

BENICIA INDUSTRIAL



BLUE RISE
VENTURES

CBRE

535 GETTY RD, SUITE A-D
BENICIA, CA

Big Enough To Serve You. Small Enough To Know You...



**+28,224 SF
AVAILABLE NOW**

FLOORPLAN

± 28,224 TOTAL SQUARE FOOTAGE

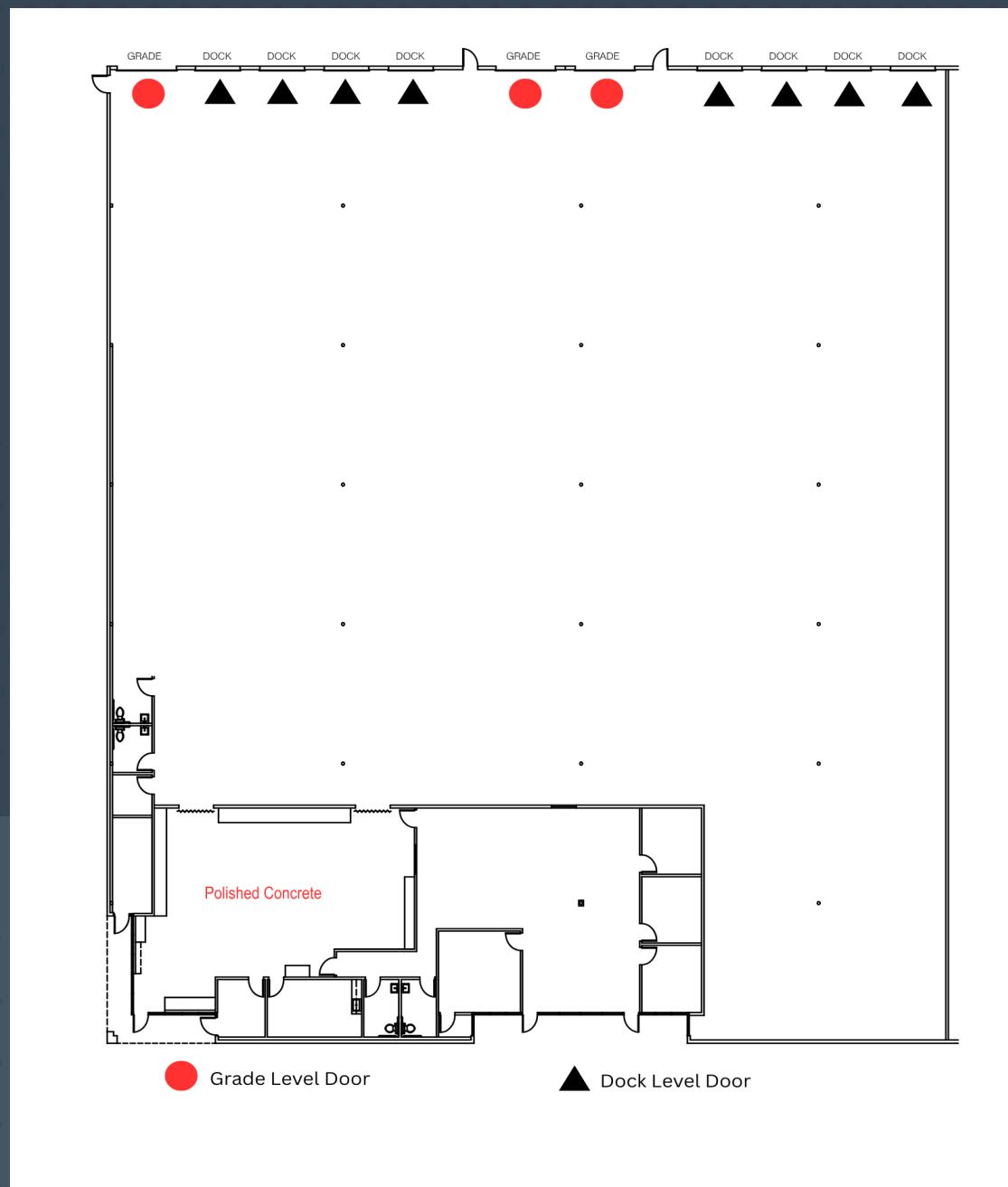
DIMENSIONS: ±168'W X ±168'D

OFFICE FEATURES:

- ±4,200 SF OFFICE
- RECEPTION
- BREAKROOM
- FOUR (4) RESTROOMS TOTAL (TWO SERVING OFFICE, TWO SERVING WAREHOUSE)
- MULTIPLE PRIVATE OFFICES
- BULLPEN AREA

WAREHOUSE FEATURES

- ± 24,024 SF OFFICE
- LOADING: EIGHT(8) DOCK-HIGH DOORS (9'X10')
- THREE (3) GRADE-LEVEL DOORS (12'X14')
- CLEAR HEIGHT: ±24' MIN
- COLUMN SPACING: ±24' X ±48'
- SPRINKLERED: .495/2,000 GPM
- POWER: ±400 AMPS@277/480 (TO BE VERIFIED)
- CONCRETE TILT-UP CONSTRUCTION
- INSULATED WAREHOUSE
- LED LIGHTING THROUGHOUT

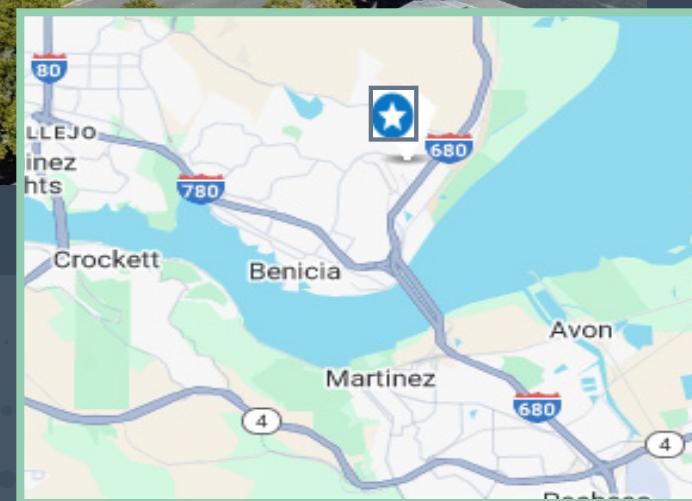




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