

For Sale or Lease

661 Garcia Avenue
Pittsburg, California

Property Information:

- **Stand Alone 17,500 +/- SF Building on Approx. 1 Acre, With Yard Available**
- **1,270 +/- SF Office Area, With a +/- 1,270 SF Light Storage Mezzanine Over**
- **Asking Lease Rate is \$1.15 Per Mo. NNN**
- **Asking Sales Price \$3,500,000.00**
- **10,000 +/- SF Paved and Fenced Yard**
- **Large Open Area/Showroom, Several Offices, Kitchen and Two Restrooms**
- **Property is Zoned "IP" Industrial Park**
- **Great Location and Access to Highway 4**



Listing Broker:
Thomas Caple
Deutscher Properties Corp.
CA BRE# 01089011
(510) 908-0505
tom@dpccommercial.com

Listing Broker:
Tom Cranmer
Cranmer Associates Inc.
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(925) 933-1044
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Deutscher Properties Corp.
370 Civic Drive
Pleasant Hill, CA
Office (925) 676-6166
Fax (925) 676-6177
www.dpccommercial.com

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NOTES/AERIAL

PROPERTY NOTES

- **Approx. 17,500 Sq. Ft. Building on an Approx. 43,560 Sq. Ft. Parcel**
- **Building Constructed in 1981**
- **10,000 Sq. Ft. Fenced/Paved Yard**
- **Has 600 Amp 277/480 Volt 3 Phase**
- **Clear Span, Sprinklers, Metal Bldg.**
- **Skylights, Ceiling/Wall Insulation, Gas Fired Space Heaters in Whse.**
- **Three Grade Level 12 x 14 Roll-Ups**
- **Office Has Roof Mount HVAC**
- **Great Pittsburg Location**



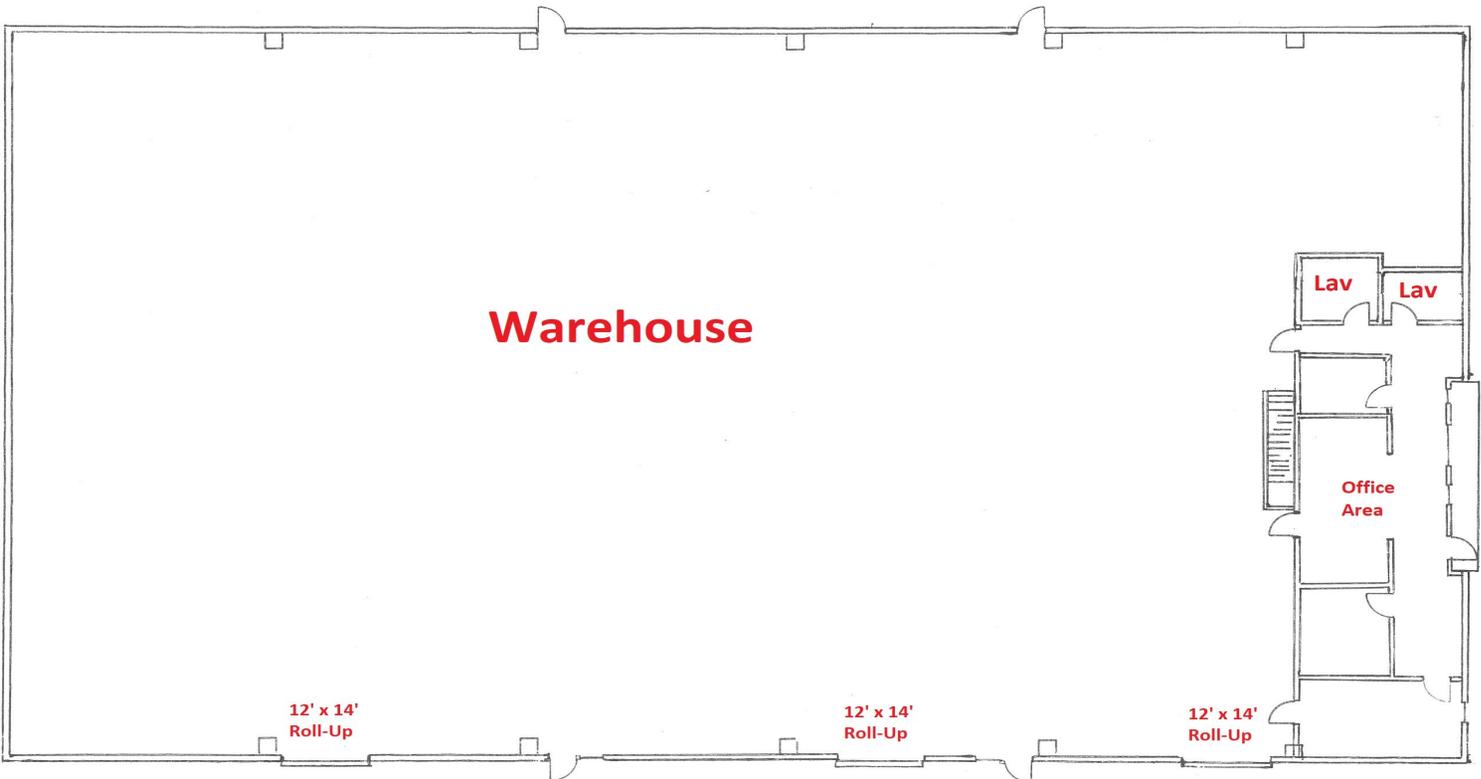
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FLOOR PLAN



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