



INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE:
±18,000 SF (Divisible to ±9,000 SF)

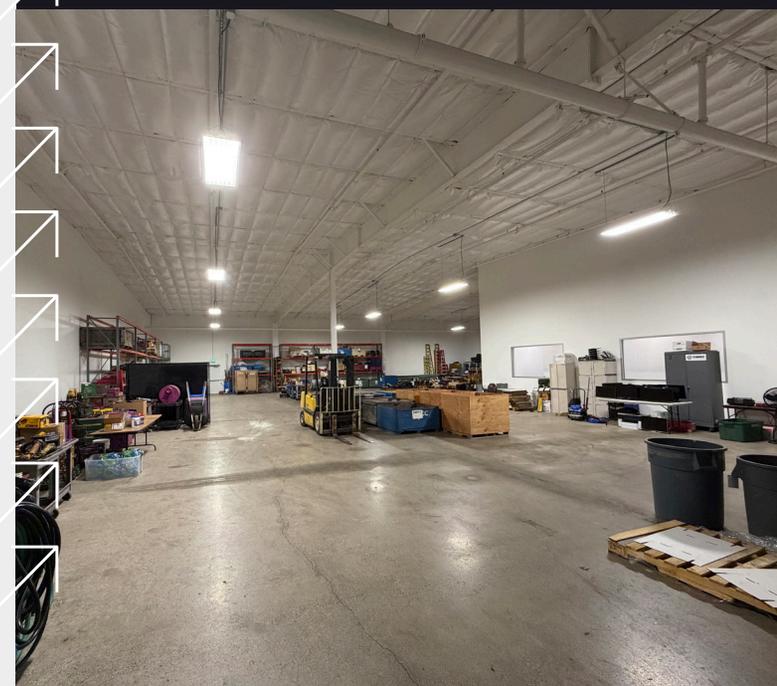
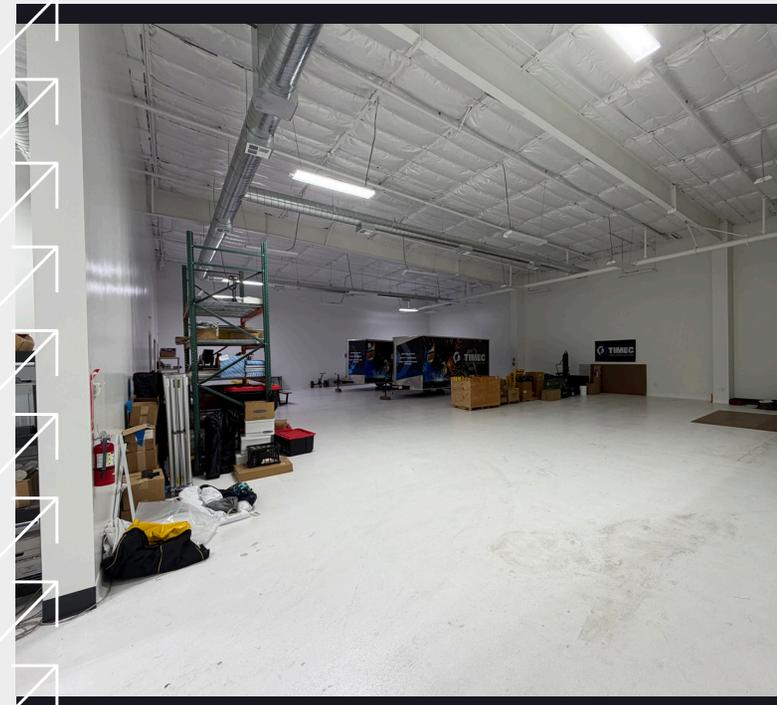


Property Highlights

473-477 EAST CHANNEL ROAD
BENICIA, CA 94510

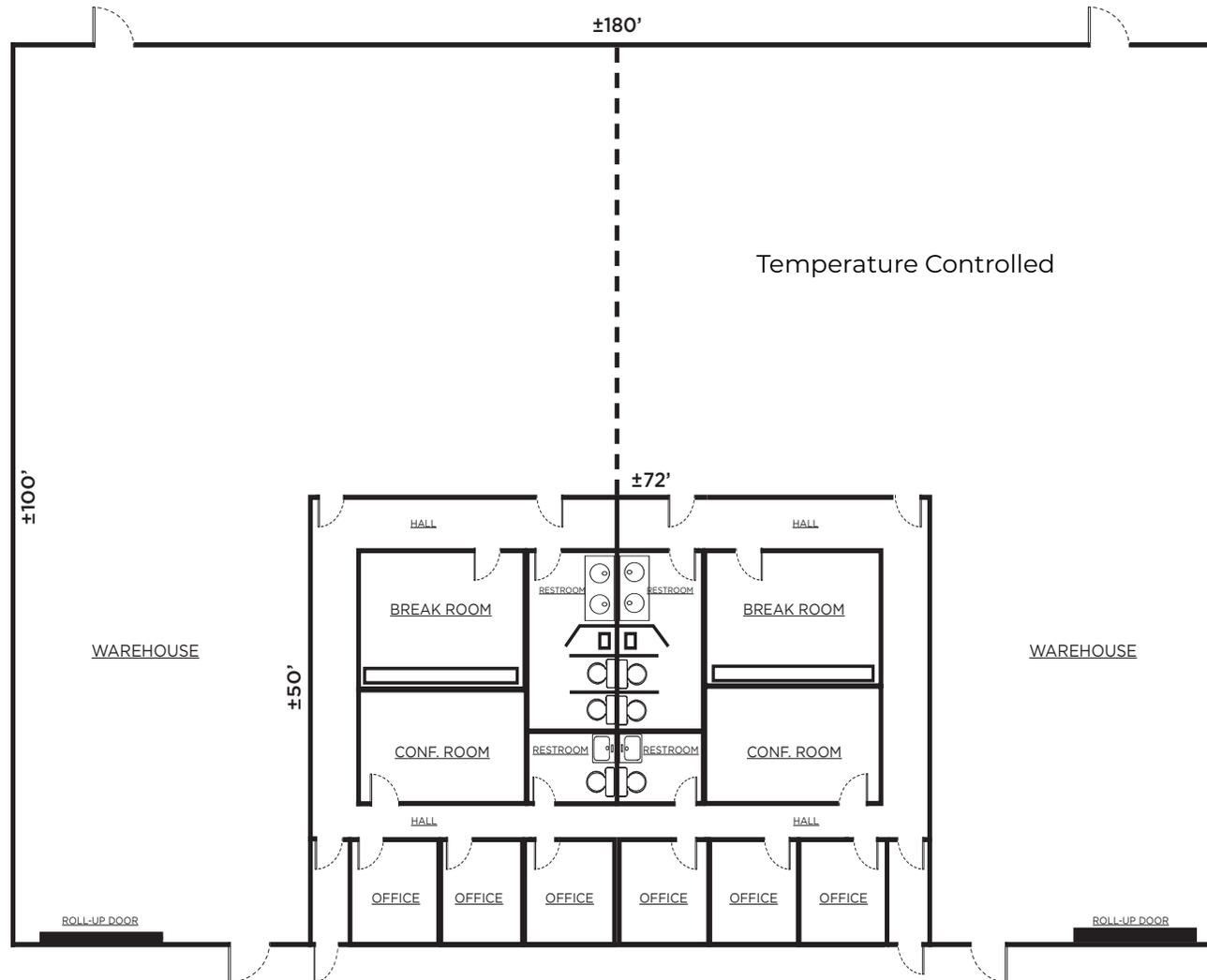


Spec Type	Spec Details
Total Square Feet	±18,000 (Divisible to ±9,000 SF)
Site Area	1.00 Acre
Warehouse	±14,400 Square Feet
Office	±3,600 Square Feet
Restrooms	Four (4)
Grade Level Doors	Two (2) ±12' x ±14' Insulated Grade Level Doors
Clear Height	±19'-21' Feet
Column Spacing	±50'D x ±30'W
Temp	Central HVAC serving the office areas. Half of the warehouse is temperature controlled
Power	800 amps @120/208 Volts to main panel
Sprinklers	.37/2,000 GPM
Lighting	Motion Sensor LED
Roof	Newer roof & HVAC units
LED	March 1, 2028



Full Floor Plan

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±9,000 SF - ±18,000 SF

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AVAILABLE FOR SUBLEASE

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