

H I G H C U B E W A R E H O U S E / O F F I C E S P A C E F O R L E A S E



4705

INDUSTRIAL WAY

BENICIA // CALIFORNIA

PROPERTY HIGHLIGHTS

±67,500 square feet available / divisible to 27,000 square feet

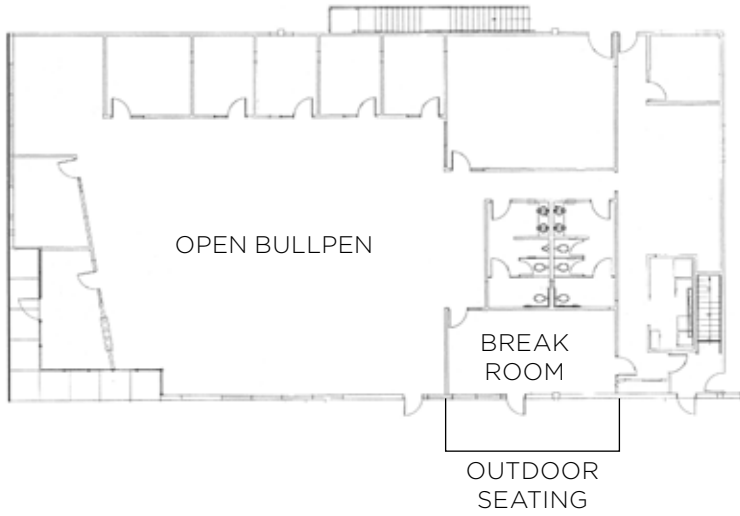
This high bay warehouse/distribution space is located in a striking, state of the art building situated in the heart of the Fleetside Industrial Park in Benicia. Located near I-680, I-780, and I-80, the premises is a great choice for any Regional/National company looking to serve the Greater Bay Area and/or the Sacramento/San Joaquin Valley.

- ◆ Impressive ±6,900 square feet of 1st class office space on the ground floor
- ◆ Bonus ±3,700 square feet of 2nd story office space
- ◆ ±30' minimum clear height
- ◆ ESFR sprinkler system & skylights throughout
- ◆ Ten (10) dock high doors with levelers
- ◆ Two (2) grade level doors (12' x 14')
- ◆ 400 amp, 277/480v, 3-phase electrical service with step down transformers
- ◆ Generous truck staging area / abundant parking
- ◆ Column spacing: 50' wide x 60' deep
- ◆ Monument signage available

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FIRST FLOOR



SECOND FLOOR



← SAN FRANCISCO (37 MILES) | I-680 | SACRAMENTO (55 MILES) →

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