



±152,000 SF Available For Lease Class A Distribution Facility

4995 Industrial Way, Benicia, CA

Site

- Situated on ±13.33 gross acres (±833' wide x ±697' deep)
- APN's 0080-301-200-01 & 201-01

Location

- Located on I-680 at the Lake Herman Road off-ramp within the Benicia Industrial Park

Building Highlights

- ±248,000 SF building (±400' x ±600')
- ±152,000 SF available (±400' x ±360')
- ±9,200 SF first floor office/cafeteria/lunchroom
- ±8,000 SF second floor office
- ±50' wide ±60' deep column spacing
- ±30' - ±32' clear height
- Parking: ±125 stalls
- ±135' staging area
- Concrete truck apron
- Sprinklered: ESFR

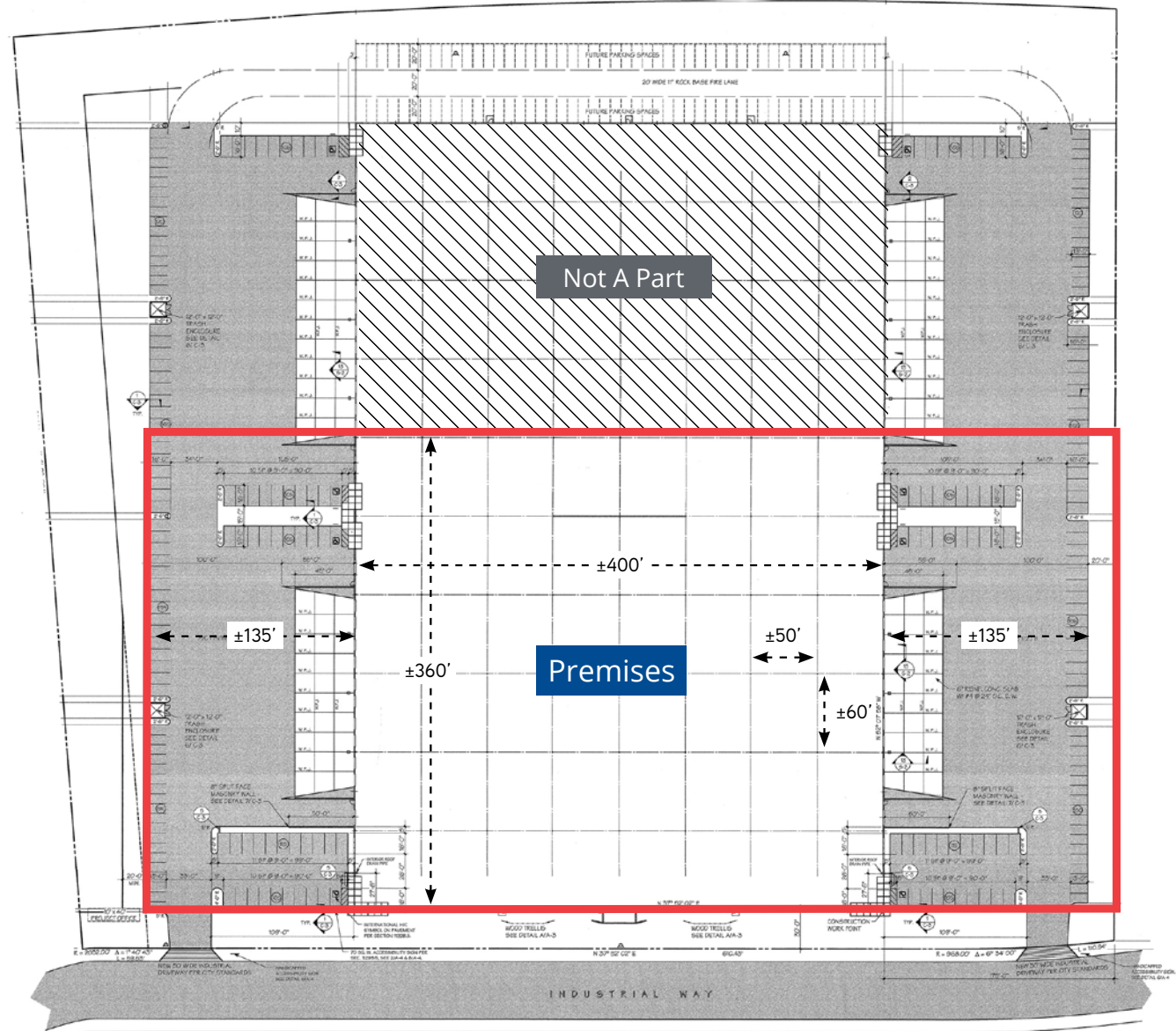
Electrical

- ±1,200 amps @ 277/480 volts to premises

Cross Loader

- ±20 dock high doors (±9'x±10')
- 5 grade level doors (±12'x±14')

- **Timing: September/October 2022**



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Distance From Site

