



Port of Oakland ±30 miles

680

780

80

±10 miles

RARE ±9.9 Gross Acres
±6 Net Acres
Build to Suit or Yard

FOR LEASE/BTS

273 Industrial Court

Benicia, CA

PROPERTY HIGHLIGHTS



Property Highlights

- $\pm 50,000$ - $\pm 100,000$ SF warehouse/distribution to be built
- Parcel totaling ± 9.9 gross acres; ± 6 net acres
- Quick and easy access to Hwy 680/780 and I-80
- Potential Secondary access point
- Zoning: General Industrial
- Utilities
 - Sewer: City of Benicia
 - Storm Drain: City of Benicia
 - Electrical / Gas: PG&E
- APN: 0080-040-690

273 Industrial Court, Benicia | For Lease/BTS

SITE ACCESS



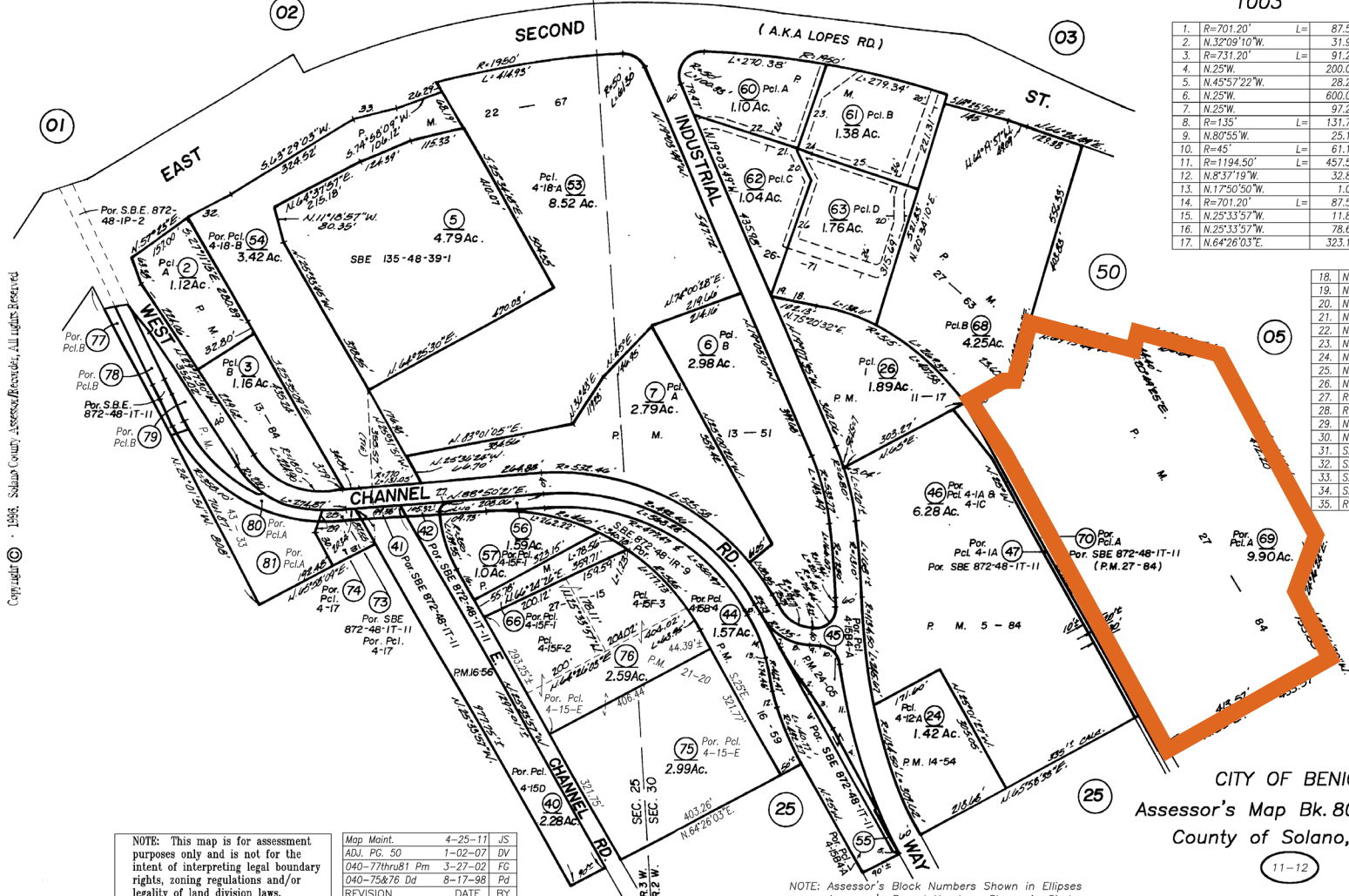
273 Industrial Court, Benicia | For Lease/BTS

PARCEL MAP

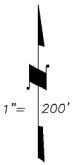
POR. SEC'S 25 & 30, T.3N.,R.2 & 3W., M.D.B. & M.

Tax Area Code
1003

80-04



1.	R=701.20'	L=	87.54'
2.	N.32°09'10"W.		31.90'
3.	R=731.20'	L=	91.28'
4.	N.25'W.		200.00'
5.	N.45°57'22"W.		28.29'
6.	N.25'W.		600.00'
7.	N.25'W.		97.22'
8.	R=135'	L=	131.75'
9.	N.80°55'W.		25.13'
10.	R=45'	L=	61.15'
11.	R=1194.50'	L=	457.54'
12.	N.8°37'19"W.		32.88'
13.	N.17°50'50"W.		1.05'
14.	R=701.20'	L=	87.54'
15.	N.25°33'57"W.		11.89'
16.	N.25°33'57"W.		78.68'
17.	N.64°28'03"E.		323.15'



18.	N.75°20'42"W.		101.67'
19.	N.19°03'49"W.		4.06'
20.	N.22°41'21"W.		73.28'
21.	N.22°06'40"E.		9.00'
22.	N.67°53'20"W.		235.39'
23.	N.22°06'40"E.		198.00'
24.	N.62°58'18"W.		35.00'
25.	N.67°53'20"W.		249.45'
26.	N.22°06'40"E.		267.16'
27.	R=20'	L=	31.42'
28.	R=220'	L=	54.42'
29.	N.20°58'09"E.		38.78'
30.	N.24°01'50"W.		83.50'
31.	S.37°06'12"W.		100.50'
32.	S.67°15'13"W.		111.79'
33.	S.80°25'30"W.		98.57'
34.	S.37°06'12"W.		51.31'
35.	R=404'	L=	37.45'

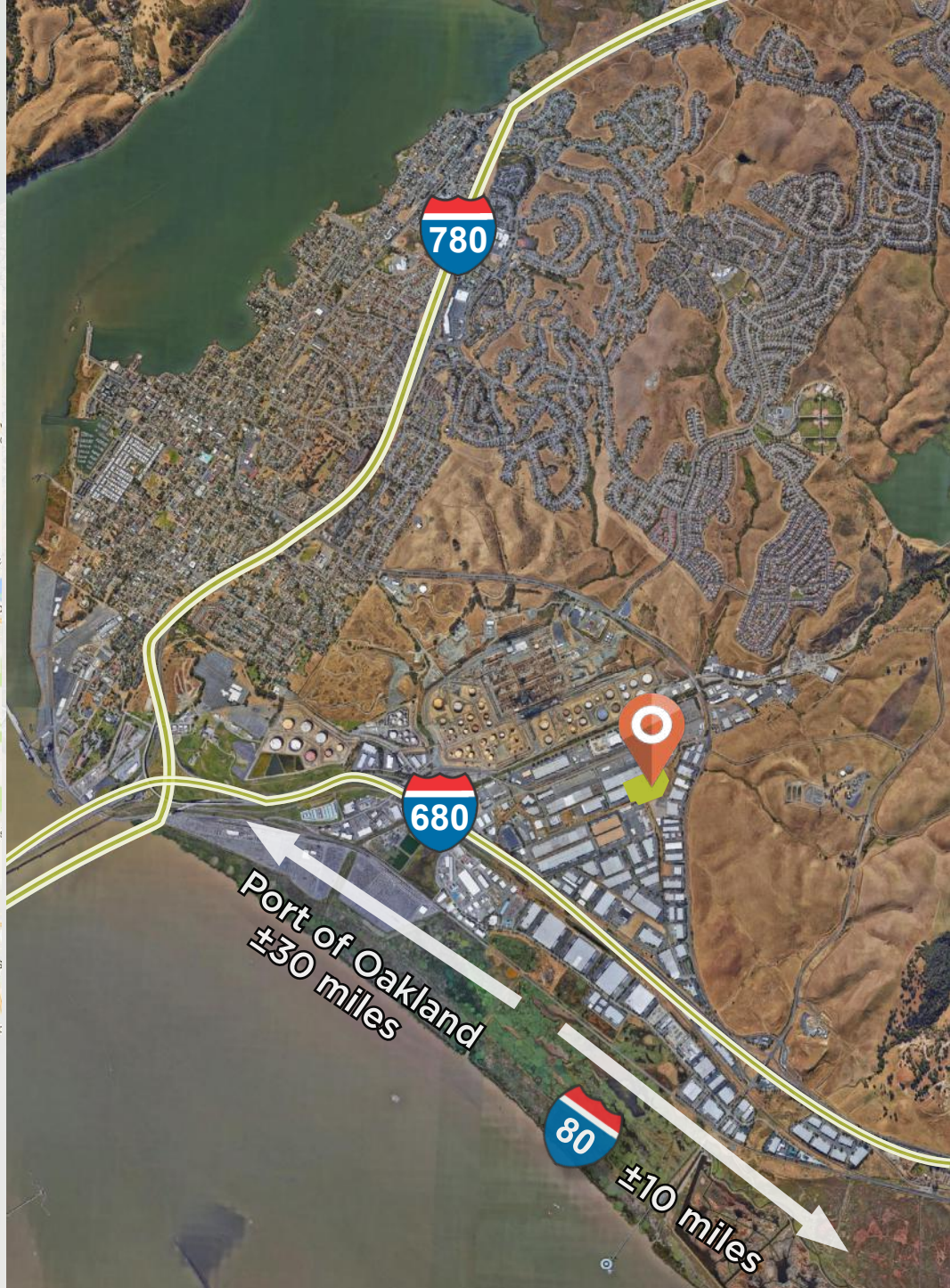
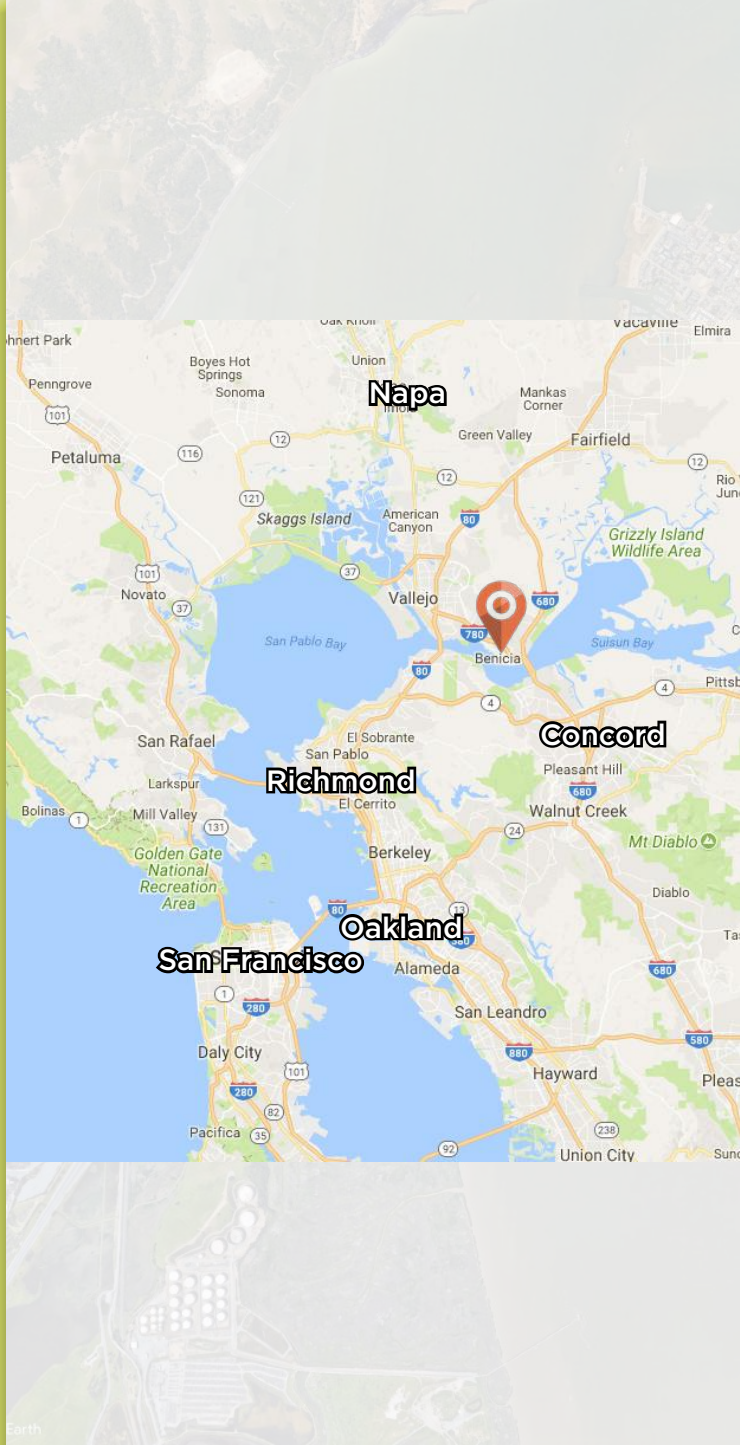
NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.	Map Maint.	4-25-11	JS	
	ADJ. PG.	50	1-02-07	DV
	040-77thru81 Pm	3-27-02	FG	
	040-75&76 Dd	8-17-98	Pd	
	REVISION	DATE	BY	

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

CITY OF BENICIA
Assessor's Map Bk. 80 Pg. 04
County of Solano, Calif.

11-12

LOCATION AERIAL



273 Industrial Court, Benicia | For Lease/BTS