

AVAILABLE

FOR SALE OR LEASE

4095 PIKE LANE

CONCORD, CA 94520

Dave Granger | Principal

CRS Commercial Real Estate Services

(925) 890-9999 Mobile

DRE ID #00839089

FLAGSHIP CONCORD INDUSTRIAL BUILDING

±31,800 SF ON 2.54 ACRES WITH SECURED YARD
AREA AND DOCK HI LOADING



PROPERTY SUMMARY

The property has recently undergone substantial enhancements, which include a complete renovation of the existing drop-ceiling office spaces and the addition of roughly 12,000 square feet of open-ceiling offices, conference rooms, and other shared workspaces. The high-quality doors, fixtures, LED lighting, and concrete floors make it one of the most striking industrial spaces in the Concord Market.

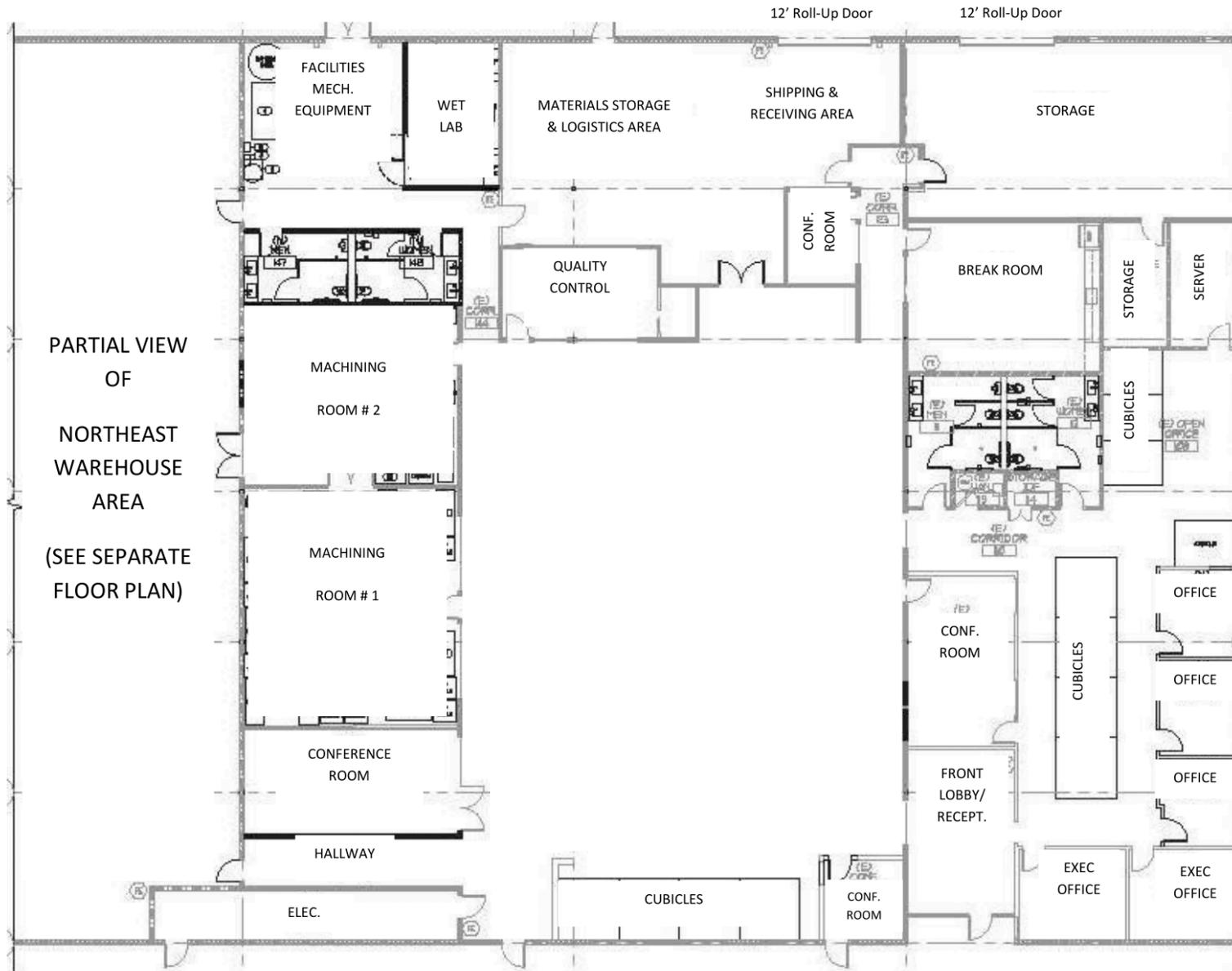
HIGHLIGHTS

- Recently upgraded for a Medical Device Manufacturing Company
- Both Dock Hi and Grade Level Loading Doors
- Secured Yard area for additional parking
- Approximately 12,000 square feet of office area which includes, both private offices and cubicles.
- 2 Conference rooms and upgraded kitchen area
- Heavy power
- Clean room capable (Available for purchase from Heraeus)
- Abundant parking
- 18' clear height
- Easy access to Highway 4, 242, and Interstate I- 680
- Call agent for pricing



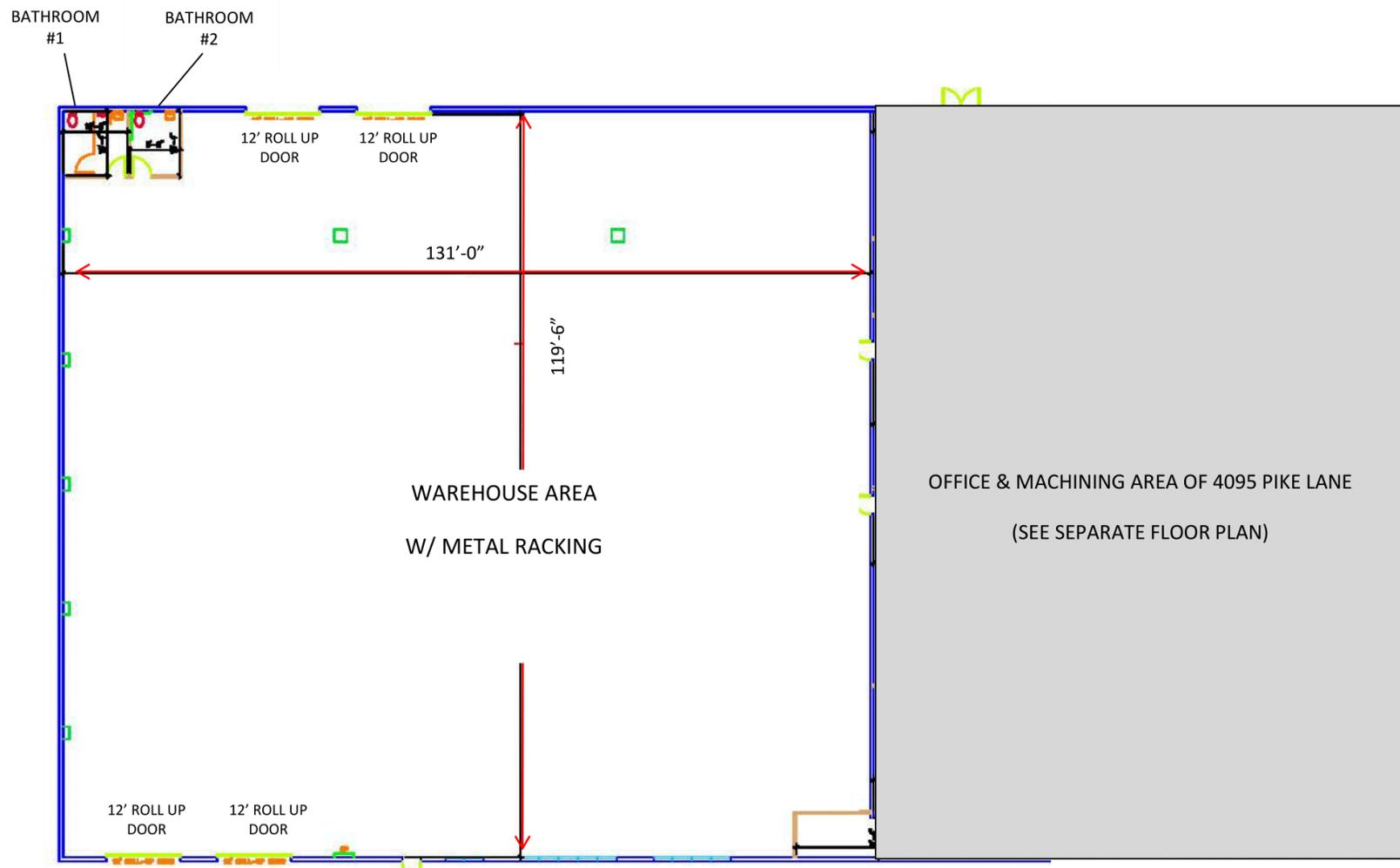
FLOOR PLAN

4091-4095 Pike Ln., Concord, CA 94520



WAREHOUSE PLAN

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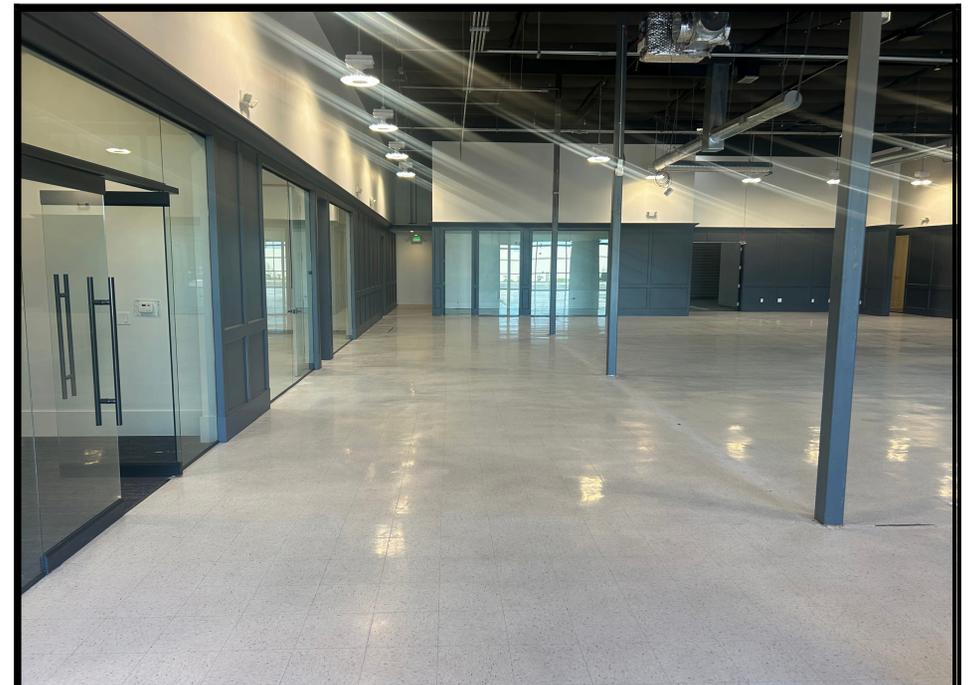


AREA OVERVIEW

BUILDING FEATURES: 4095 Pike Lane is a versatile building that provides a unique blend of high-capacity power (2,000 amp), dock and grade-level loading, and a parking ratio of 2 per 1,000. The flexibility of the building allows it to be adapted to various uses, such as warehouse, office, R&D, manufacturing, and more.

CONCORD NAVAL WEAPONS STATION: The nearby Concord Naval Weapons Station, which spans over 5,028 acres, is set for a substantial transformation, with plans to accommodate up to 12,272 housing units and 6.1 million square feet of commercial space. Given that the full development is expected to span at least two decades, the demand for industrial space in Concord and the nearby regions, particularly from construction-related sectors, is anticipated to skyrocket.

SECURE PARKING: 4095 Pike Lane not only boasts a sizeable parking area at the front but also features a private, fenced parking and staging area of approximately 18,000 square feet at the back. The property provides easy access for both 40-foot and 53-foot trailers, as well as 360-degree access for smaller vehicles.





CONTACT

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