

PLEASANT HILL INDUSTRIAL PARK

PLEASANT HILL'S PREMIER WAREHOUSE INDUSTRIAL PROJECT

2420 - 2495 ESTAND WAY, PLEASANT HILL, CA 94523



FOR LEASE

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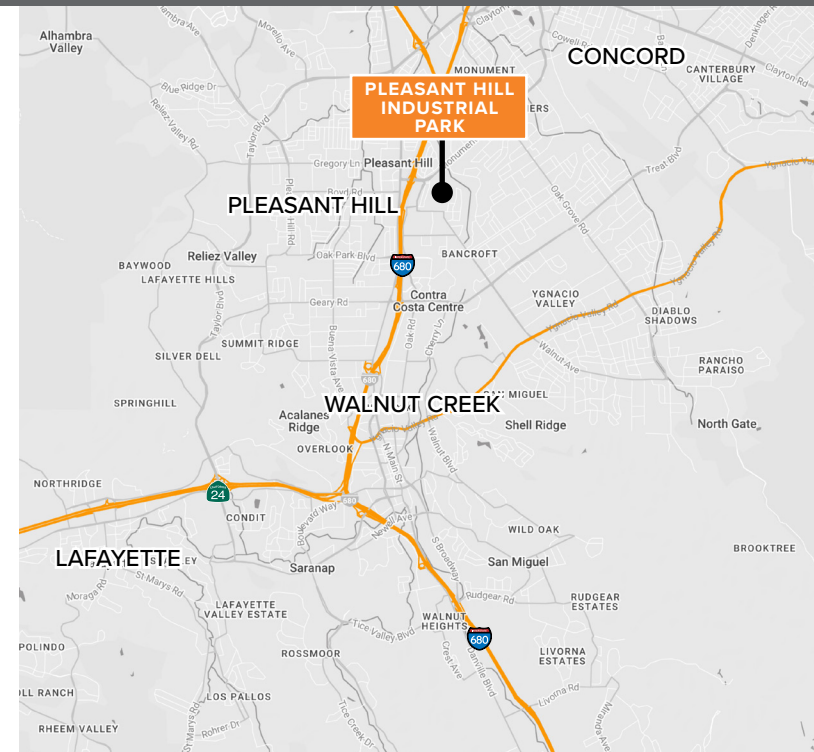


2442 ESTAND WAY | ±6,000 SF
2475 ESTAND WAY | ±5,280 SF

2446 ESTAND WAY | ±6,000 SF
2495 ESTAND WAY | ±12,170 SF

PROPERTY FEATURES

- » Four (4) concrete tilt-up buildings with premier Pleasant Hill location
- » Excellent proximity to I-680 & CA-242
- » Dock & grade-level loading access
- » Abundant parking
- » Project offers multiple size ranges & interior layouts
- » Professionally-managed project with high-quality image
- » Sprinklered & insulated
- » Zoning: Light Industrial (City of Pleasant Hill)

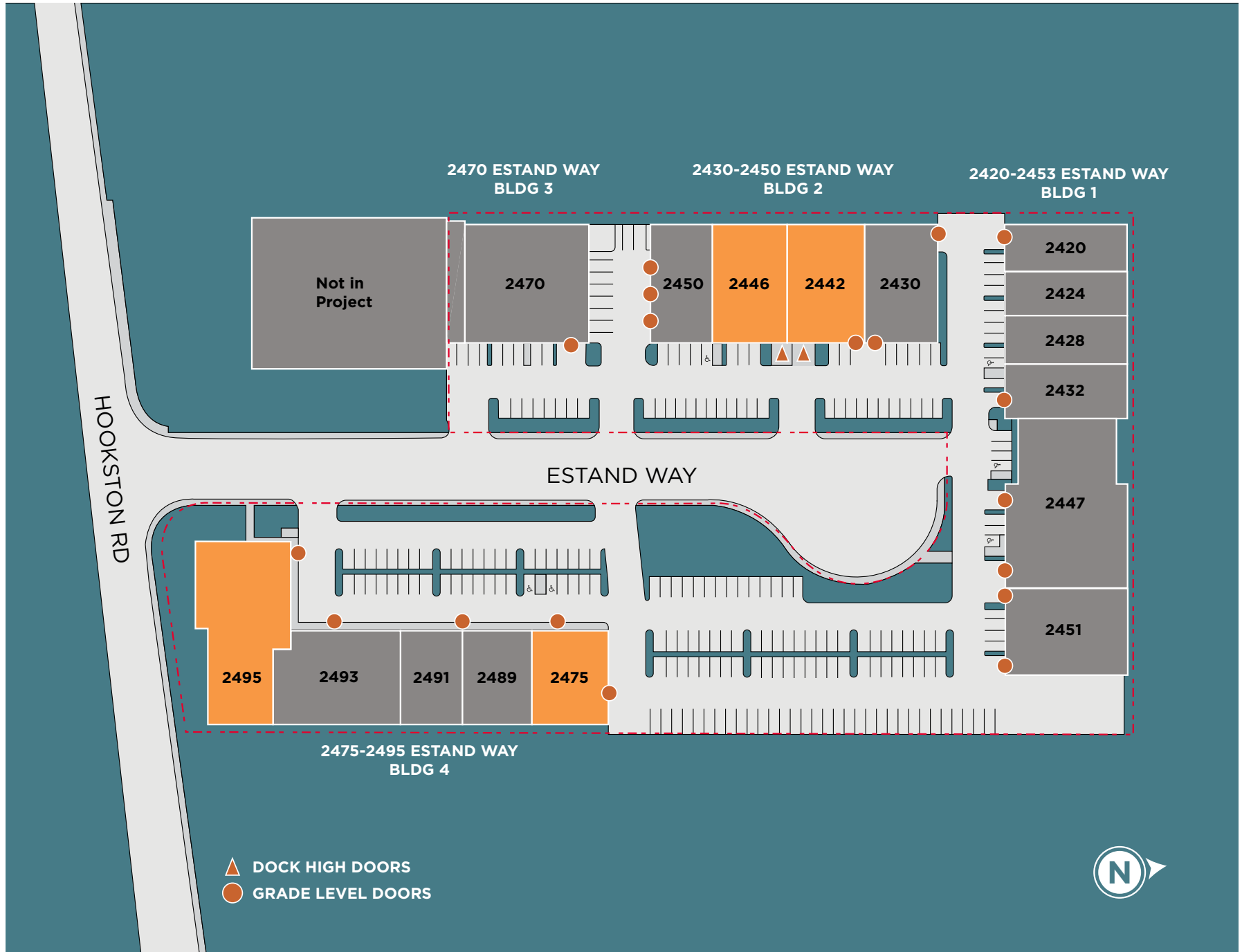


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2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



SITE PLAN



FLOOR PLAN: 2442 ESTAND WAY

PROPERTY FEATURES

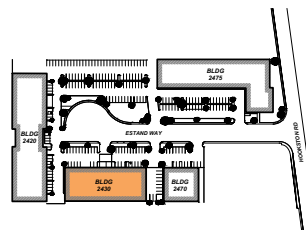
- » ±6,000 SF For Lease
- » ±925 SF of Office
- » ±5,075 SF of Warehouse
- » One (1) Grade Level Door
- » One (1) Dock High Door
- » ±16-18' Warehouse Clearance
- » Ample Parking

SUITE DATA:

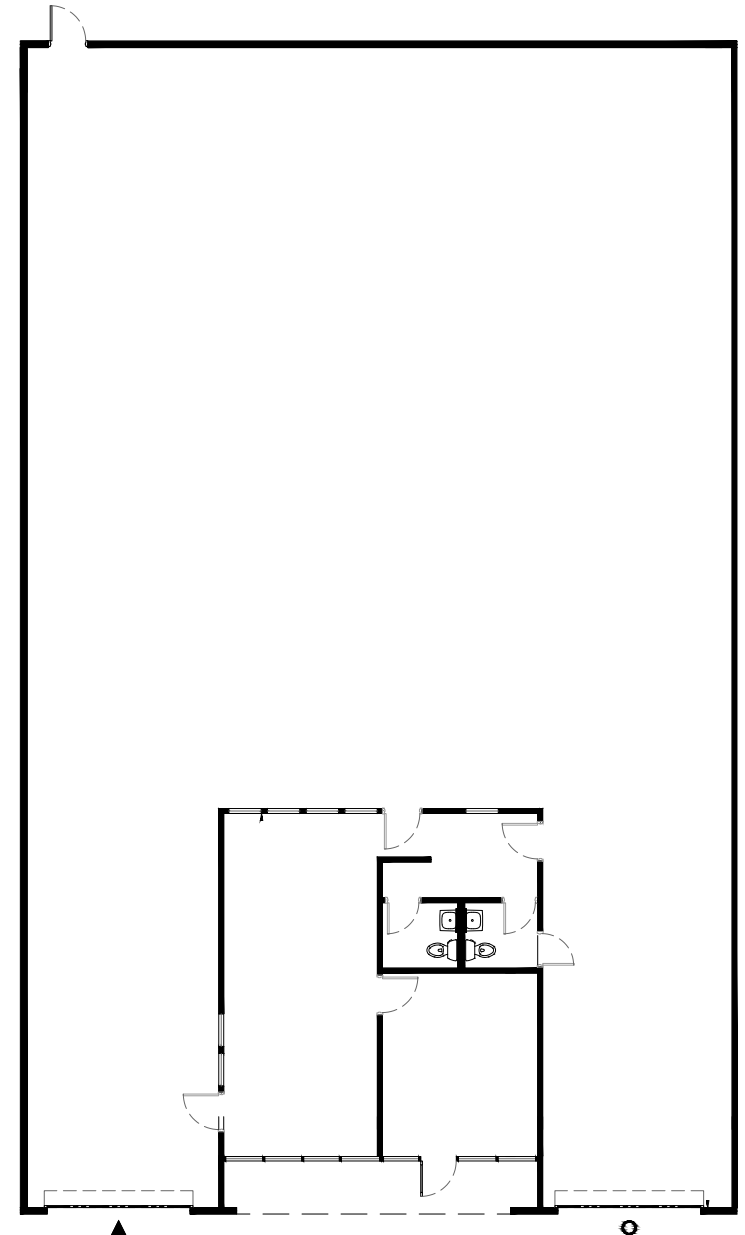
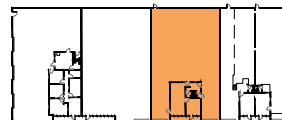
OFFICE	925 SF
WAREHOUSE	5,075 SF
TOTAL	6,000 SF

CLEAR HEIGHT	20'-0" - 20'-6"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



FLOOR PLAN: 2446 ESTAND WAY

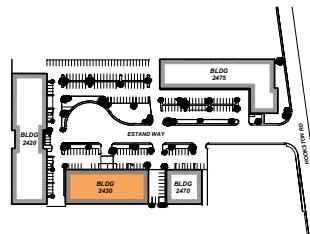
PROPERTY FEATURES

- » ±6,000 SF of Warehouse for Lease
- » ±1,000 SF of Office Planned
 - » Office can be Built-to-Suit
 - » Two (2) Restrooms
- » One (1) Dock High Door

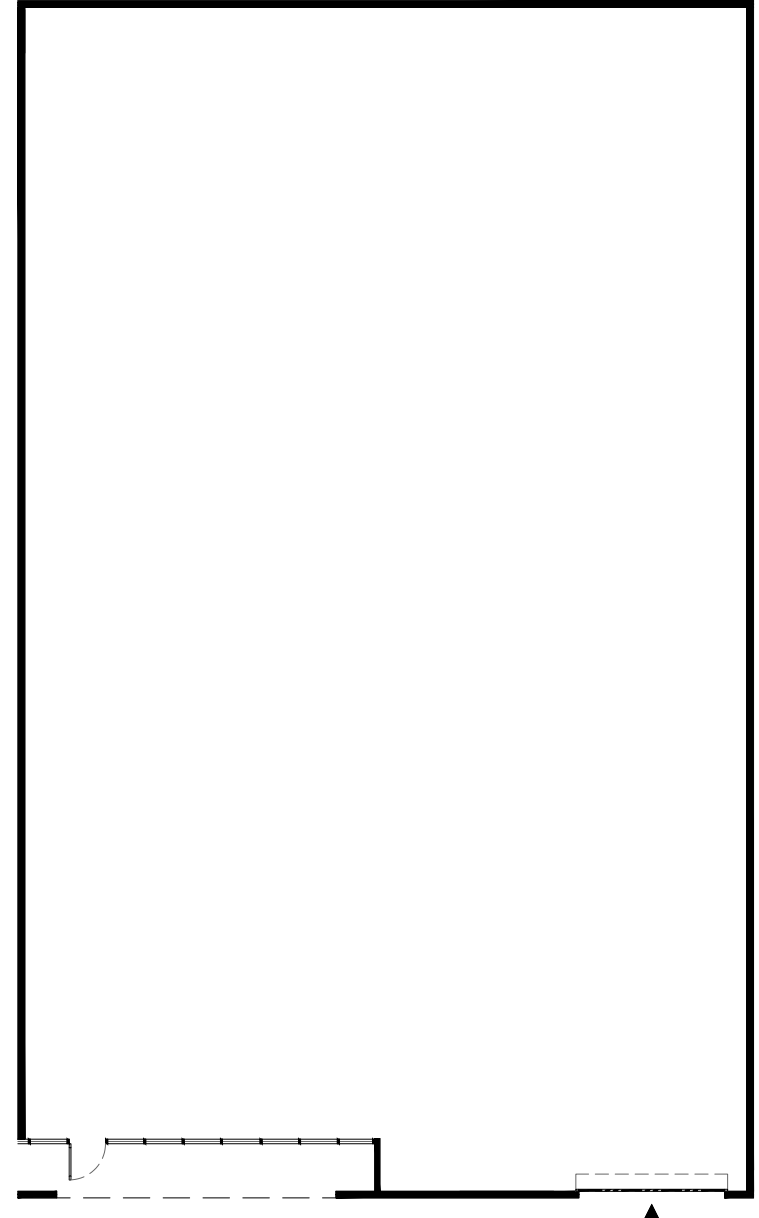
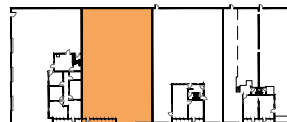
SUITE DATA:

WAREHOUSE	6,000 SF
TOTAL	6,000 SF
CLEAR HEIGHT	20'-0" - 20'-6"
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



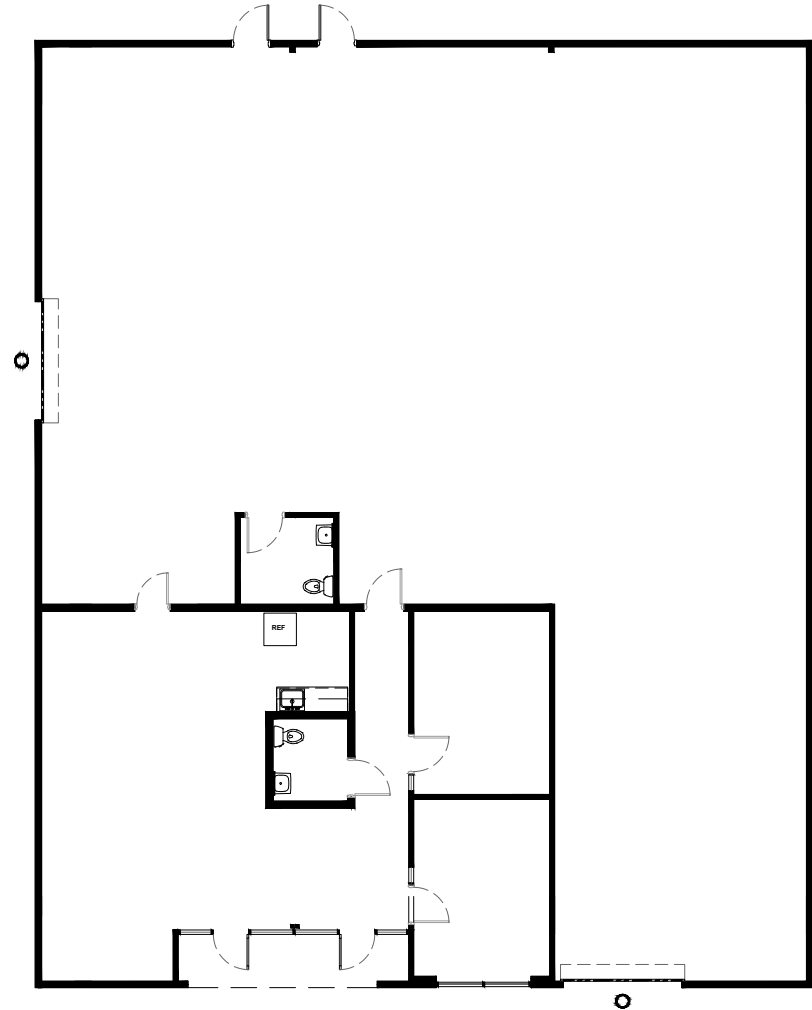
BUILDING KEY PLAN:



FLOOR PLAN: 2475 ESTAND WAY

PROPERTY FEATURES

- » ±5,280 SF For Lease
- » ±1,478 SF of Office
- » ±3,802 SF of Warehouse
- » Two (2) Grade Level Doors
- » Two (2) Restrooms
- » Kitchenette Area
- » ±13.5-15' Warehouse Clearance
- » Ample Parking

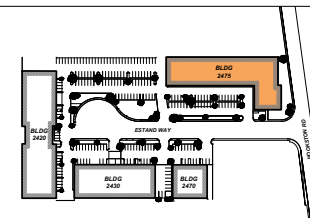


SUITE DATA:

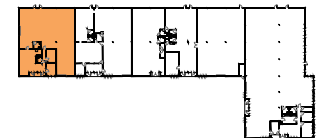
OFFICE	1,478 SF
WAREHOUSE	3,802 SF
TOTAL	5,280 SF

CLEAR HEIGHT 14'-0" - 15'-0"
● GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



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2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



FLOOR PLAN: 2495 ESTAND WAY

PROPERTY FEATURES

- » ±12,170 SF For Lease
- » ±1,742 SF of Office
- » ±10,428 SF of Warehouse
- » One (1) Grade Level Door
- » Two (2) Restrooms
- » Ample Parking
- » Frontage on Hookston Road

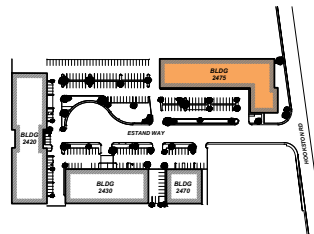
SUITE DATA:

OFFICE	1,742 SF
WAREHOUSE	10,428 SF
TOTAL	12,170 SF

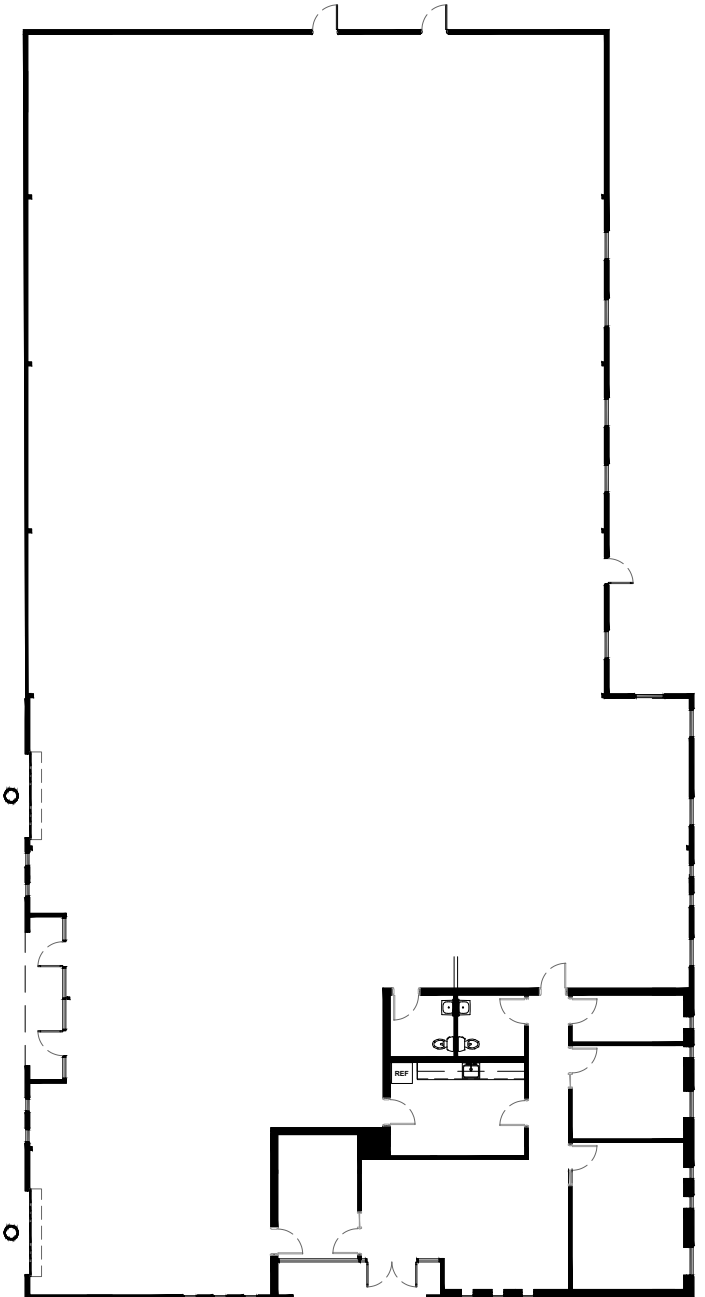
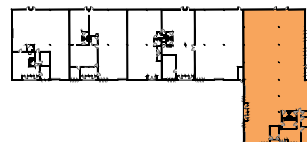
CLEAR HEIGHT 13'-5" - 14'-6"

○ GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



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2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



PROPERTY PHOTOS



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ACCESSIBILITY: DRIVE TIMES

PLEASANT HILL INDUSTRIAL PARK

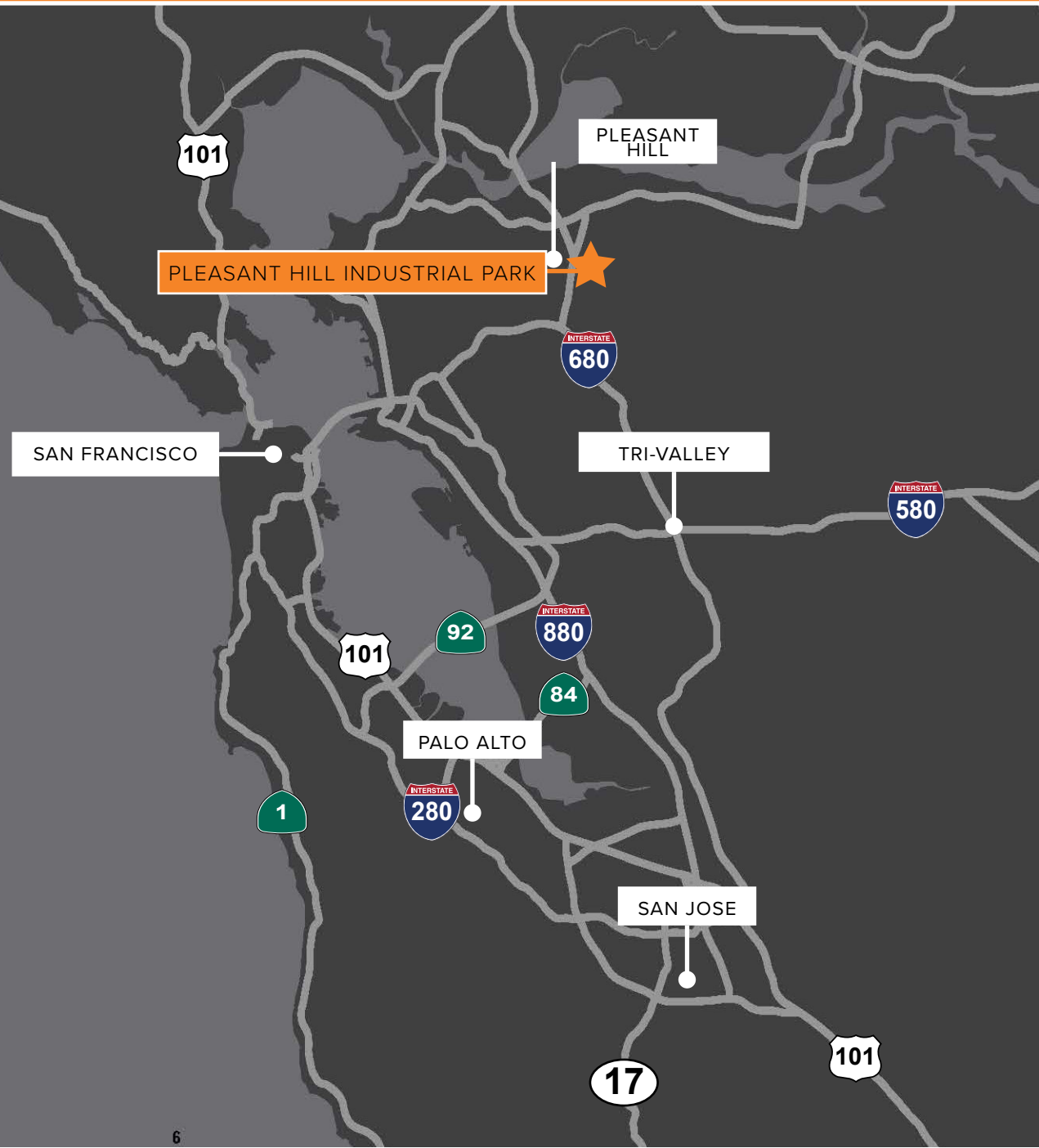
Oakland	20 Miles
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Tri-Valley	23 Miles
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San Francisco	28 Miles
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San Jose	53 Miles
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Palo Alto	55 Miles
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AMENITIES MAP

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