



INNOVATIVE MANUFACTURING CAMPUS AVAILABLE

4040 NELSON AVE



**AVAILABLE
FOR LEASE**

**4040 NELSON AVENUE
CONCORD, CA**

**183,149 SQUARE FEET
ON 12.55 ACRES**

NEWMARK

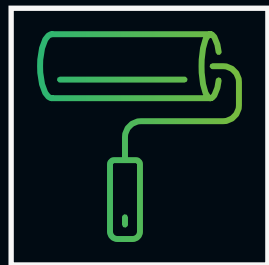


LISTING
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OFFERING HIGHLIGHTS



IMPROVEMENTS

Building was improved from its original 1989 construction in 2013 with a modernization of the existing offices, addition of lab, and the addition of 44,000 square feet of modern ESFR warehouse with 12 dock high doors.



FLEXIBLE USES

A substantial portion of 4040 Nelson Avenue consists of large offices or labs which are all built inside a 24' clear warehouse. Users can modify the space as needed to create more lab, assembly or warehouse area.



ABUNDANT PARKING

Over 458 parking stalls provide plenty of on-site parking for your workers and customers.



DIVERSE LABOR POOL

Concord has the unique ability to draw on unskilled/moderately skilled labor from East Contra Costa and Solano Counties, as well as highly skilled labor from Central Contra Costa and Alameda Counties.



ACCESS

Located immediately off highway 4 and 1.65 miles from I-680



STRONG POWER INFRASTRUCTURE

The building is serviced with 4000 amps of power at 277/480 volts, 3 phase.

THE VERANDA

WHOLE FOODS MARKET, MIKUNI, Peet's Coffee & Tea, LaserAway, AAA, TJ-maxx, VERANDA CINEMA, DAVE & BUSTERS, CITY SPORTS CLUB, Yard House, SUPER DUPER, SEPHORA, Puesto Mexican Street Food, WORLD MARKET, MOD

4NA

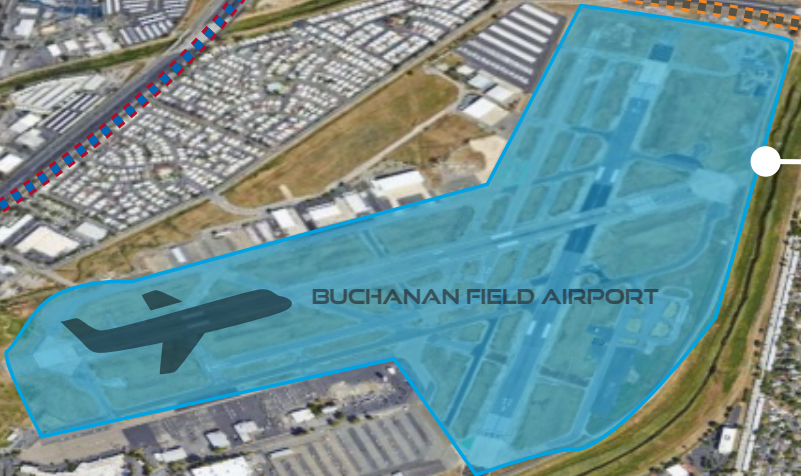
4040 NELSON AVE

SUN VALLEY SHOPPING CENTER

NORDSTROM, rack, SAFEWAY, ROUNDI, EL FITNESS, BJ'S RESTAURANT BREWHOUSE, STARBUCKS COFFEE, H&M, Red Robin, Lucille's BAR-B-QUE

THE WILLOWS SHOPPING CENTER

Foodworks, BENIHANA, OLD NAVY, Jamba Juice, DOS COYOTES, Lazy D's, Eureka!, KREI, ULTA, Panera, JET'S



BUCHANAN FIELD AIRPORT

Cessna, BOMBARDIER, Gulfstream



SIGNIFICANT PROPERTY FEATURES

FLOOR AREAS

| | |
|--|------------------------|
| 1ST FLOOR OFFICES | 30,650 SQ. FT |
| 2ND FLOOR OFFICES | 30,650 SQ. FT |
| 24' CLEAR WAREHOUSE/ASSEMBLY/LAB | 76,849 SQ. FT. |
| 32' CLEAR WAREHOUSE/ DISTRIBUTION | 45,000 SQ. FT. |
| TOTAL SQUARE FEET | 183,149 SQ. FT. |

MECHANICAL SPECIFICATIONS

- ALMOST THE ENTIRE SPACE IS SERVICED BY COMFORT/COOLING SYSTEMS
- 40 TON UNIT SERVICING WAREHOUSE
- TWO 75 TON TRAIN BOXCARS AND SIX 40 TON UNITS SERVICING THE OFFICES AND PRODUCTION AREA

PARKING

- ±458 STALLS

LAB AREA

- MIXTURE OF WET & DRY LABS WITH WASHABLE FLOORS, POWER AND WATER DISTRIBUTION

LOADING

- FIFTEEN DOCK POSITIONS WITH THIRTEEN FULLY OUTFITTED DOORS WITH HOODS, LEVELERS, DOCK LIGHTS, AND INTERNAL POWER FOR INVENTORY SCANNING SYSTEMS
- (2) TWO GRADE LEVEL ROLL-UP DOORS

ZONING

- OFFICE BUSINESS PARK (OBP) CITY OF CONCORD

EV CHARGING

- (12) TWELVE DUAL-PLUG ELECTRIC VEHICLE CHARGING STATIONS

WATER

- SERVICED BY WELL AND CITY WATER SERVICES

SITE SIZE

- 12.55 ACRES

CONSTRUCTION TYPE

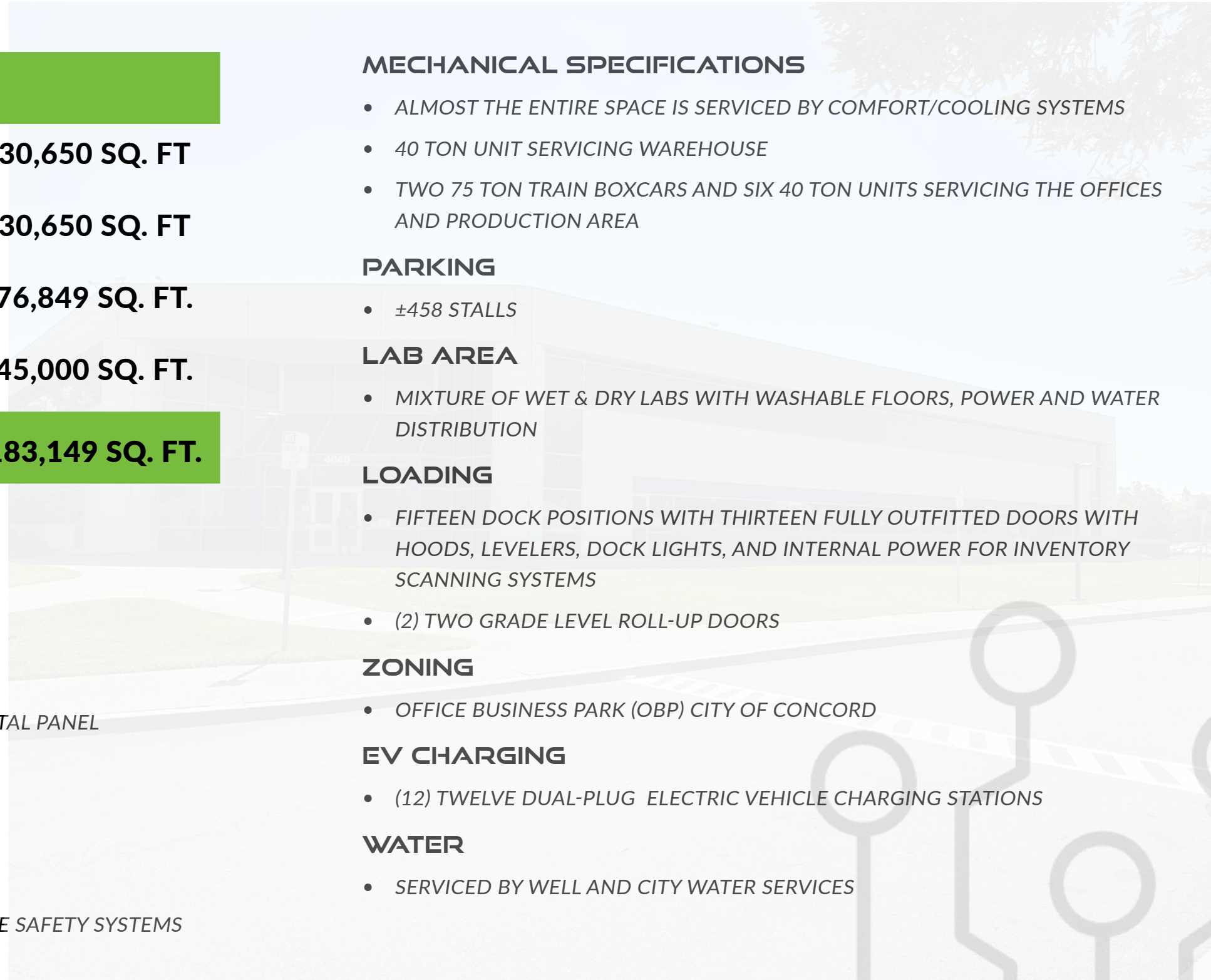
- 1989 ORIGINAL STRUCTURE: LINEAR FORMED METAL PANEL CONSTRUCTION
- 2013 WAREHOUSE ADDITION: CONCRETE TILT-UP

ELECTRICAL SERVICE

- 4000 AMP, 480 VOLT, 3 PHASE MAIN SERVICE
- EMERGENCY POWER BACK-UP FOR DATA AND LIFE SAFETY SYSTEMS

ELEVATORS

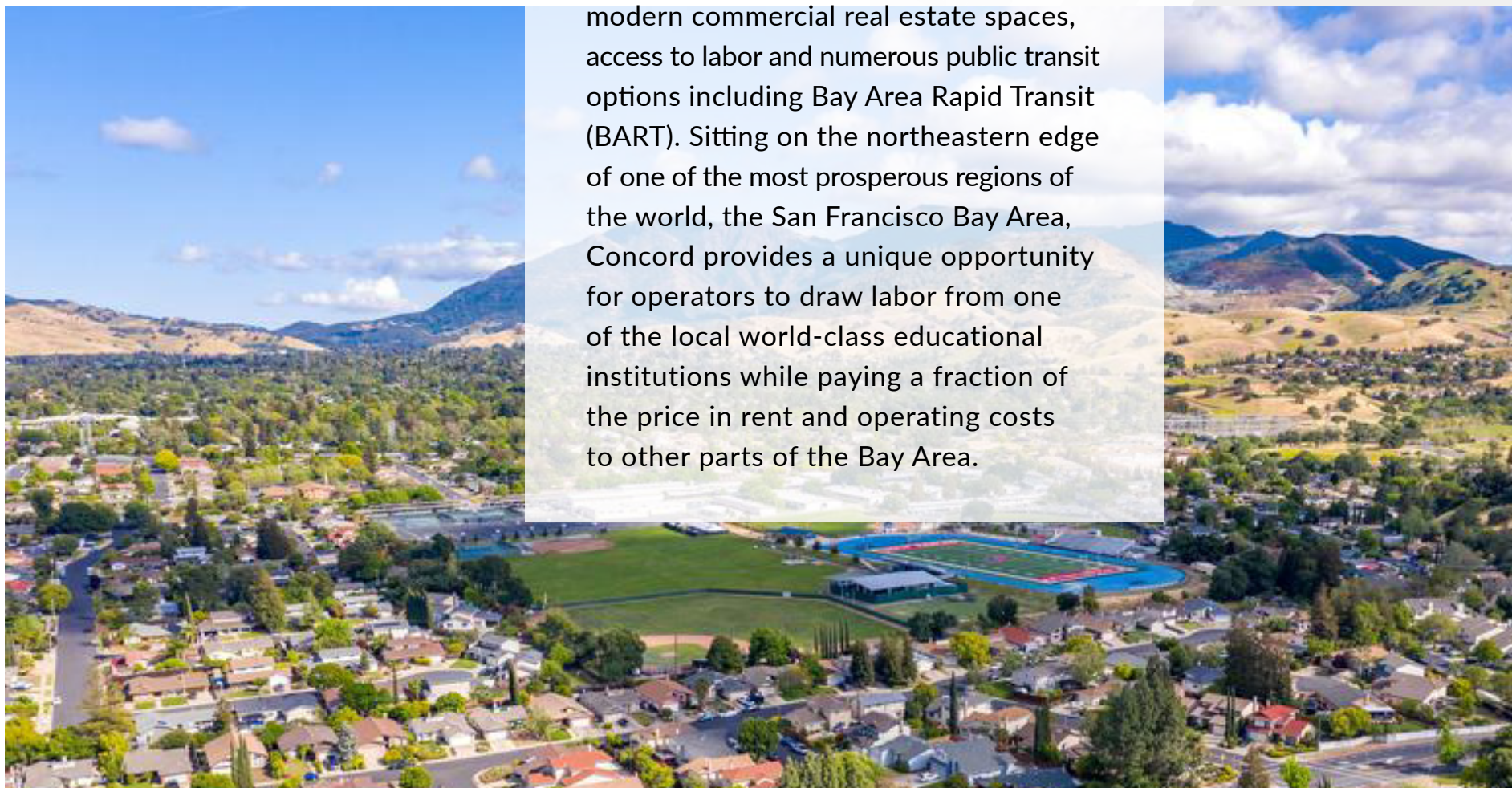
- PASSENGER ELEVATOR SERVICING OFFICE AREAS



NEIGHBORHOOD

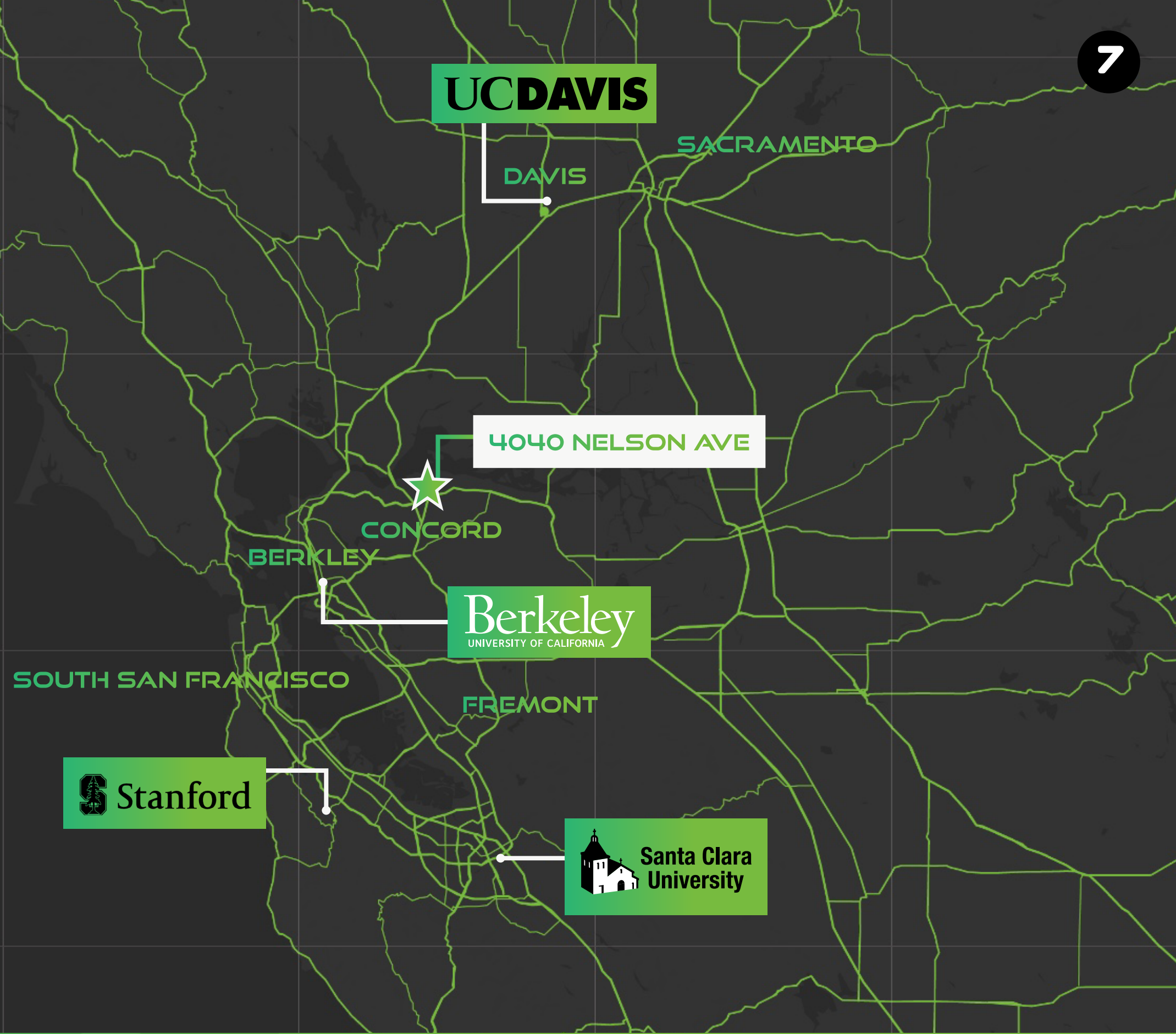
CONCORD

Located 29 miles east of San Francisco, Concord is a business-friendly city with an appealing mix of quality-of-life amenities, modern commercial real estate spaces, access to labor and numerous public transit options including Bay Area Rapid Transit (BART). Sitting on the northeastern edge of one of the most prosperous regions of the world, the San Francisco Bay Area, Concord provides a unique opportunity for operators to draw labor from one of the local world-class educational institutions while paying a fraction of the price in rent and operating costs to other parts of the Bay Area.



DRIVE TIMES -
TO 4040 NELSON FROM

| | |
|---------------------|---------|
| Berkley | ±36 MIN |
| Davis | ±56 MIN |
| Fremont | ±54 MIN |
| South San Francisco | ±60 MIN |
| Sacramento | ±70 MIN |

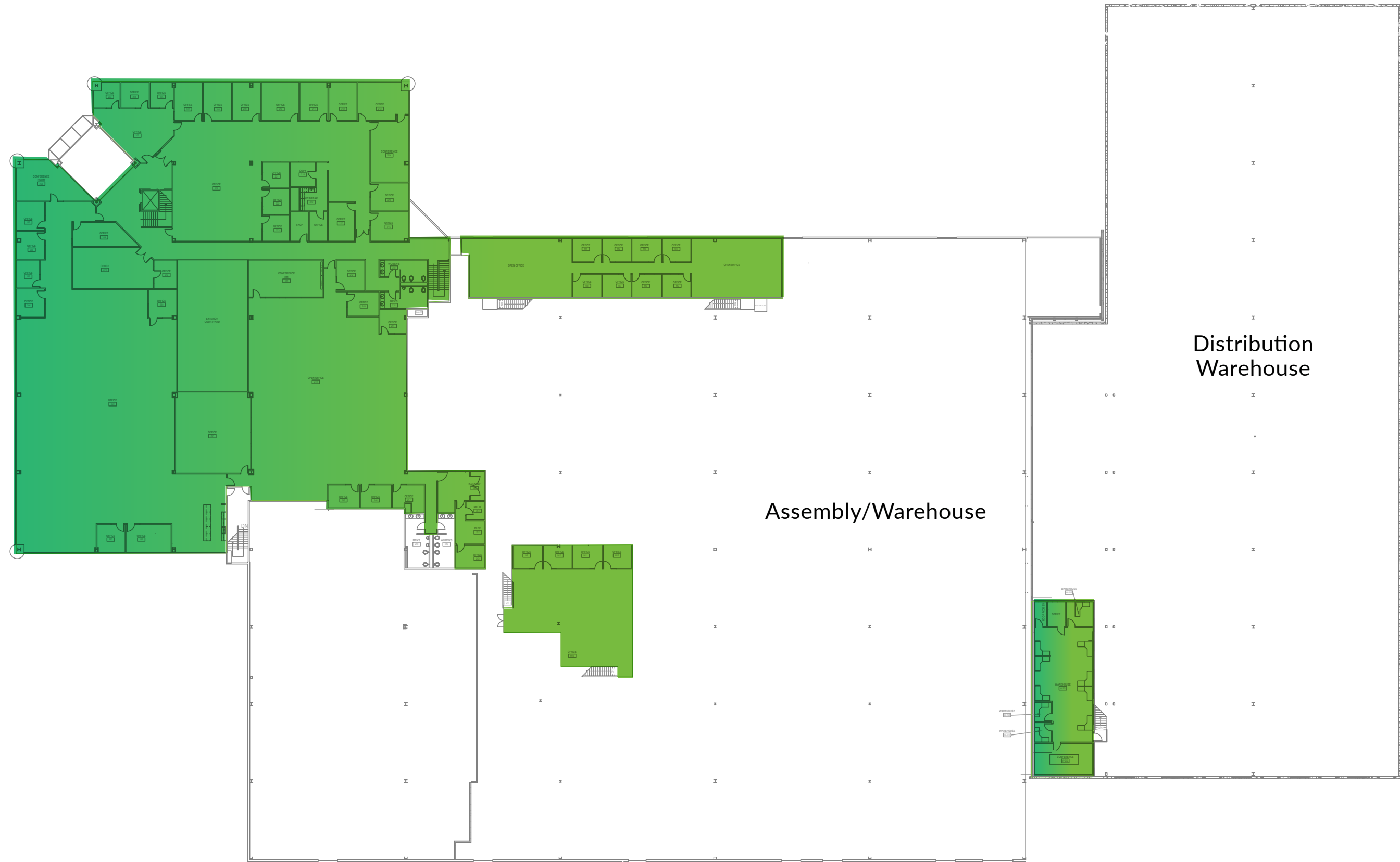


Concord, California is almost exactly equidistant from either Stanford University or UC Davis (+/- 58 miles), with several world-class institutions including UC Berkeley in between those points. Included in the greater Bay Area region which had a 2022 GDP of \$1.3 Trillion, Concord long ago surpassed “gateway” status and is home to large companies such as Bay Alarm, BevMo!, The Conco Companies, Cerus, and Athens Administrators.

1ST FLOOR



2ND FLOOR



Assembly/Warehouse

Distribution Warehouse



4NA

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NEWMARK

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