

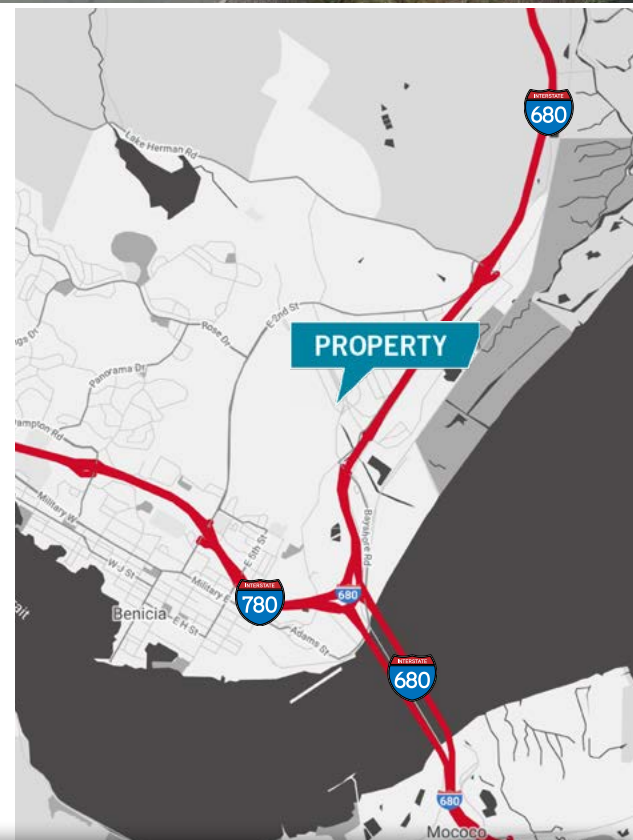
# FULLY RENOVATED AND SECURED ±18,000 SF FREESTANDING LIGHT INDUSTRIAL BLDG WITH YARD FOR SALE OR LEASE

473 E CHANNEL ROAD  
BENICIA, CA

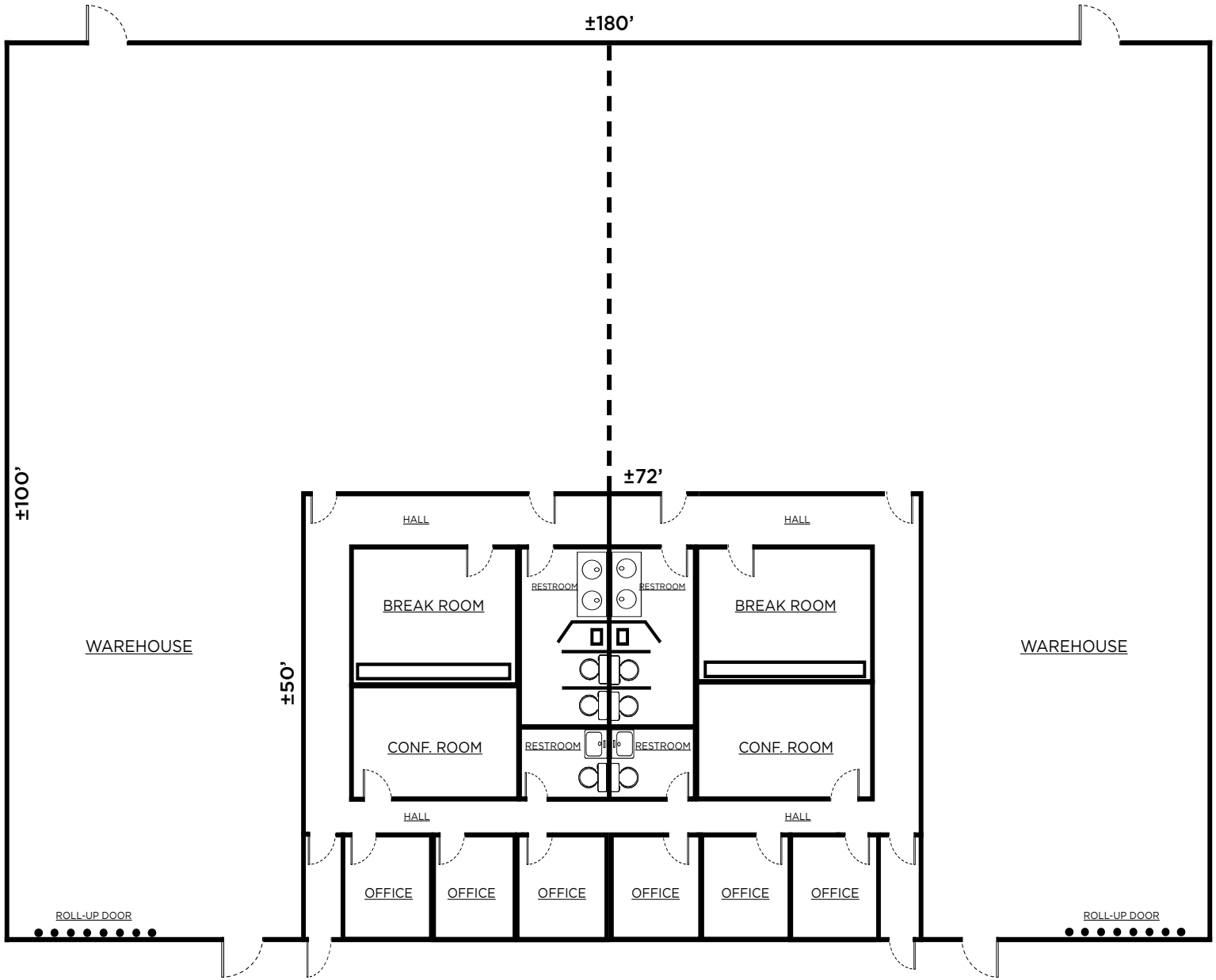


## PROPERTY HIGHLIGHTS



- » ±18,000 SF; Divisible to ±9,000 SF & Potential yard
- » Parcel Size: ±1.00 Acres (fully secured wrought iron fence)
- » Building Dimensions: ±100' D x ±180' W
- » Office: ±3,600 SF, brand new high end finishes (see plan)
- » Column Spacing: ±50' D x ±30' W
- » Power: ±800 Amps @ 120/280 volts
- » Clear Height: ±19' - 21'
- » Two (2) Insulated 12' x 14' Grade-Level Doors(electric)
- » Sprinklered
- » Refurbished, Leveled, Coated Warehouse Floors
- » Insulated Roof with Brand New HVAC Units
- » **Temperature Controlled Warehouse**
- » APN: 0080-250-430
- » Built in 1981
- » Zoning: General Industrial
- » City of Benicia Green Zone Friendly



# FLOOR PLAN

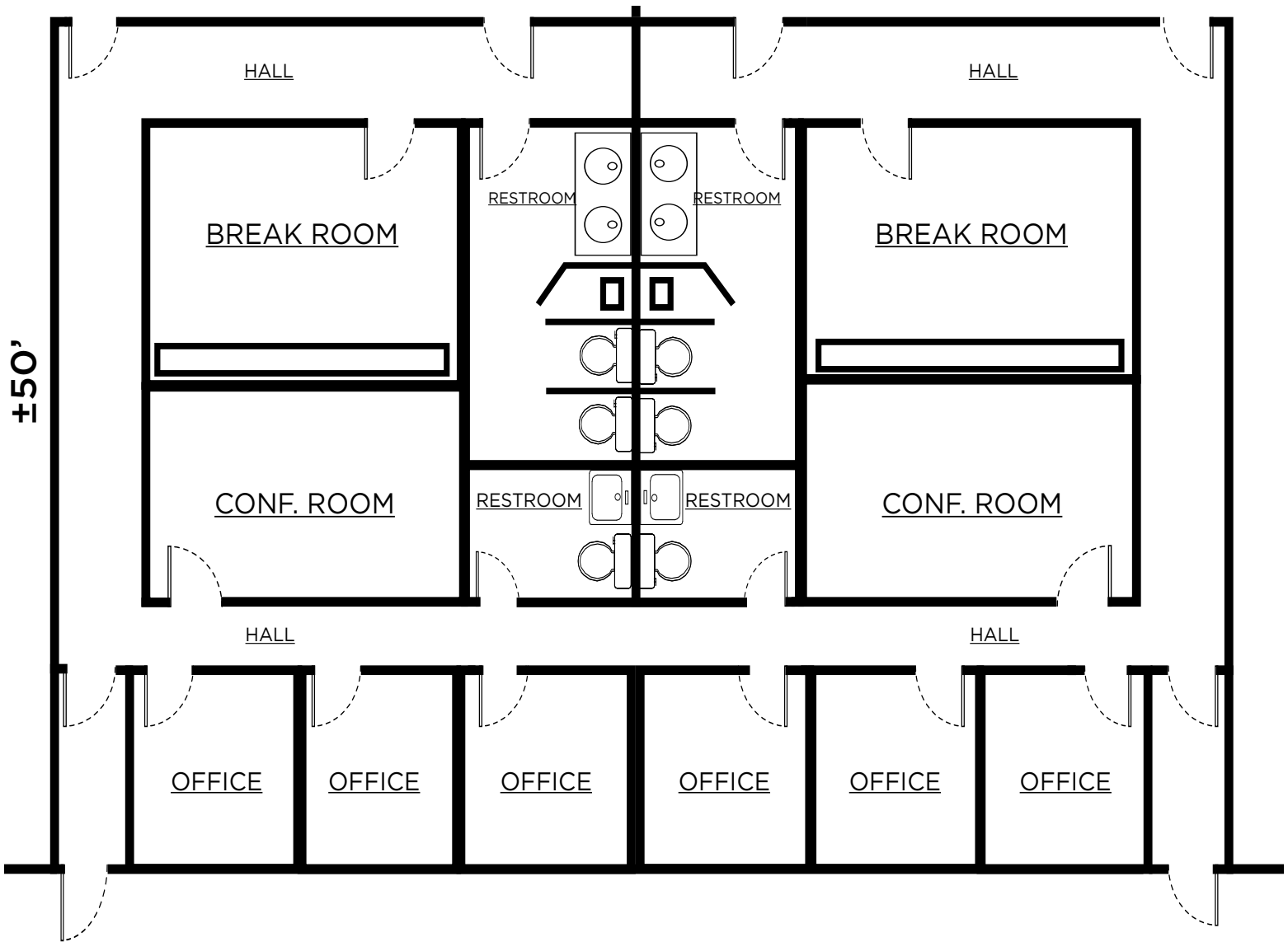


**RESTROOM:**



-  URINAL STALL W/ EXTENDED WALL DIVIDER
-  STANDARD STALL W/ EXTENDED WALL DIVIDER

**BREAK ROOM INCLUDES:**  
COUNTERTOPS WITH SINK,  
CABINETS, REFRIDGERATOR AND  
DISHWASHER

# OFFICE FLOOR PLAN



**RESTROOM:**

-  URINAL STALL W/ EXTENDED WALL DIVIDER
-  STANDARD STALL W/ EXTENDED WALL DIVIDER

**BREAK ROOM INCLUDES:**

COUNTERTOPS WITH SINK,  
CABINETS, REFRIDGERATOR AND  
DISHWASHER



# PARCEL MAP

