

2455 BATES AVENUE, CONCORD, CA

INDUSTRIAL BUILDING FOR SALE

Price: \$3.95 Million

Ideal owner-user or investment opportunity offering 1,200 AMP / 480V heavy power, flexible occupancy options, secured yard potential, and excellent freeway access in North Concord.



Kate Wright

Director | Industrial

925-296-3308

kate.wright@tricommercial.com

LIC: #01997870

Celine Mui Simon

Sales Associate

925-296-3305

celine.simon@tricommercial.com

LIC: #02130471



FOR SALE

INDUSTRIAL COMMERCIAL BUILDING
PRICE: \$3,950,000
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2455 Bates Avenue is a $\pm 19,800$ square foot Class C light industrial warehouse situated on a ± 0.92 -acre ($\pm 40,050$ SF) corner parcel in unincorporated Contra Costa County. Constructed in 1980 of durable masonry and concrete construction (seller indicates completion in 1982), the single-story building is currently configured as a multi-tenant industrial and office property with 14 units, offering flexibility for both investors and potential owner-users. Buyer is advised to conduct an independent investigation and verify all property details.

The property is well-equipped with eight grade-level loading doors, robust 1,200 amp / 480-volt electrical service, and dual 1.5-inch water lines (3 inches total), supporting a wide range of industrial, fabrication, and service uses. The building is served by seven HVAC units of varying capacities.

The site provides approximately 37 on-site parking stalls, complemented by an additional ± 19 street parking spaces directly adjacent to the property. The ± 0.92 -acre parcel offers potential to create a secured and enclosed yard area, enhancing utility for storage, fleet parking, or outdoor operations.



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Property Highlights

- ±19,800 SF Light Industrial Warehouse on a large ±0.92-acre (±40,050 SF) corner parcel
- Flexible Multi-Tenant Configuration with 14 suites offering leasing flexibility or owner-user consolidation potential
- Secured Yard Potential with ability to create a fenced and enclosed yard for storage, fleet parking, or operational use
- Eight Grade-Level Loading Doors supporting efficient loading and service operations
- Heavy Power Infrastructure featuring 1,200 amp / 480-volt electrical service / 3 Phase
- Dual Water Service (3" Total Capacity) supporting diverse industrial tenant requirements and operational scalability.
- Ample Parking with ±35 on-site spaces plus ±19 adjacent street parking spaces
- Durable Masonry & Concrete Construction providing long-term structural reliability
- Functional Clear Heights ranging from ±9' to ±12' clear
- Fully Serviced Site with water, gas, and electricity
- Strategic East Bay Location in the supply-constrained North Concord industrial submarket
- Excellent Freeway Access to Highway 4, Highway 242, and Interstate 680



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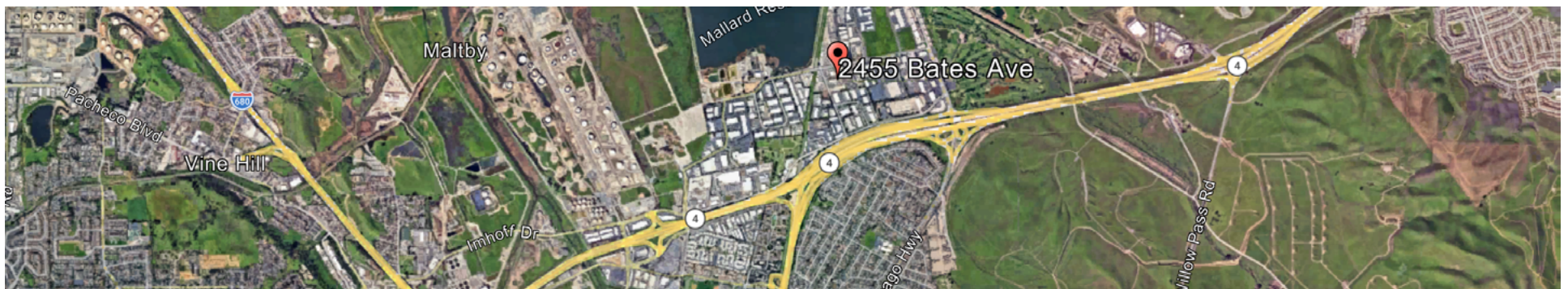
Location & Market Overview

The property is strategically located in the highly desirable North Concord industrial submarket, one of the East Bay's most established and supply-constrained industrial corridors. Positioned along Bates Avenue, the property benefits from immediate access to Highway 4, Highway 242, and Interstate 680, providing exceptional regional connectivity throughout the Bay Area.

The surrounding area is home to a strong concentration of industrial, logistics, construction, and service-based companies. Nearby users include established regional and national operators such as Bay Alarm, Conco Cement, Slakey Brothers, and Brickyard Building Materials. This diverse tenant base supports a dynamic business environment and consistent demand for functional industrial space.

The North Concord industrial market remains fundamentally strong with a low vacancy rate, reflecting continued demand despite broader market fluctuations across the Bay Area. Limited new supply, combined with excellent freeway access and proximity to major population centers, makes this location particularly attractive for owner-users, logistics providers, and hands-on investors.

With its flexible configuration, strong infrastructure, and strategic East Bay location, 2455 Bates Avenue presents a compelling opportunity to acquire a well-located industrial asset in one of Contra Costa County's most resilient industrial markets.



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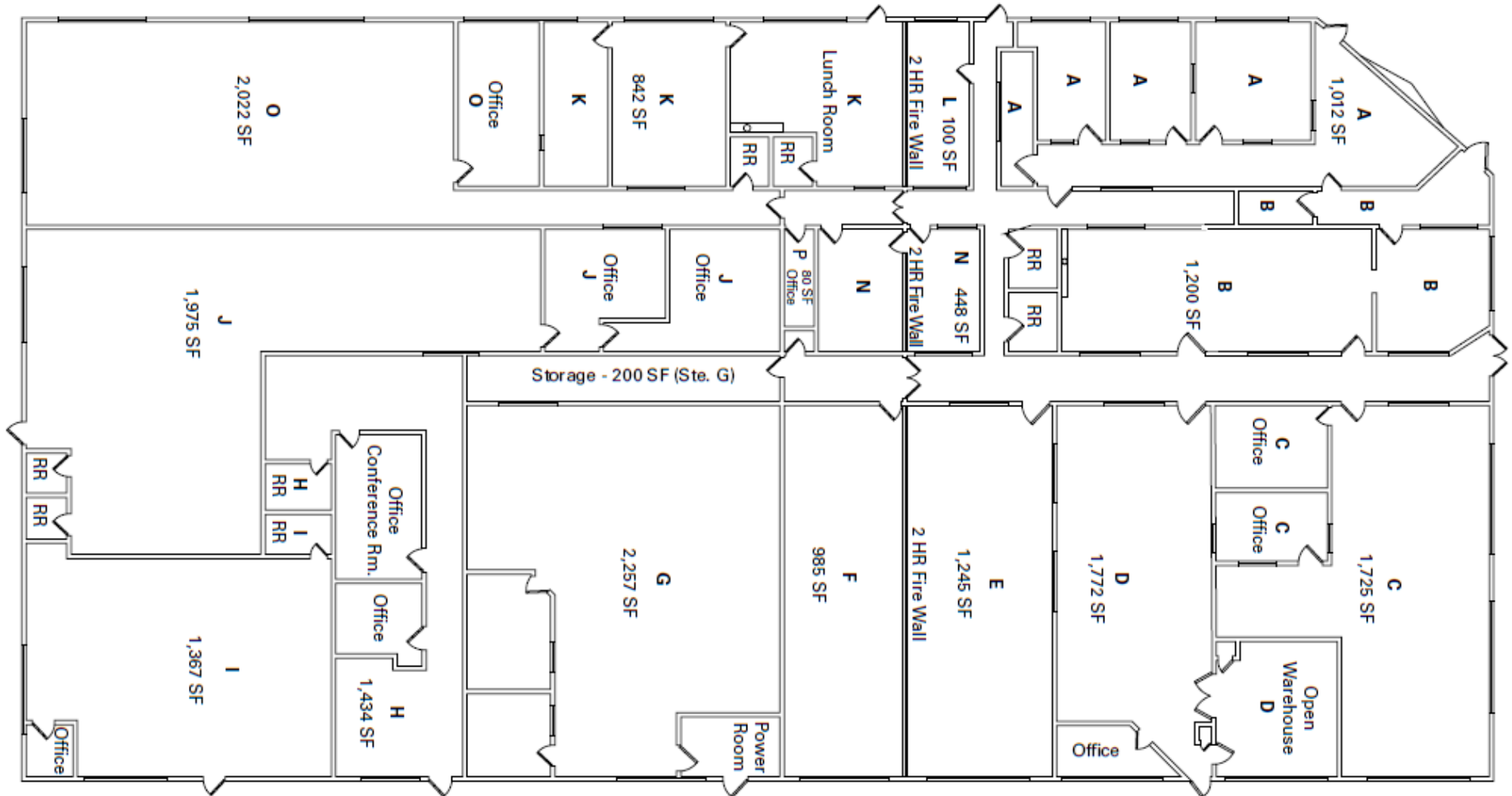
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Income & Expenses for 2455 Bates Ave

	Rent/mo	Rent/yr	Proforma Rent/yr
Base rents from 12 tenants at below market rents	23,078	276,936	327,844
Expense reimbursement	2,115	25,380	128,700
Total/mo	25,193	Total Rent/yr	456,544
<i>Less vacancy & credit losses (5%)</i>			(22,827)
Gross operating income	GOI/mo	GOI/yr	Proforma GOI/yr
	25,193	302,316	433,717

Expenses	Actual	Pro-Forma
Property Taxes*(1.1023%)	43,201	43,201
Special Assessments	3,353	3,353
Insurance	14,212	14,212
Utilities	35,600	64,944
Repairs	3,500	50,292
Janitorial & Landscape	4,950	9,981
Management Fee (4%)	12,093	17,349
Total per year	116,909	203,332

*Based on offering price of \$3.95M

Net Operating Income/yr	185,408	230,385
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