

HIGH IDENTITY OFFICE WAREHOUSE SPACE FOR SUBLEASE



4705

INDUSTRIAL WAY

BENICIA // CALIFORNIA

PROPERTY HIGHLIGHTS

±30,500 square feet available

This high bay warehouse/distribution space is located in a striking, state of the art building situated in the heart of the Benicia 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 ±13,600 square feet of 1st class office space on the ground floor
- ◆ ±3,700 square feet of 2nd story office space
- ◆ ±30' minimum clear height
- ◆ ESFR sprinkler system & skylights throughout
- ◆ Two (2) dock high doors
- ◆ One (1) grade level door (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
- ◆ Sublease through 8/31/23
- ◆ Longer lease term available

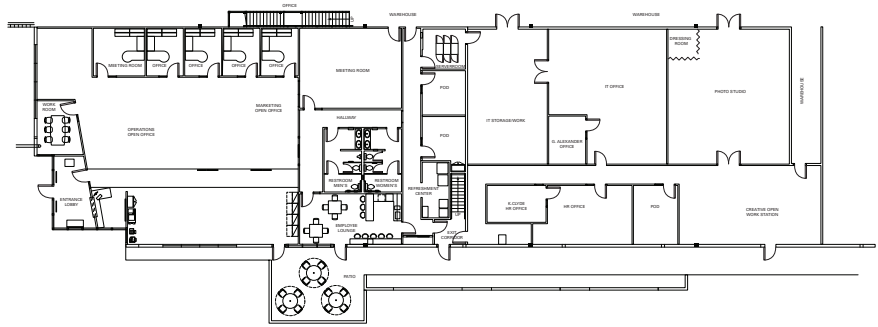
Graden Travis

Senior Managing Director // 925.974.0104 // graden.travis@nrmk.com // CA RE License #00871716

Tyler Epting

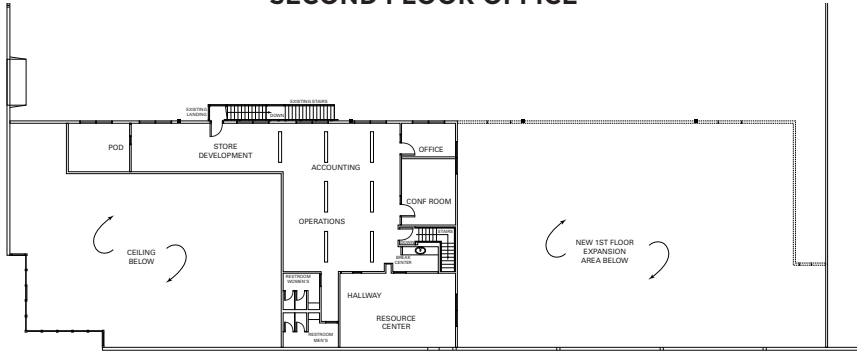
Managing Director // 925.974.0238 // tyler.epting@nrmk.com // CA RE License #01317533

FIRST FLOOR OFFICE



±13,600 Square Feet

SECOND FLOOR OFFICE



±3,700 Square Feet

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BENICIA INDUSTRIAL PARK



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