



Light Industrial Condo for Lease or Sale

5466 Gateway Plaza

±4,923 SF



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5466 GATEWAY PLAZA
BENICIA, CA 94510

Property Overview

5466 Gateway Plaza

Rare opportunity to own or lease a light industrial condo with freeway visibility and unbeatable freeway access. With high end finishes throughout the warehouse and office portions of the space, this condo will be a great fit for a company seeking exposure and efficiency in a top-tier location.



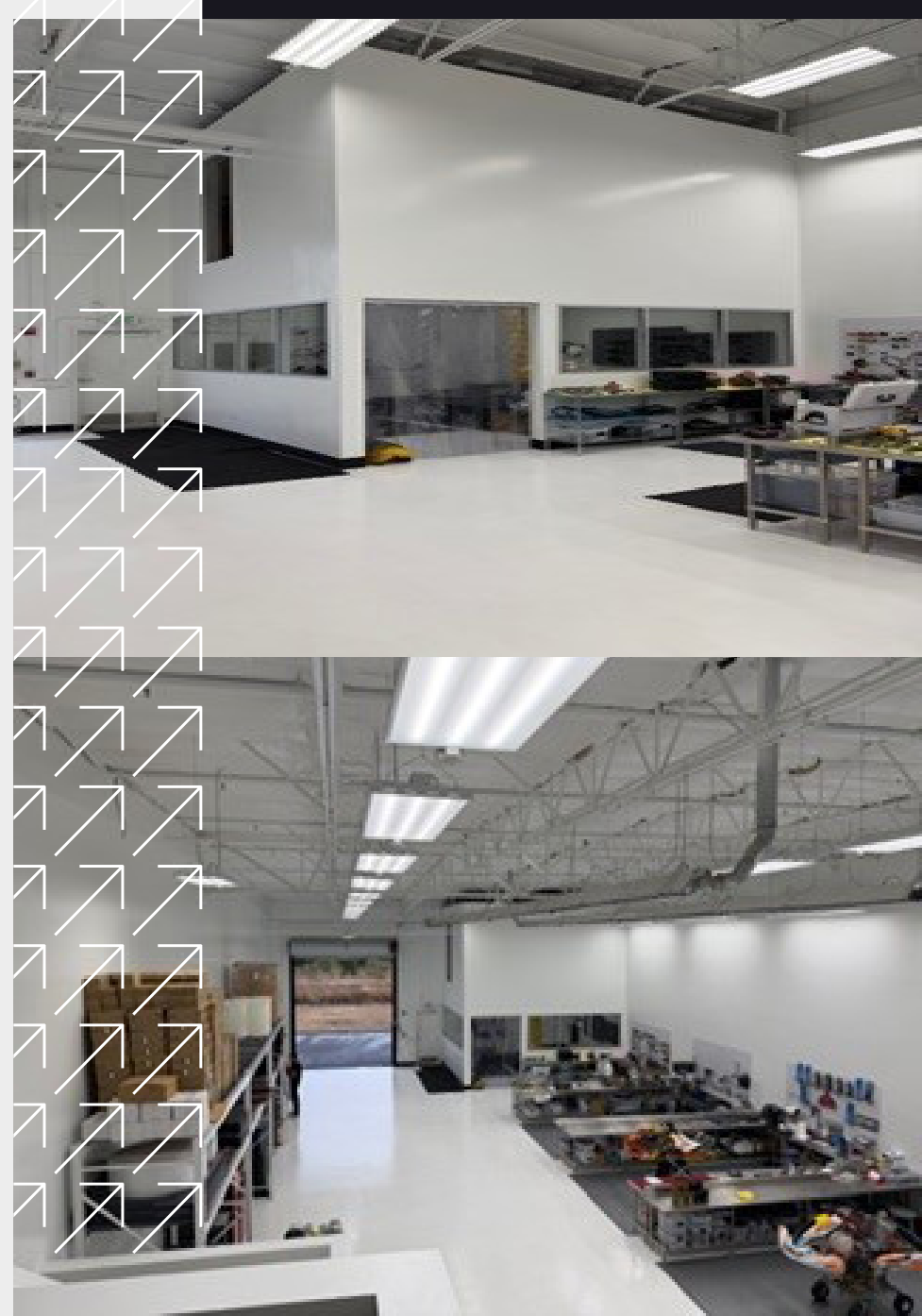
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Property Highlights

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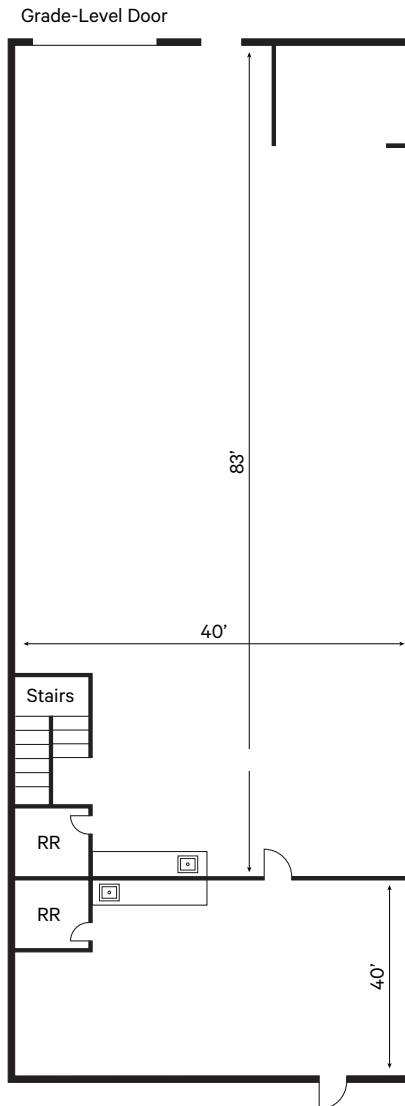


- $\pm 4,923$ SF total
 $\pm 4,123$ SF Ground Floor
 ± 800 SF Second Floor Office
- One (1) 12'x14' Grade Level Door (motorized opener)
- LED Lighting throughout
- Epoxy floors in warehouse
- Clear Height: $\pm 21.5'$
- Insulated
- Power: 250 amps@277/480 volt
Stepped down to 120/200
- Two (2) Restrooms with granite tile and countertops
- Three (3) kitchenettes
- Sprinklered
- Gas fire radiant heaters in warehouse
- Brand new carpet throughout offices



Floor Plan

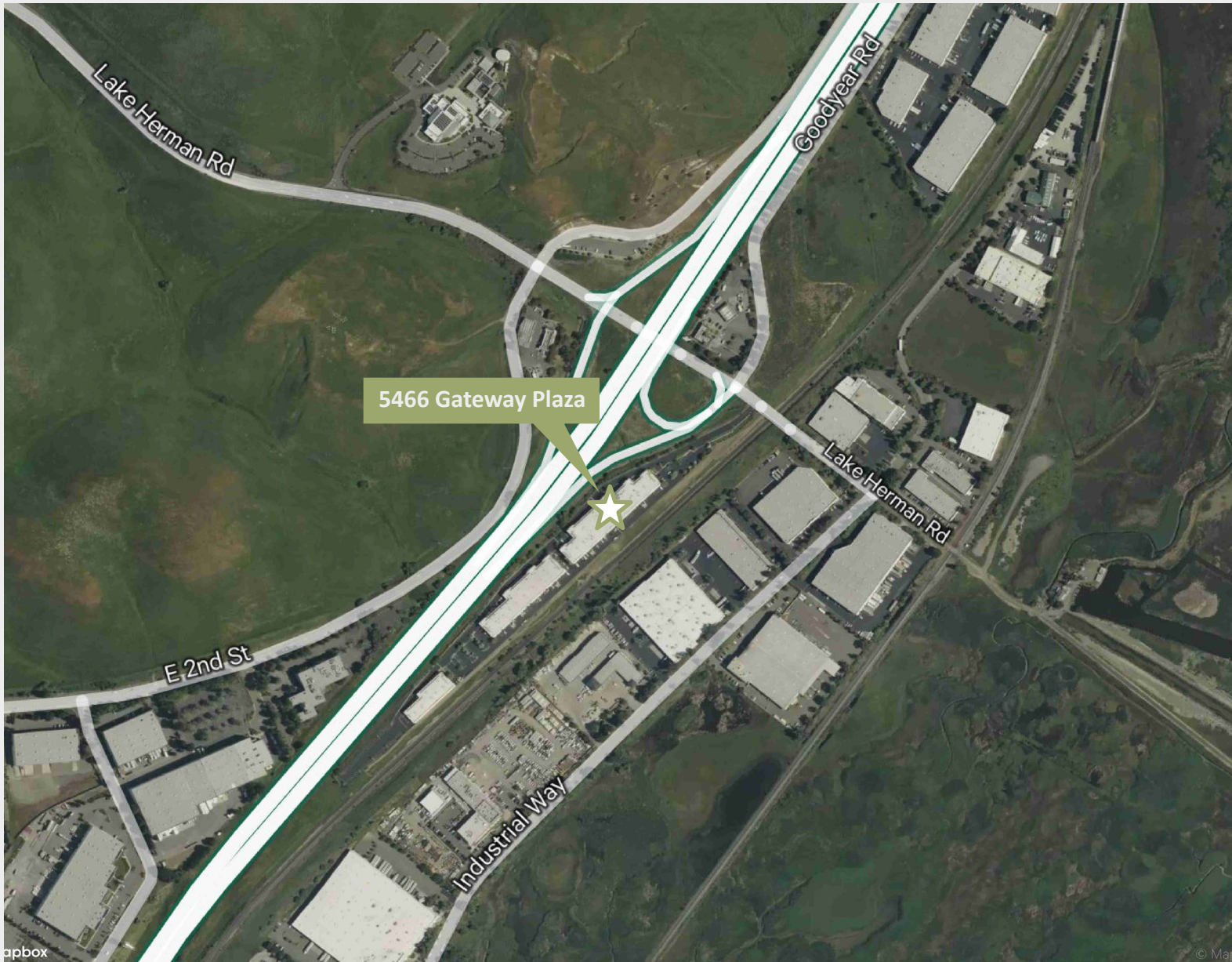
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5466 GATEWAY
FLOORPLAN

→ 4,923 RENTABLE SF

Aerial Map



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