

**FOR LEASE**

# 2395 NORTH TEXAS STREET

GAS STATION MECHANIC SHOP AVAILABLE



## Highlights:

- » The building is a traditional service station building offering an adjacent convenience store to the mechanic shop and gas station pumps directly outside of the convenience store.
- » The mechanic bay shop is on a large lot that is 32,310 square feet.
- » There is overhead signage available above the two roll-up doors and above the window line to the mechanic shop, to the right of the large lot are lined car parking spaces in which the spaces are allotted to the mechanic bay shop.
- » The city of Fairfield is centered directly north of the Suisun Bay and northeast of the San Pablo Bay.
- » Interstate 80 passes through Fairfield connecting San Francisco to the southwest and Sacramento to the northeast.

**PRISCILLA WILDER**

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## Property Information

Street Address:- 2395 N Texas Street  
City, State, Zip:- Fairfield, CA 94533  
County:- Solano

## Details

Mechanic Shop:	± 1,300 rentable sq. ft.
Lease Rent:	\$5,000 / monthly
Lease Type	Full Service
Availability:	Immediate

## Property & Mechanic Shop Highlights

- » A Full Service Gas Station
- » Available Overhead Signage
- » Average Car Count Per Day 62,000
- » Lot Size 32,310 (.75 acre)
- » Three Door Garage
- » Two Car Lifts
- » Two Overhead Tire Racks
- » Approx. 30 Feet of Metal Storage Cabinets
- » Six (6) Allocated Parking Spaces for Mechanic Shop

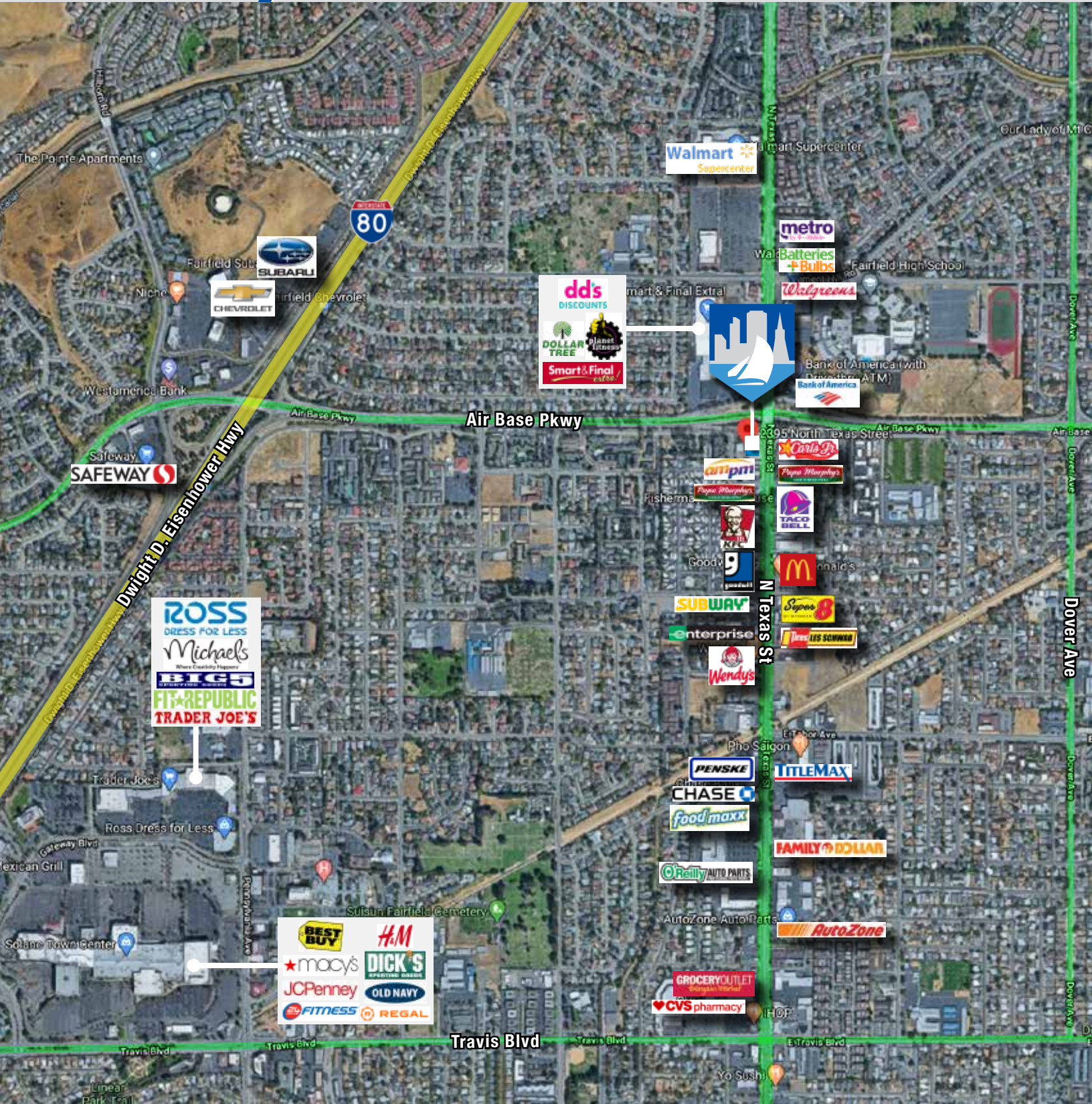
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