

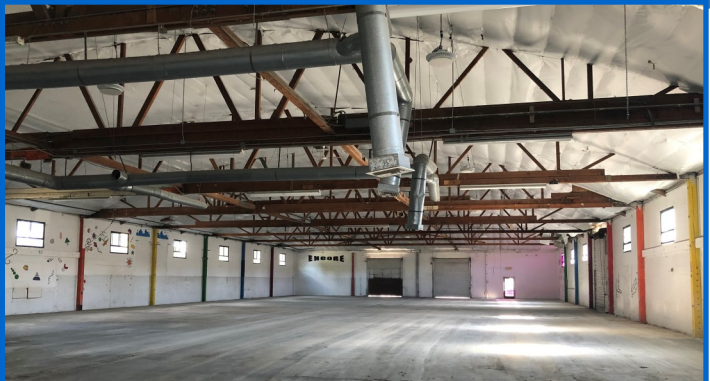
999 BANCROFT ROAD, CONCORD, CA ~ LEASE/ PURCHASE OPTION

EXCEPTIONAL EXPOSURE ~ CENTRAL LOCATION ~ AVAILABLE 2020 - \$1.25 IG P/SF MONTHLY

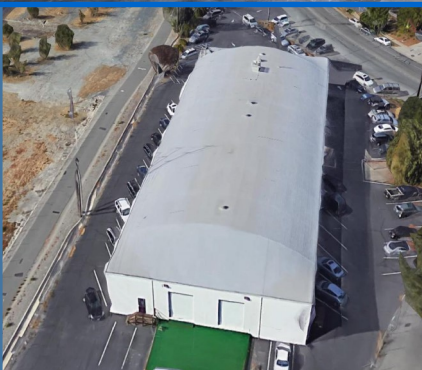
16,000 SF Warehouse (80'x20' + -) - General Commercial Use - 16' - 18' Clear Span Height- 440 V/800 AMP/3 Phase

Six Overhead Doors : (2 -Dock High; 2 -Step-up; 1-Grade Level- 1-Pony) ~ 100% Paved Yard - 1.3 acres -& 60 Parking Spaces

Primary Renovation Needed to Electrical Room, Office Buildouts, Restrooms, & Lighting. There is no Fire Sprinklers



FULLY INSULATED - 16 + FOOT CLEAR - WAREHOUSE CEILING ~ HIGH 3 — PHASE POWER



TWO DOCK HIGH DOORS

EXCELLENT ACCESS & CIRCULATION

LARGE REAR YARD WITH ZERO LOT LINE

DANIEL BRINER, CCIM - THE BRINER PROPERTY GROUP

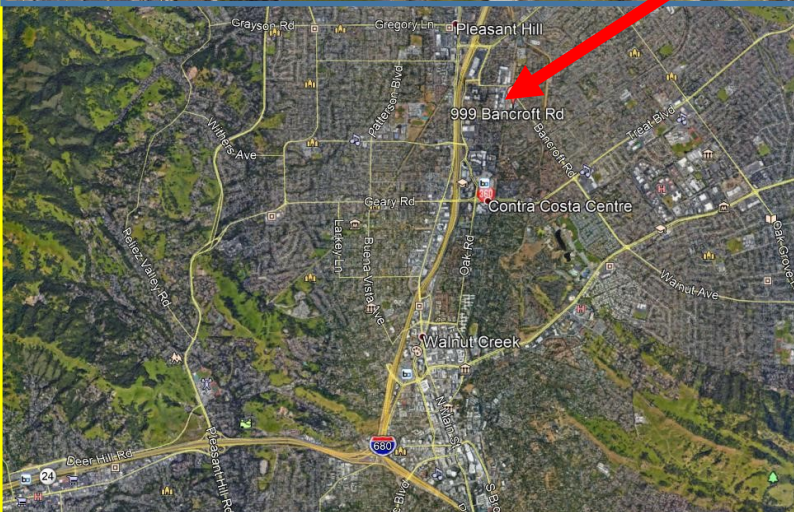
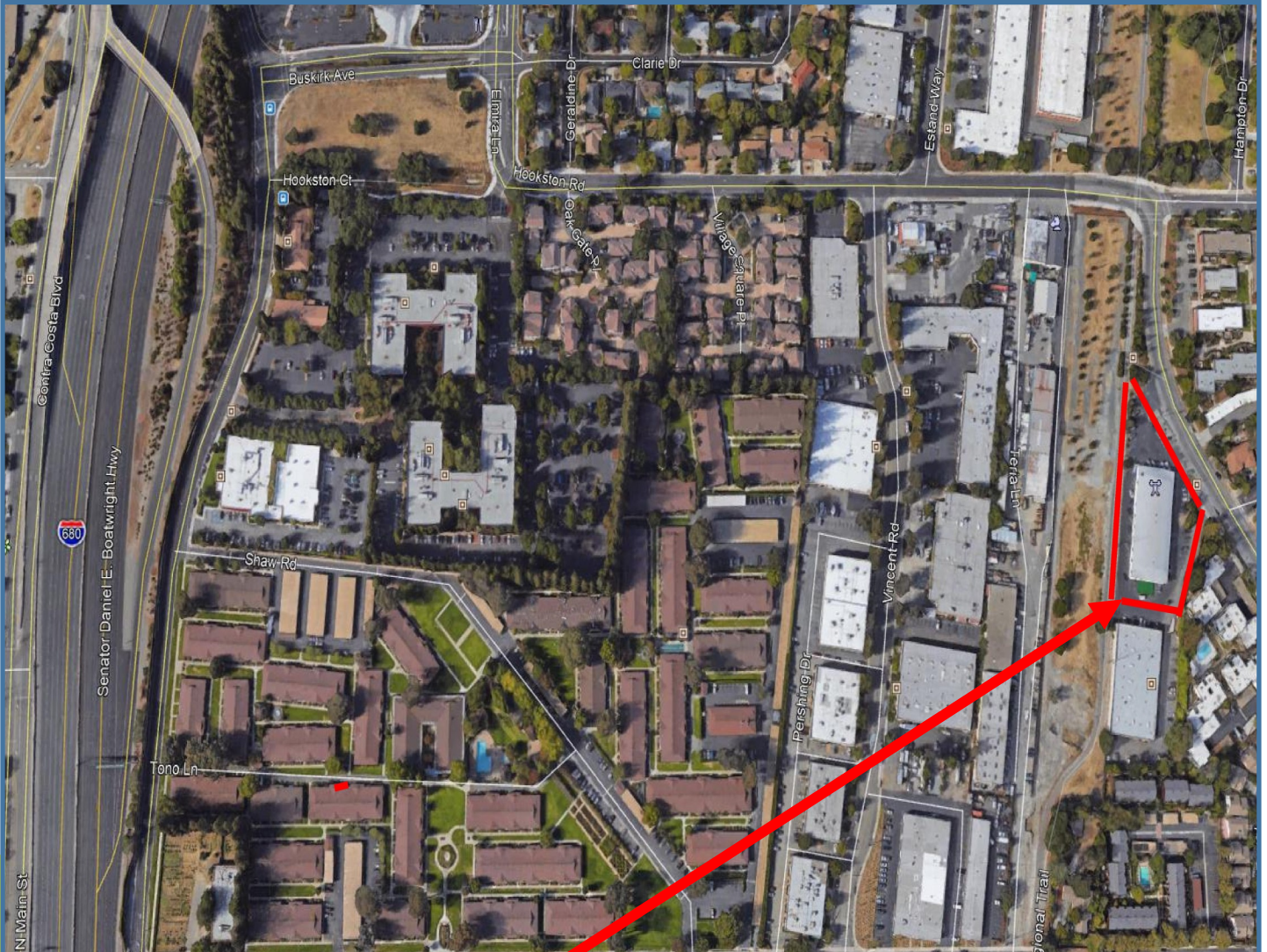
1777 N CALIFORNIA BLVD., SUITE 300, WALNUT CREEK, CA 94596

T-925-256-8500 ~ DBRINER@CCIM.NET ~ BRE #00605037

999 BANCROFT ROAD, CONCORD, CA ~ FOR LEASE

EXCEPTIONAL EXPOSURE ~ CENTRAL LOCATION ~ AVAILABLE 2019 - \$1.25 IG P/SF MONTHLY

EXCELLENT ACCESS TO HIGHWAY 680 CONNECTING NORTH TO CONCORD & I-80 AND SOUTH TO WALNUT CREEK & 24



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GENERAL INFORMATION

CONTRA COSTA COUNTY JURISDICTION

PERMITTED USES: GENERAL COMMERCIAL USE (LIGHT INDUSTRIAL)
EXCLUDES GYMNASIUMS; LARGE ASSEMBLY USES; AUTOMOTIVE - AUTO REPAIR.

ZONING: BOARD OF SUPERVISORS HAS FORMALLY APPROVED CHANGE IN ZONING FROM
"CONTROLLED MANUFACTURING" TO "GENERAL COMMERCIAL" AT THE NEXT
GENERAL PLAN REFORMATION IN 2-3 YEARS..
GENERAL PLAN IS "MM" FOR HIGH MULTIPLE RESIDENTIAL USE, WHICH POTENTIALLY
WOULD ALLOW APARTMENT OR CONDOMINIUM DEVELOPMENT ON THIS PROPERTY.

PROPERTY CONDITION — "AS IS" CONDITION

The owner will offer building upgrades and/or offer rent credits for lease of the property in an "AS IS " condition. The existing interior office improvements are not to code; The electrical room requires significant upgrading; There is no fire sprinkler system. The Property is located adjacent to the Hookston Station Environmental site and there is a closed fuel tank on-site.

Licensed environmental investigation on this Property is being completed by ownership.

Lease terms include a Future Option to Purchase - Refer to Broker for terms.

COUNTY CONTACT:

IT IS IMPORTANT TO GO DIRECTLY THROUGH THE PRINCIPAL PLANNER NAMED BELOW FOR DISCUSSION ABOUT SPECIFIC USES PERMITTED FOR THIS PROPERTY. THIS SHOULD SIGNIFICANTLY SHORTEN THE PROCESS OF GATHERING THE NECESSARY INFORMATION NEEDED TO DETERMINE WHAT USES WILL BE ALLOWED WITHIN THE GENERAL COMMERCIAL ZONING SUMMARIZED ABOVE. THIS PROPERTY IS WELL-KNOWN BY THE PRINCIPAL PLANNER.

LASHUN CROSS, PRINCIPAL PLANNER

CONTRA COSTA COUNTY

DEPARTMENT OF CONSERVATION AND DEVELOPMENT

COMMUNITY DEVELOPMENT DIVISION

30 MUIR ROAD, MARTINEZ, CA 94553

925-674-7786 OFFICE

EMAIL: LASHUN.CROSS@DCD.CCCOUNTY.US

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