

# FOR LEASE

## BENICIA OFFICE/WAREHOUSE

4401 Park Road, Benicia, CA



### PRICE

**\$14,994/MONTH**  
PLUS UTILITIES & JANITORIAL

### SIZE

**±10,710 SF**

### HIGHLIGHTS

- + 27 PARKING STALLS
- + LARGE OPEN AREA FOR MANUFACTURING/  
ASSEMBLY, MEETINGS OR OPEN OFFICE
- + 2 ROLL UP DOORS
- + 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.

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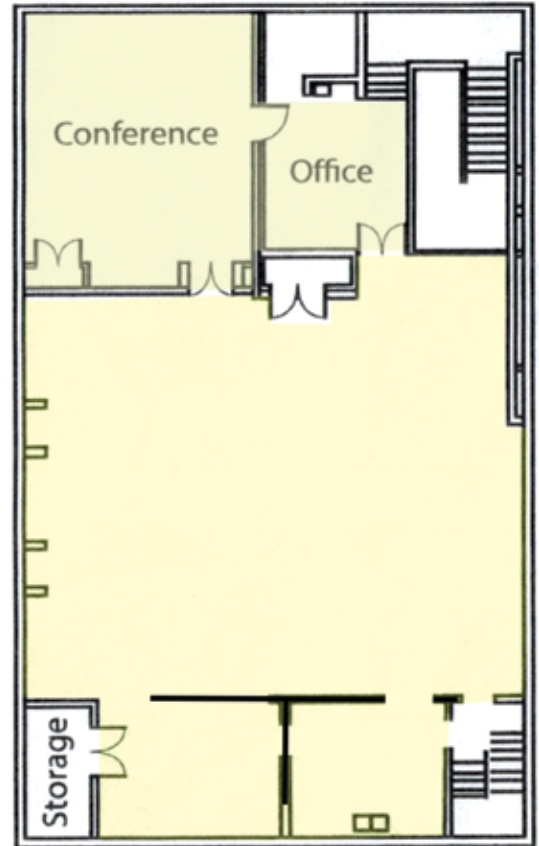
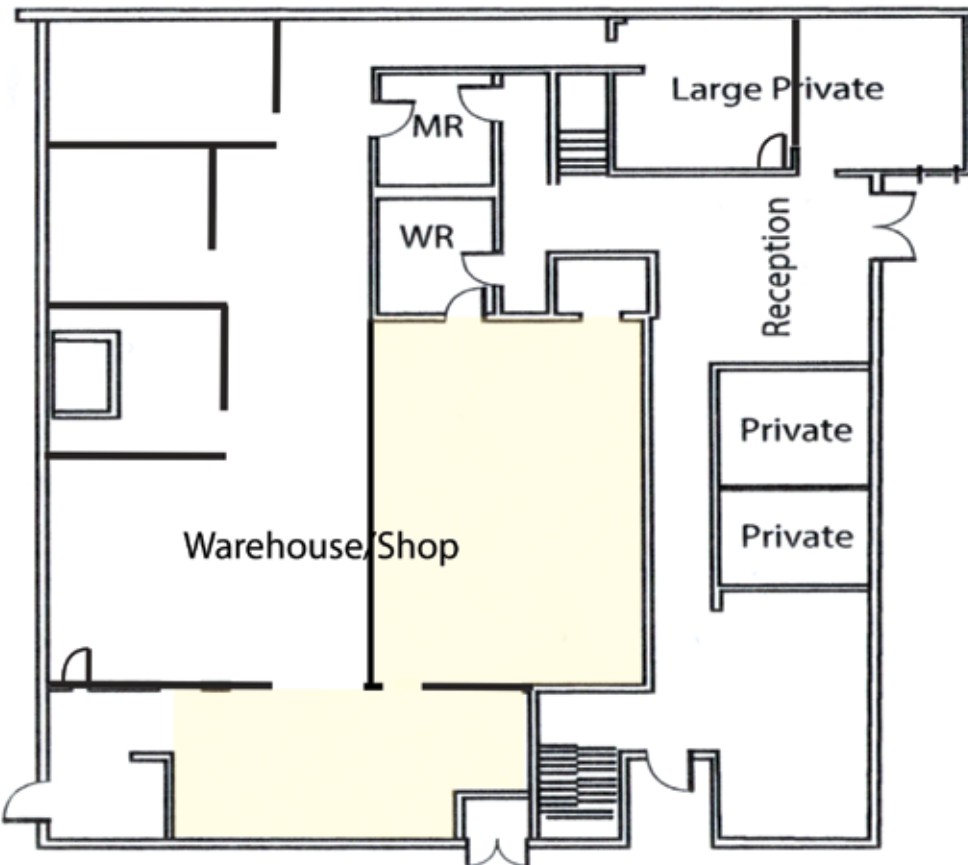
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FIRST FLOOR

SECOND FLOOR



 Epoxy Floor

Not to scale



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