

Colliers

Available | ±22,000 to ±58,617 SF

# Empire Business Park

701 Willow Pass Rd., Suite 8 | Pittsburg CA

Contact Brokers

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# Sublease Highlights

## ***Building Highlights***

- Heavy power
- $\pm .495$  GPM/2,000 SF and  $\pm .40$  GPM//3,000 SF sprinklers
- 135' concrete staging apron
- Industrial park - limited overlay (IP-O) zoning
- APN: 085-280-010
- $\pm 411,606$  building SF

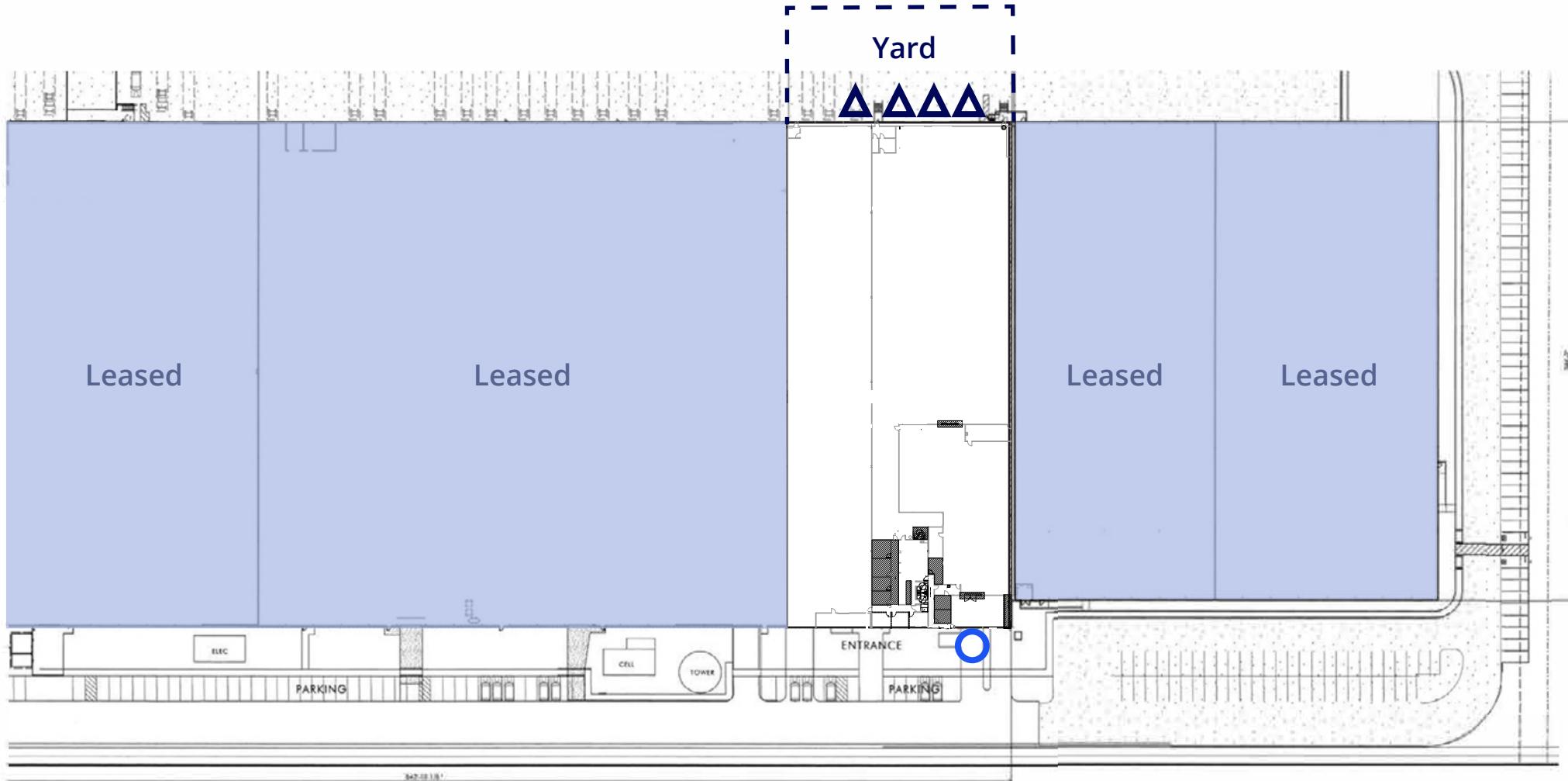
## ***Suite Highlights***

- $\pm 58,617$  SF warehouse/manufacturing space
- $\pm 3,500$  SF R&D conditioned space
- $\pm 2,000$  SF office area
- $\pm 22,000$  SF can be leased for dead storage
- Small fenced yard area
- Four 9' x 10' dock high doors
- One grade level door and one grade lamp
- Sublease through 8/31/30



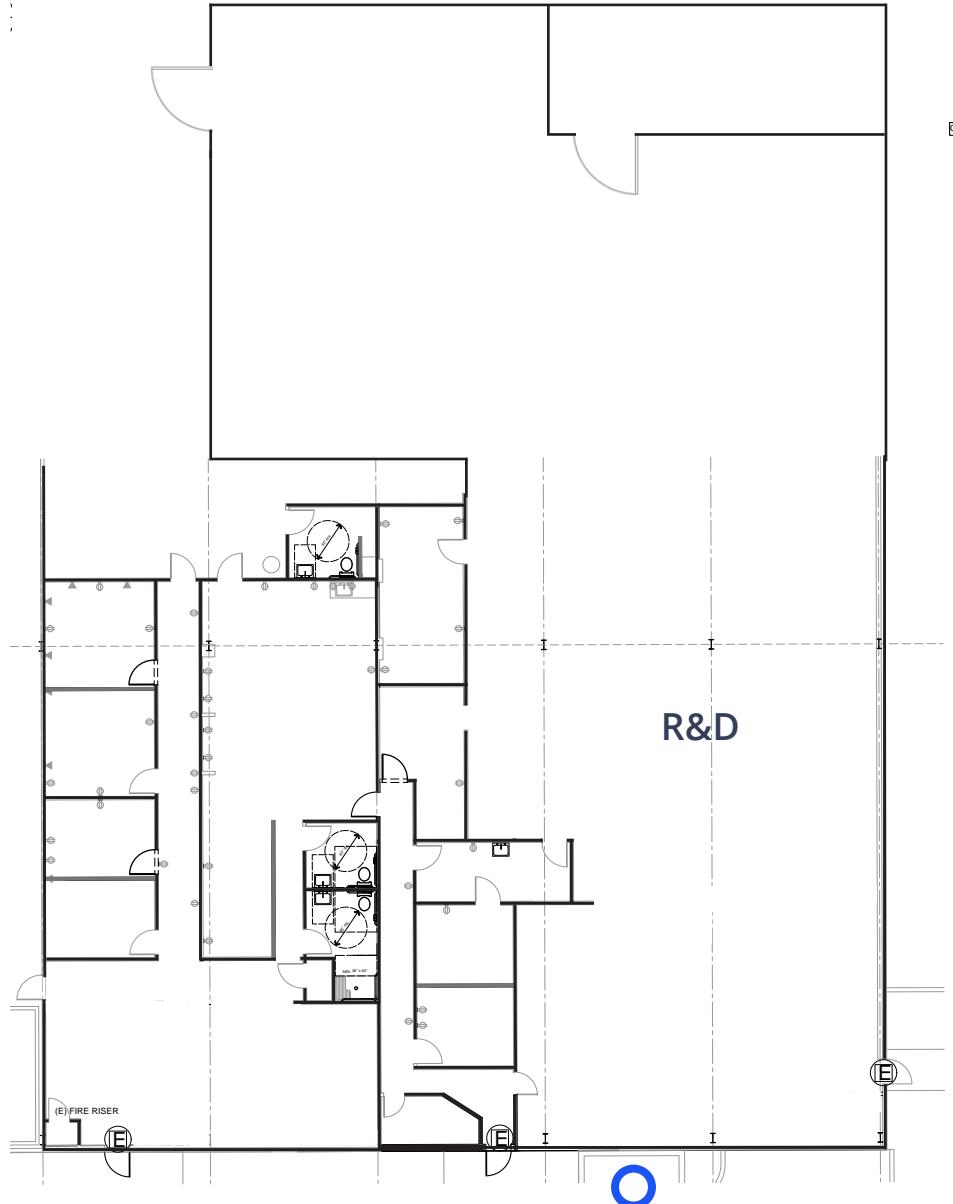
# Floor Plan

○	Grade Level Door
△	Dock



# Office Plan

○	Grade Level Door
△	Dock



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# Amenities Map

701 Willow Pass Rd

