



# For Lease | Single Tenant

## Benicia Light Industrial Building

Special leasing incentive for leases signed prior to December, 31st 2025!

3928 Oregon Street, Benicia, CA

Colliers

Contact Brokers

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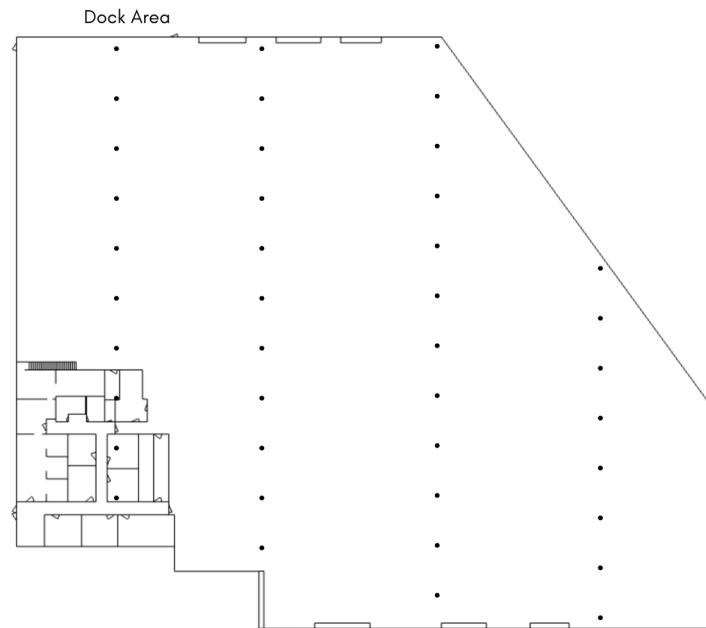
# Benicia Industrial Park

<b>Address</b>	3928 Oregon Street
<b>Building Size</b>	±32,880 SF - Additional mezzanine/ conference area NOT included in the SF
<b>Year Built</b>	1987
<b>Lot Size</b>	±2.31 acres on two parcels (±100,624 SF)
<b>Available</b>	Available immediately
<b>APN</b>	0080-080-620 & 630
<b>Lease Rate</b>	Call brokers

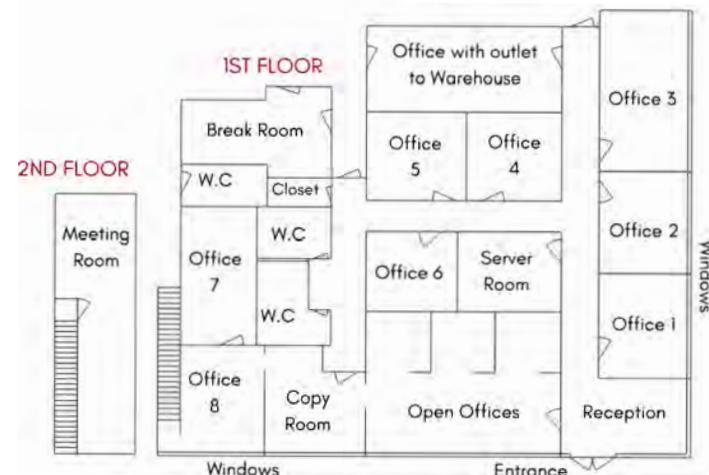
## Property Features

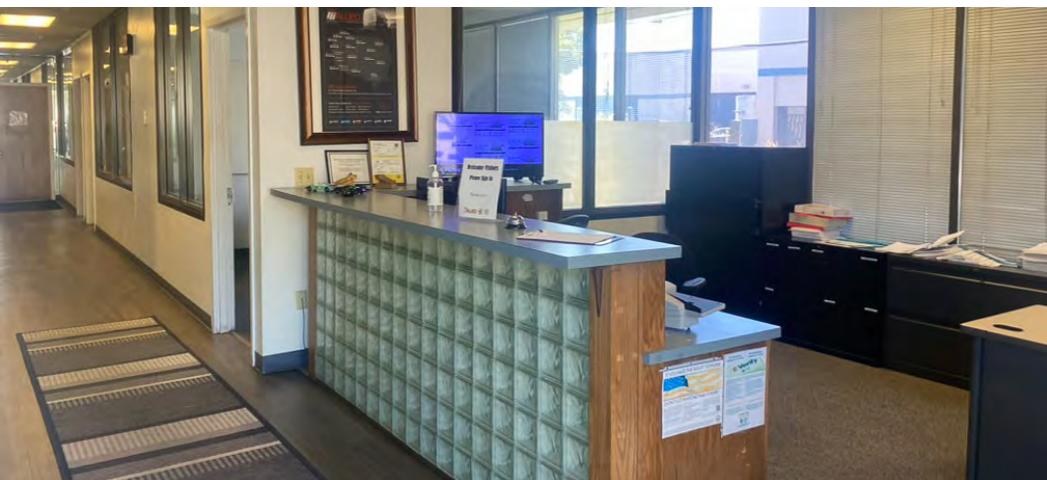
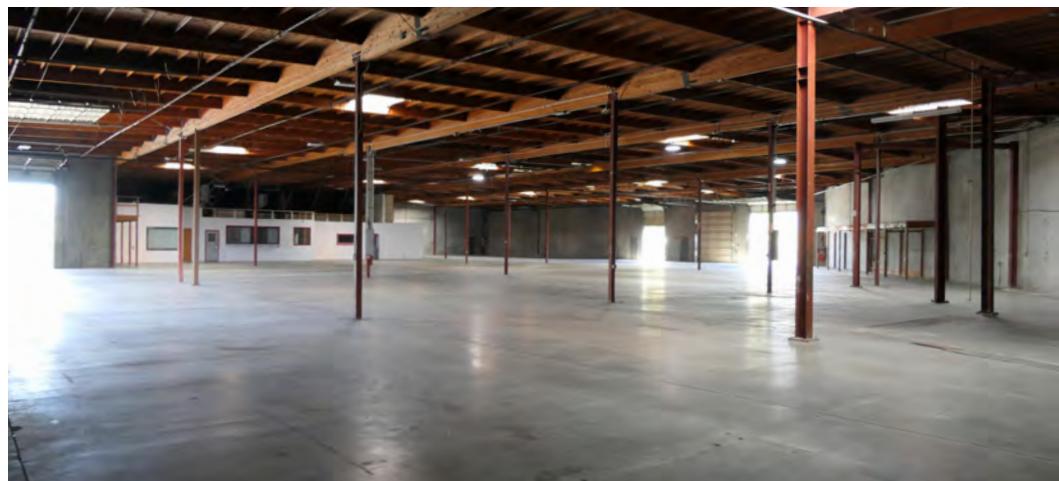
- ±18 parking stalls (more can be added)
- Loading: 1 dock high and 7 grade level
- 1000 amps (120V/208Y) | 3 phase  
meter B ±200 Amps (120V/208Y)
- ±20' clear height
- Sprinklered throughout
- ±4,730 SF of office space
- Fenced yard area in back
- Entrances are gated
- Newer roof: ±2 year old
- Building recently painted

## Site Plan



## Office Layout





## Benicia Industrial Park

The Benicia Industrial Park (BIP) is located adjacent to Interstate 680. This Industrial Park is Solano County's oldest and largest, with over ±3,000 acres of land and seven million square feet of built space. The BIP is also the largest port-related industrial park in Northern California. Two major interstate freeways provide easy access to the Bay Area and beyond. Benicia is located at the junction of Interstate 680 and 780. North or Southbound, I-80 can be reached from Benicia traveling five miles west on I-780 or 9 miles North on I-680. Two major interstate freeways provide easy access to the Bay Area and beyond.

The BIP is home to over 600 businesses employing more than 7,000 workers and a wide variety of business types, representing 50% of Benicia's total private employment and over 60% of the city's sales tax revenue. The BIP provides excellent access via interstate highways, rail, and deep-water port transportation, which helps firms serve their customer base locally & worldwide.

Benicia is ideally located in Solano County 35 miles northeast of San Francisco, 29 miles from Oakland, 14 miles north of Walnut Creek, 57 miles southwest of Sacramento, 60 miles north of San Jose and 13 miles southeast of Napa.

