



Zoning

Planned Office/Research;
Development Office/Research &
Development Mixed-Use District



Available | ±4,174 SF

Industrial/Warehouse Condo

624 Alfred Nobel Drive | Hercules, CA

Highlights

- A ±4,174 SF warehouse condominium within a larger ±35,843 SF condominium building
- Located in Hercules Business Center
- Easy access to I-80 and Highway 4
- ±4,174 SF available
- Open shop/warehouse
- One 12'x14' grade level door
- Power: ±125 amps @ 277/480 volts
- Clear height: 24'
- Lighting: Metal halide
- One restroom
- Includes a storefront, if desired
- ±1,100 SF of office space
- Parking: Two designated spots directly outside the unit, additional parking in common parking lot across the unit



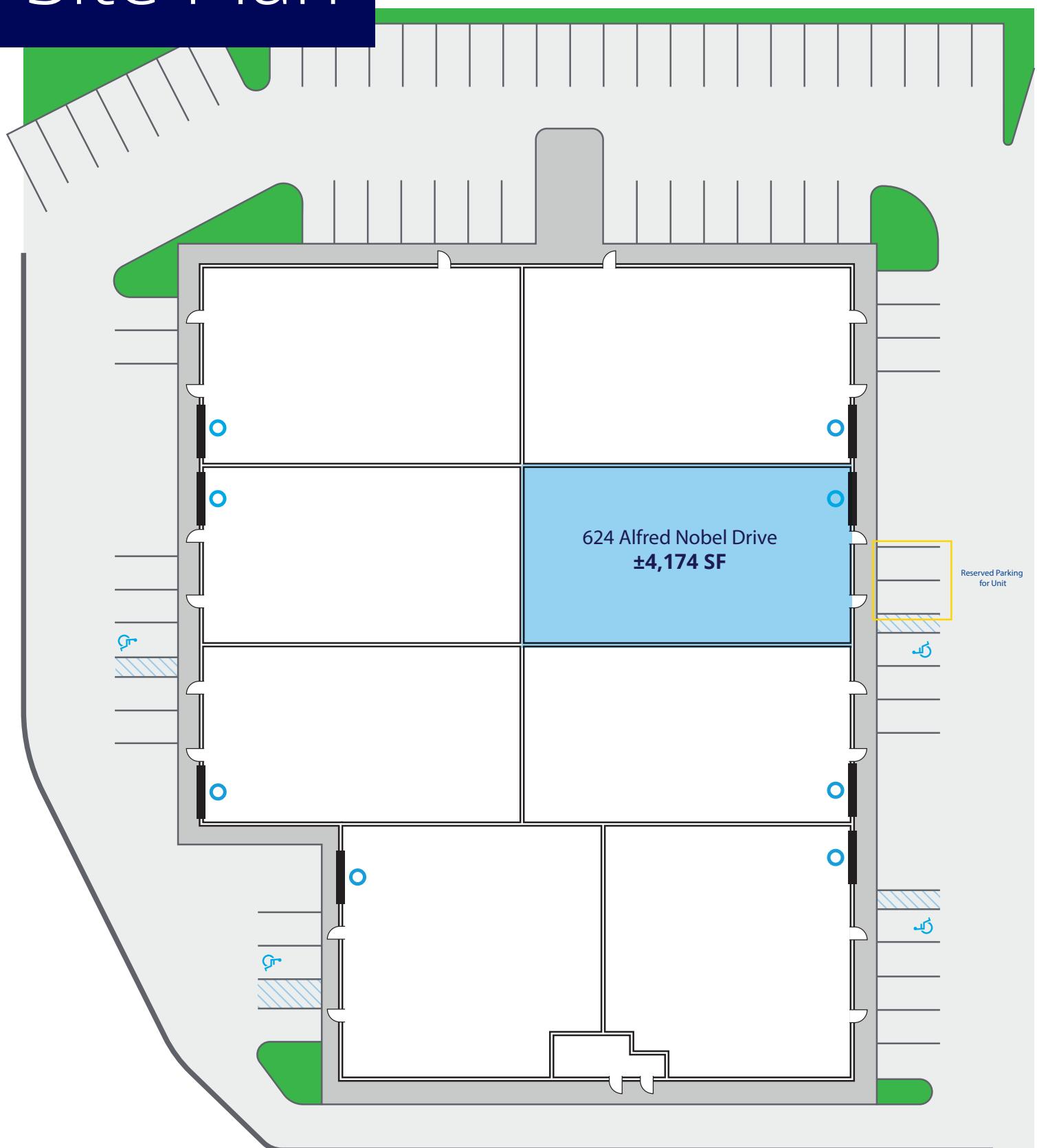
Jack Garrett

Associate
CA License No. 02199025
jack.garrett@colliers.com
Direct: +1 707 863 4640
Mobile: +1 925 212 7374

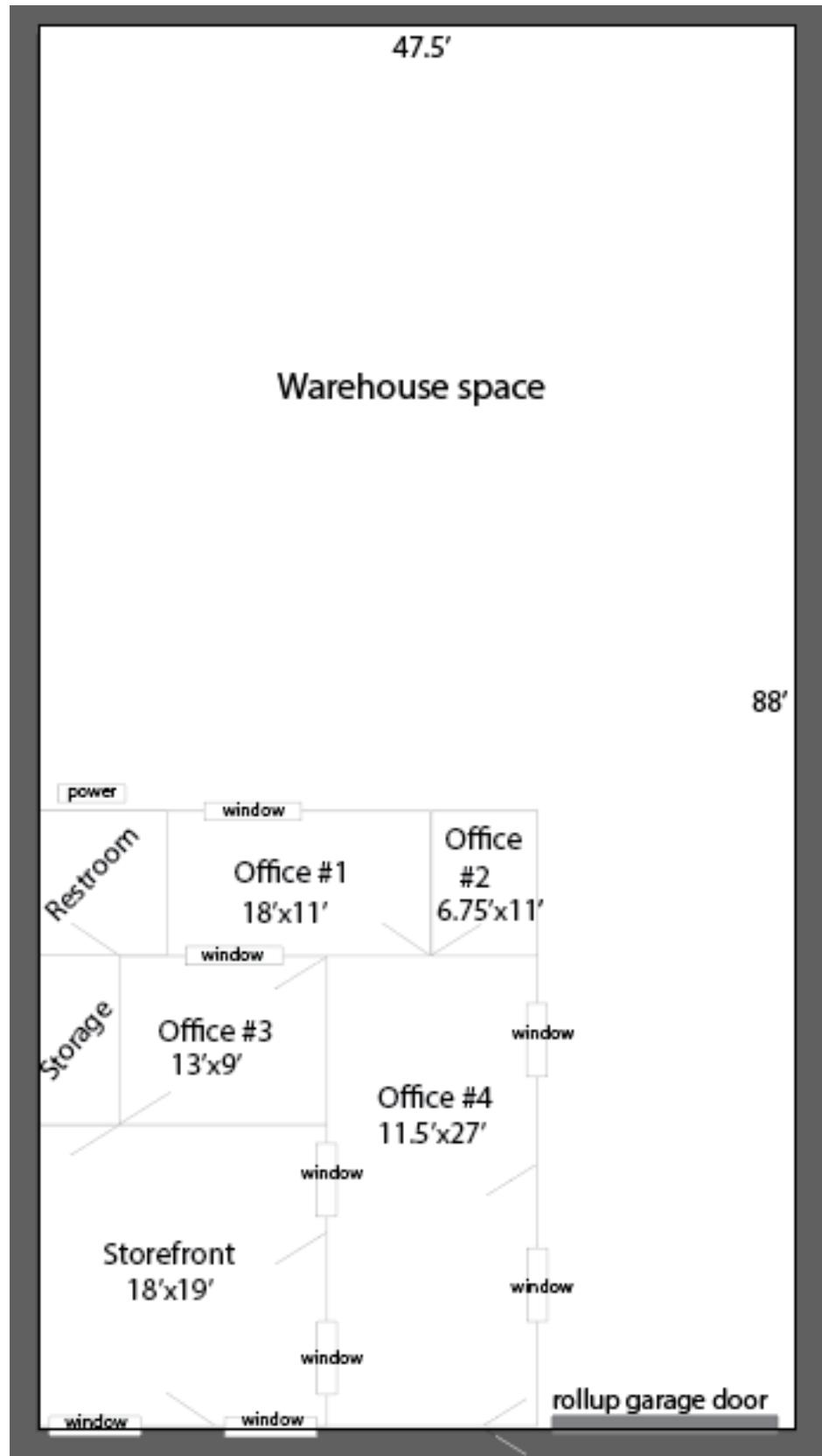
Phil Garrett, SIOR

Executive Vice President
CA License No. 00844836
phil.garrett@colliers.com
Direct: +1 707 863 8357
Mobile: +1 707 372 1036

Site Plan



Floor Plan



Location Overview



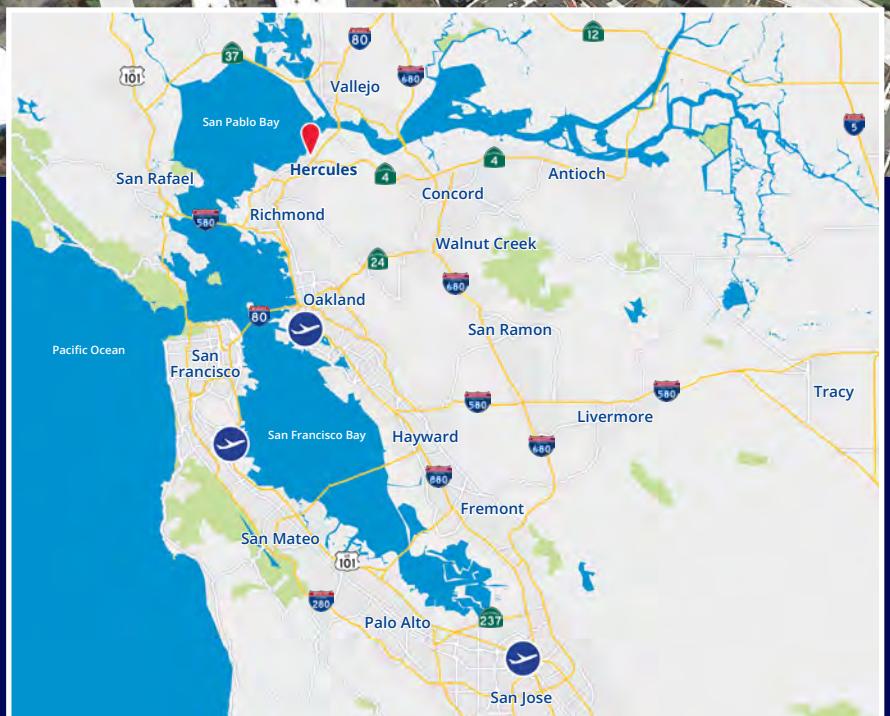
Location Highlights



7.4 miles to Vallejo
16.5 miles to Concord
33.8 miles to Hayward



27.1 miles to OAK
34.5 miles to SFO
59.6 miles to SJC



624 Alfred Nobel Drive | Hercules, CA

Photo Gallery

