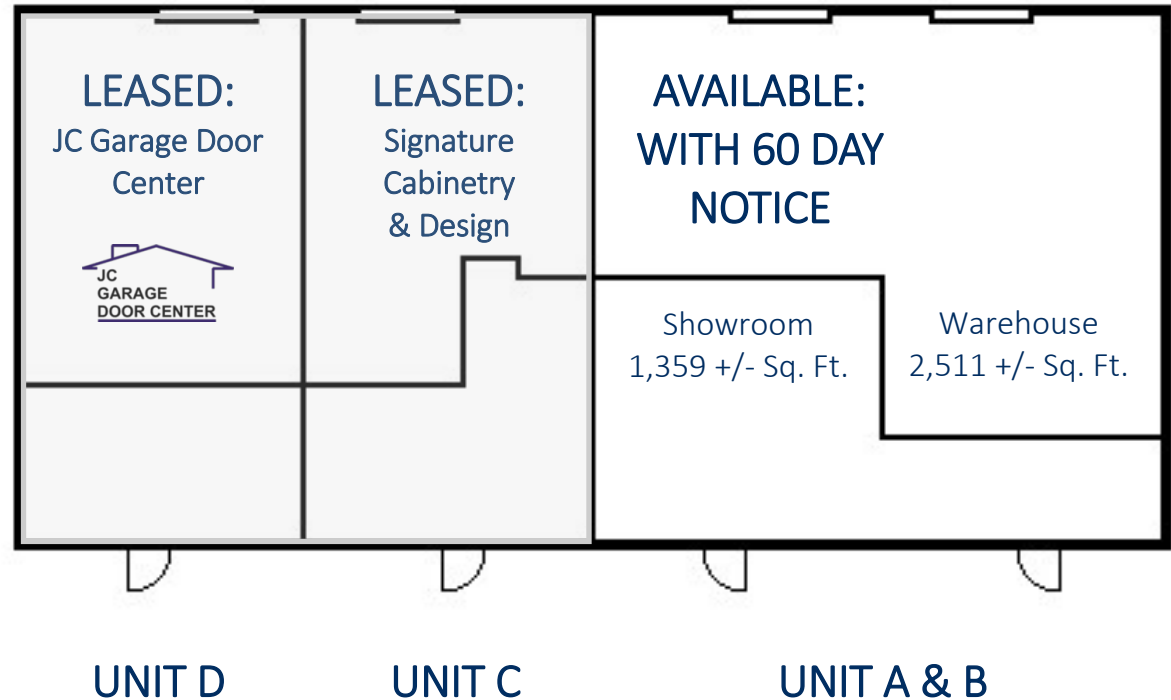
405 FOR LEASE SUMMARY

SITE / BUILDING

Grade Level Roll up door:	12' Wide x 12' Tall
Fire Suppression:	Yes
Insulation:	Roof Only
Interior Clearance:	18 Feet
Power:	400 Amps / 3 Phase

SPACE SQ. FT. BREAK DOWN

	Unit A & B
Warehouse:	2,511 +/-
Showroom:	1,359 +/-
Total	3,870 +/-



UNIT	RENTABLE Sq. Ft.	BASE Mo. RENT	Est. CAM Mo.	FULLY LOADED \$	SPACE STATUS
405 Unit A & B	3,870 +/- Sq. Ft.	\$4,064 (\$1.05 per Sq. Ft.)	\$1,016 (\$0.25 per Sq. Ft.)	\$5,080	Available with notice

- Each unit features private restrooms and roll up doors.
- Space available with 60 day notice.
- Parking is limited. Automotive users are not desired.
- 18 foot warehouse clear height
- Space not divisible at this time.

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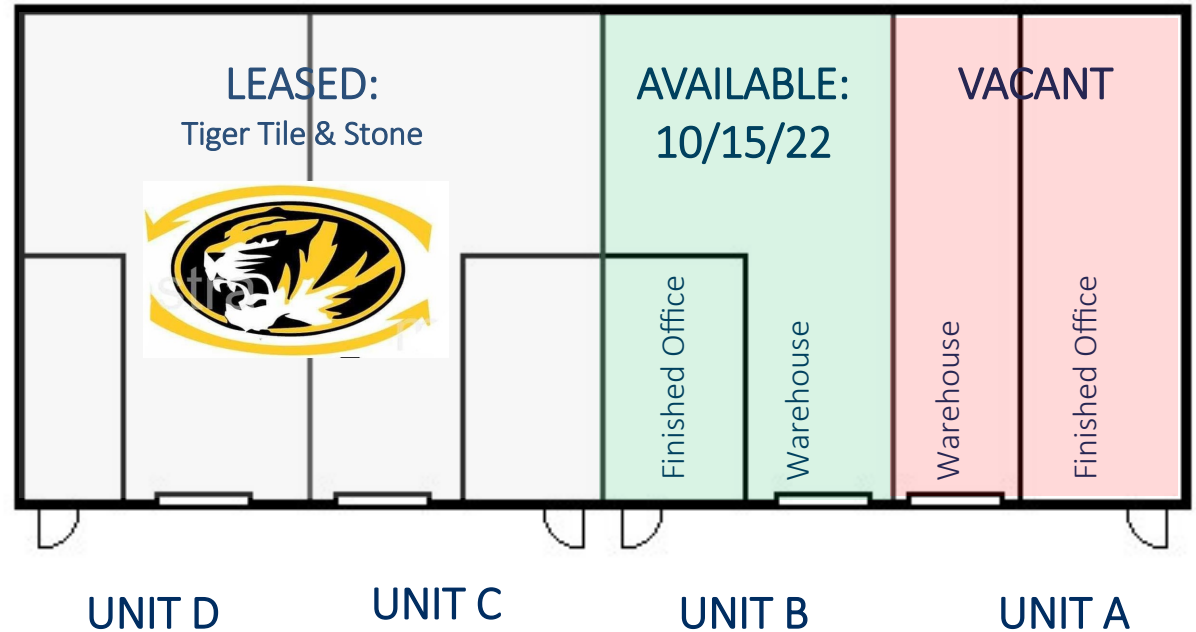
409 FOR LEASE SUMMARY

SITE / BUILDING

Grade Level Roll up door:	12' Wide x 12' Tall
Fire Suppression:	Yes
Insulation:	Roof Only
Interior Clearance:	18 Feet
Power:	400 Amps / 3 Phase

SPACE SQ. FT. BREAK DOWN

	Unit A	Unit B	Units A & B
Warehouse:	1,200 +/-	1,700 +/-	2,900 +/-
Showroom:	1,300 +/-	400 +/-	1,700 +/-
Total	2,500 +/-	2,100 +/-	4,600 +/-



UNIT	RENTABLE Sq. Ft.	BASE Mo. RENT	Est. CAM Mo.	FULLY LOADED \$	SPACE STATUS
409 Unit A	2,500 +/- Sq. Ft.	\$2,625 (\$1.05 per Sq. Ft.)	\$656 (\$0.25 per Sq. Ft.)	\$3,281	Vacant
409 Unit B	2,100 +/- Sq. Ft.	\$2,205 (\$1.05 per Sq. Ft.)	\$551 (\$0.25 per Sq. Ft.)	\$2,756	Available 10/15/22
409 Units A&B	4,600 +/- Sq. Ft.	\$4,830 (\$1.05 per Sq. Ft.)	\$1,208 (\$0.25 per Sq. Ft.)	\$6,037	Available 10/15/22

- Units A and B can be combined to create continuous spaces.
- Unit A has a large private yard and upstairs office.
- Each Unit features private restrooms, multiple roll up doors, and small back yard space.

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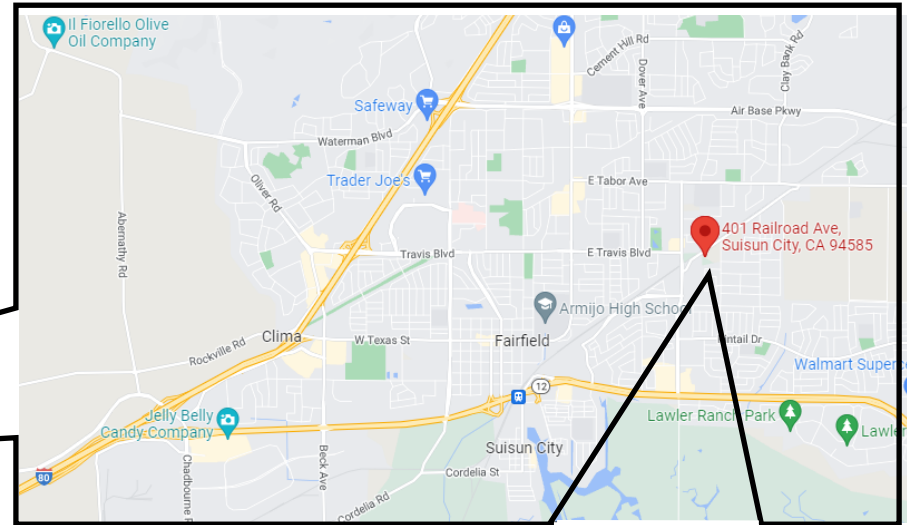
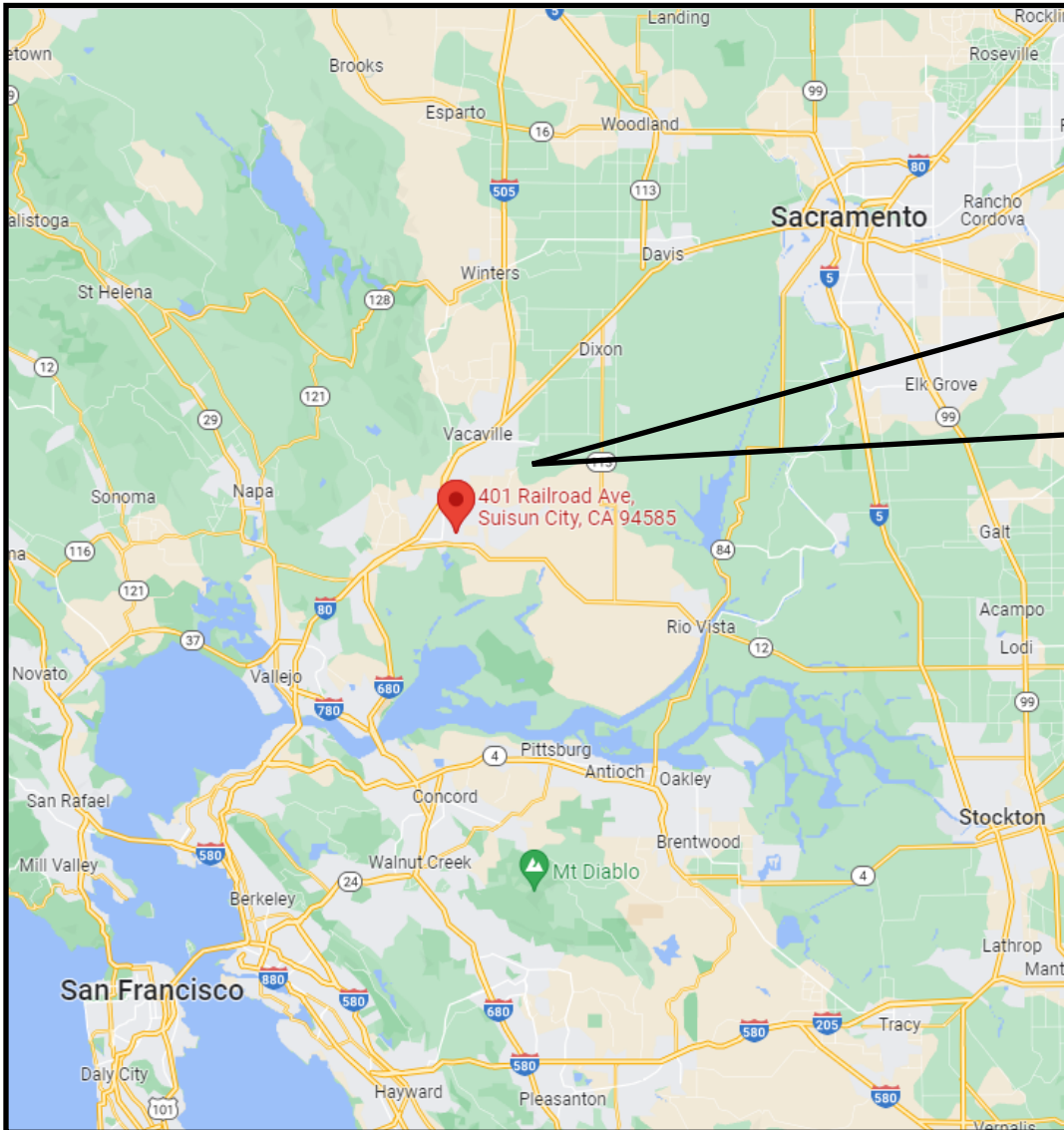
AERIAL MAP



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STREET MAP



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BROKER TEAM



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