



Zoning

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

Available | $\pm 4,174$ SF

Industrial/Warehouse Condo

624 Alfred Nobel Drive | Hercules, CA

Highlights

- A $\pm 4,174$ SF warehouse condominium within a larger $\pm 35,843$ SF condominium building
- Located in Hercules Business Center
- Easy access to I-80 and Highway 4
- $\pm 4,174$ 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
- $\pm 1,100$ SF of office space
- Parking: Two designated spots directly outside the unit, additional parking in common parking lot across the unit



Accelerating success.

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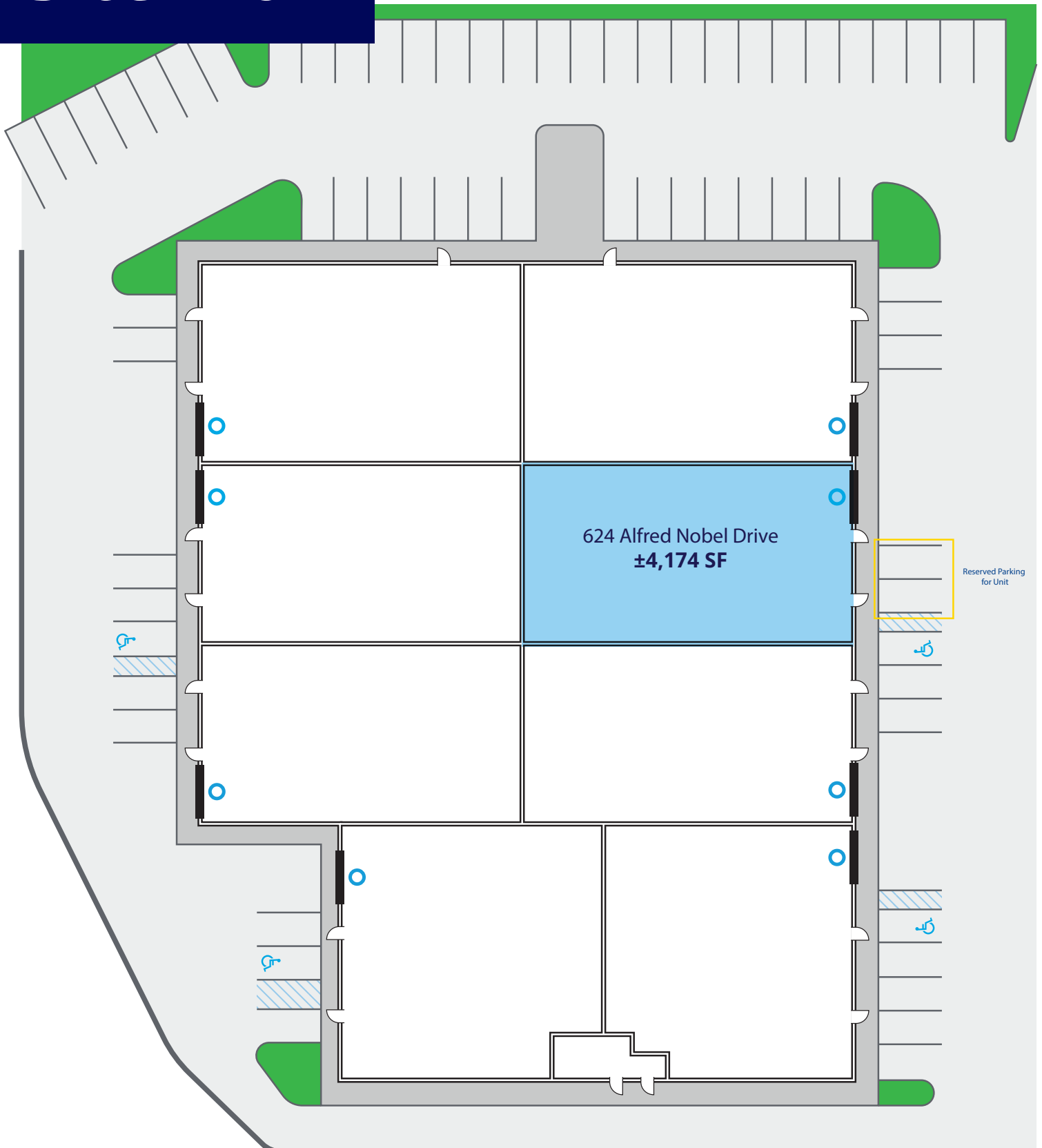
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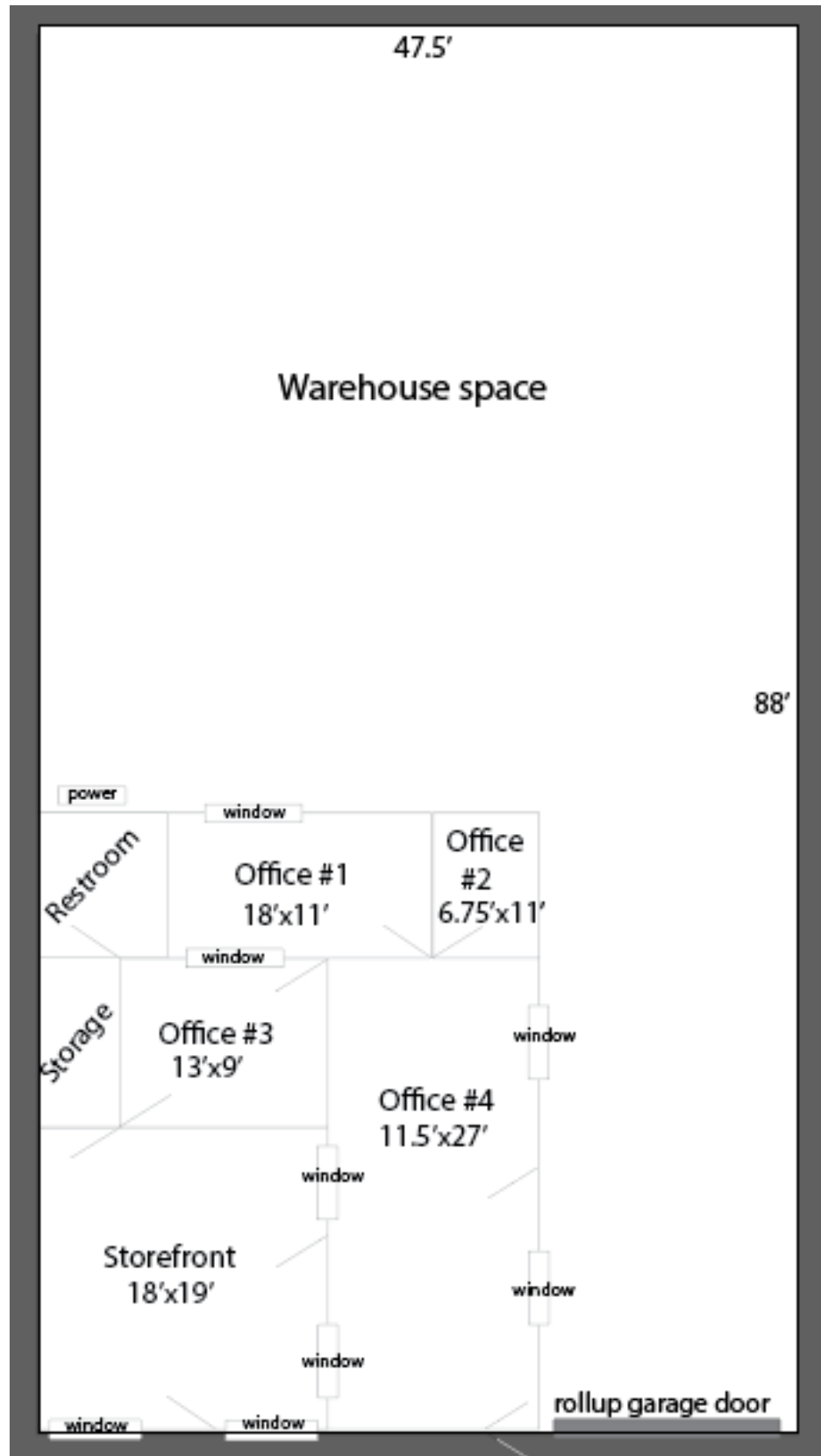
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 Grade level door

Site Plan



Floor Plan



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Photo Gallery

