

NEW CONSTRUCTION

A V A I L A B L E F O R L E A S E



6550

BATES AVENUE

CONCORD, CA



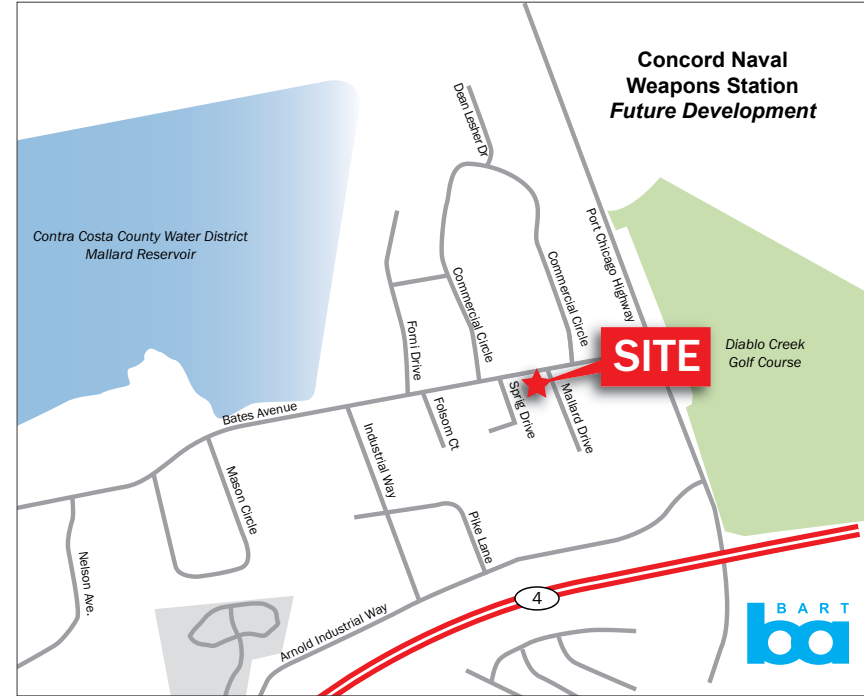
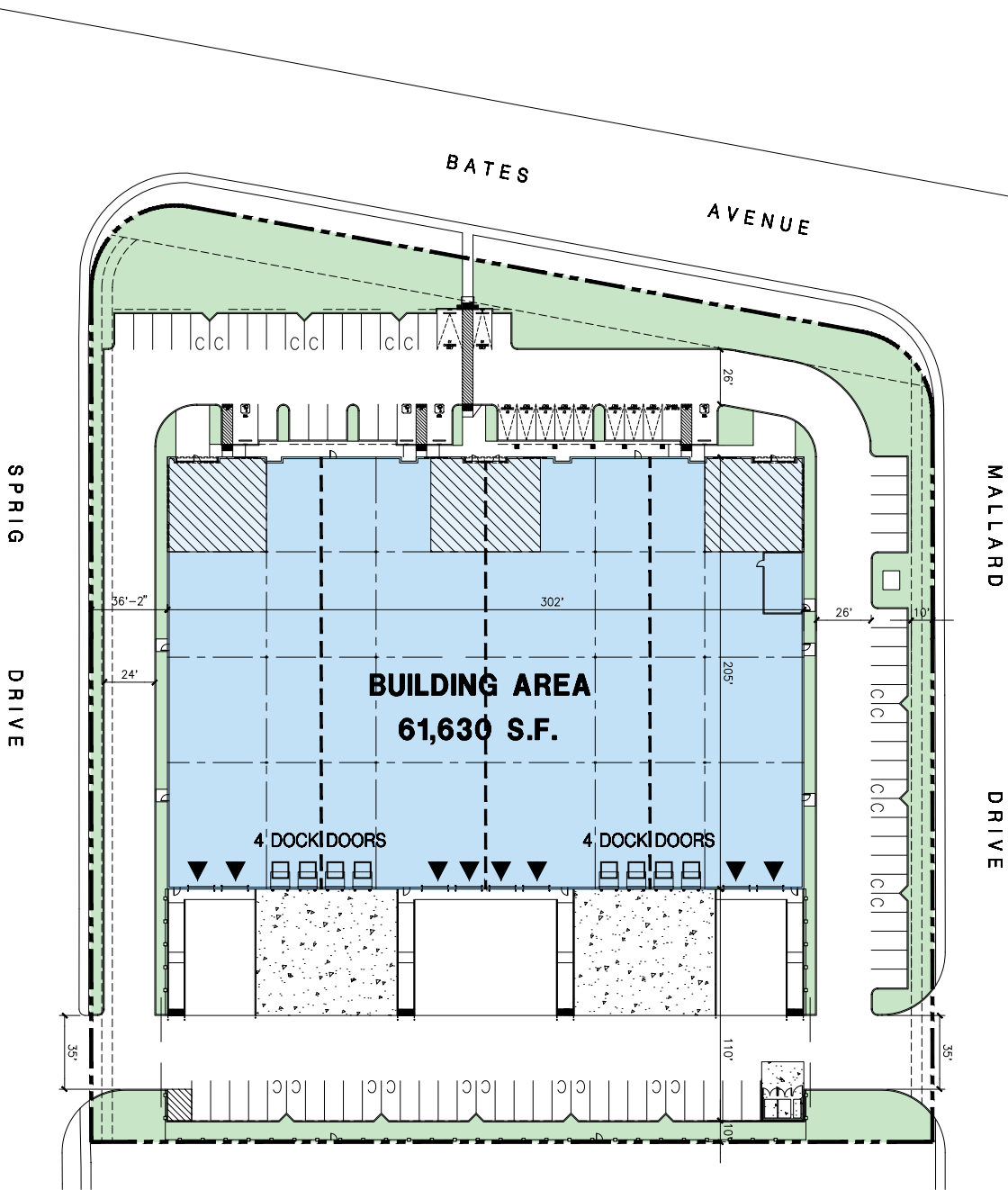
±61,630
square feet available

Property Highlights

- ◆ Offices to suit
- ◆ Superb Bates Avenue frontage
- ◆ Divisible to ±15,407 SF, ±30,815 SF & ±46,222 SF
- ◆ Eight (8) dock high doors
- ◆ Eight (8) grade level doors (12' x 14')
- ◆ Abundant parking
- ◆ 24' minimum ceiling clearance
- ◆ Concrete driveway/staging area
- ◆ ESFR sprinkler system and skylights throughout
- ◆ Prominent signage available fronting Bates Avenue
- ◆ 1200 amps 277/480v, 3-phase electrical service
- ◆ 360° building circulation
- ◆ Secured truck yard

This high image, well-located manufacturing/distribution facility offers dock and grade level loading, heavy power, high ceiling clearance, and is conveniently located near Hwy. 4, Hwy. 242 and I-680. Located in Concord's most desirable industrial business park. Construction to begin 2nd Quarter of 2022, with completion set for 4th Quarter 2022. Available to pre-lease now.

Site Plan



- ▼ GRADE LEVEL DOOR
- DOCK HIGH DOOR