

PRICE

\$14,994/MONTH Plus utilities & Janitorial

SIZE

±10.710 SF

- 10,7 10 01
- + LARGE OPEN AREA FOR MANUFACTURING/ ASSEMBLY. MEETINGS OR OPEN OFFICE

HIGHLIGHTS

+ 2 ROLL UP DOORS

+ 27 PARKING STALLS

- + SIGNAGE & FREEWAY VISIBILITY
- + EPOXY FLOORS & DRAINS
- + 600 AMPS, 277/480, 3 PHASE ELECTRICAL SERVICE

PROPERTY SUMMARY

This office/warehouse opportunity is perfect for a wide variety of uses including general office, engineering, assembly, training, and sales. With 27 parking stalls, freeway visibility, two roll-up doors opening to a shared truck-court, this property presents a unique opportunity to lease a small stand alone building. The office portion of this offering features high ceilings, generous window lines, functional floor plans and views of Mt. Diablo.

BENICIA OFFICE/WAREHOUSE

4401 Park Road, Benicia, CA



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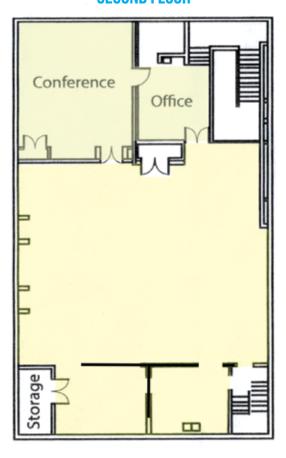




FIRST FLOOR



SECOND FLOOR



Epoxy Floor Not to scale

BENICIA OFFICE/WAREHOUSE 4401 Park Road, Benicia, CA Black Poter Green Point Vallejo Novato 780 Benicia San Pablo Crockett Costa Lucas Valley -**Bay Point** Marinwood 101 Rodeo Hercules mo Woodacre Venetia Montalvin Martinez Pinole San HILS EI San Anselmo Concord San Sobrante Ratael Ross Pable Pleasant Kentfield Hill Clayton BRIONES REGIONAL PA Larkspur Richmond Heights 580 El Kensington Mill Madera Valley Cerrito Walnut OUNT TAMAL PAIS Tamalpais Strawberry Tiburon 24 Lafayette Creek MOUNT DIABLO Albany STATE PARK Orinda UC