



YOUR SIGN HERE

1381 FRANQUETTE AVE
UNIT B / CONCORD, CALIFORNIA

**RARE FREEWAY
FRONTAGE SPACE
FOR LEASE**

1381 Franquette Avenue

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Prime Highway 242 frontage with excellent signage and visibility
(approximately 54,000 - 88,000 cars per day)



+/-14,689 sq ft for lease (office and warehouse)



+/-12,000 sq ft of temperature controlled, insulated warehouse/mfg. area



Excellent Central Contra Costa location with easy freeway access
(both 680 and 242)



Ample parking, truck access and staging



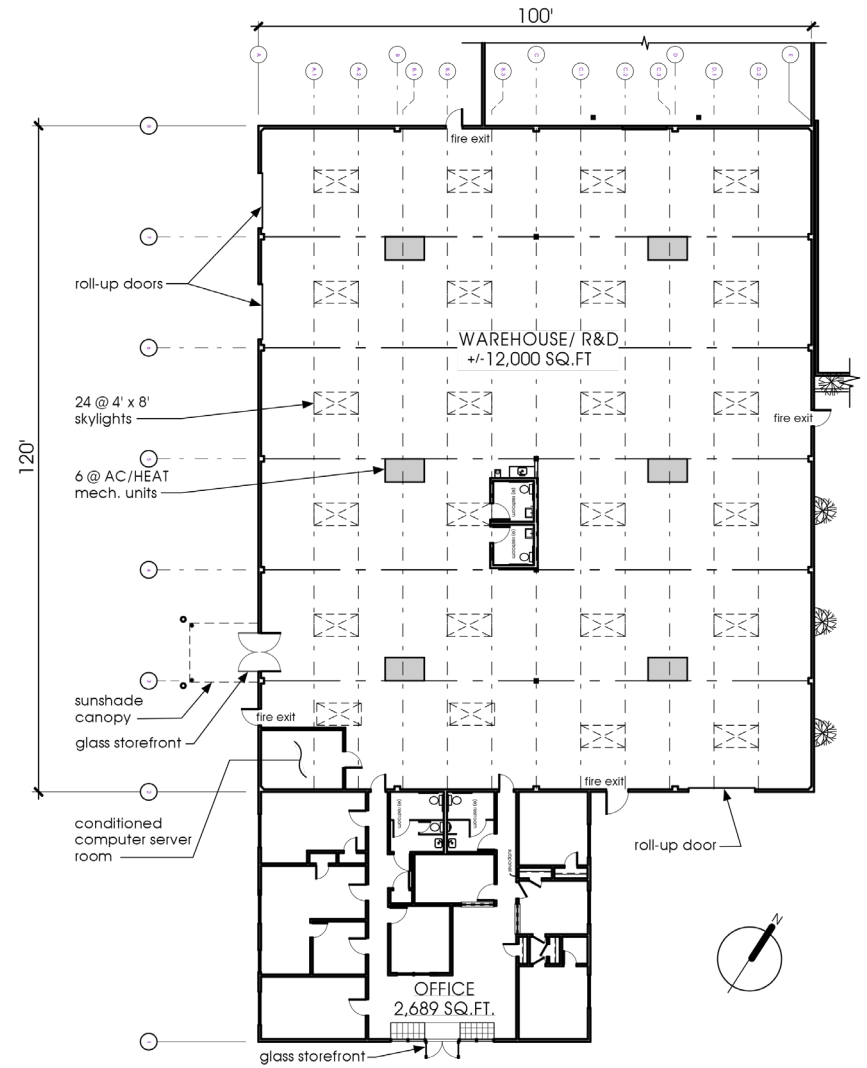
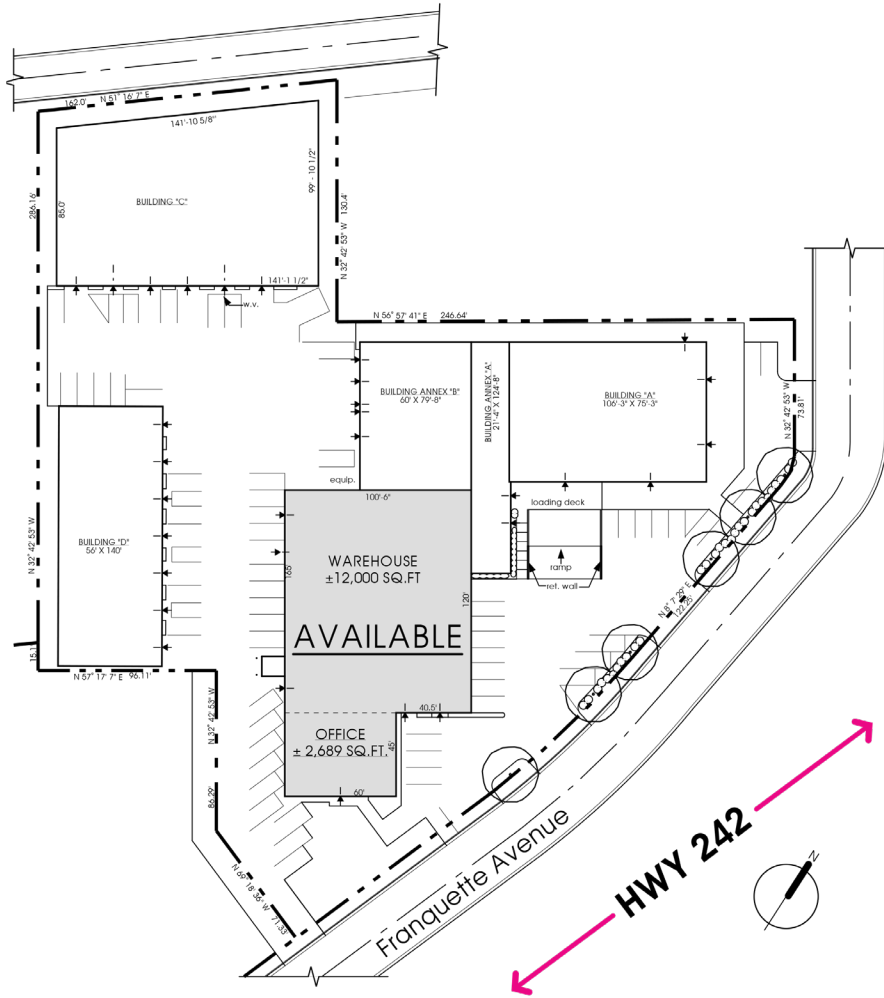
\$1.25 per sq ft

Loading by three 12' x 14' grade doors // 16' - 18' Clear Ht., Skylights, Insulation //
Four restrooms: two in office area, two in warehouse area // New roof just installed
over unit // Exterior upgrades to the project are underway // Well maintained com-
plex, good tenant mix, attractive landscaping



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