



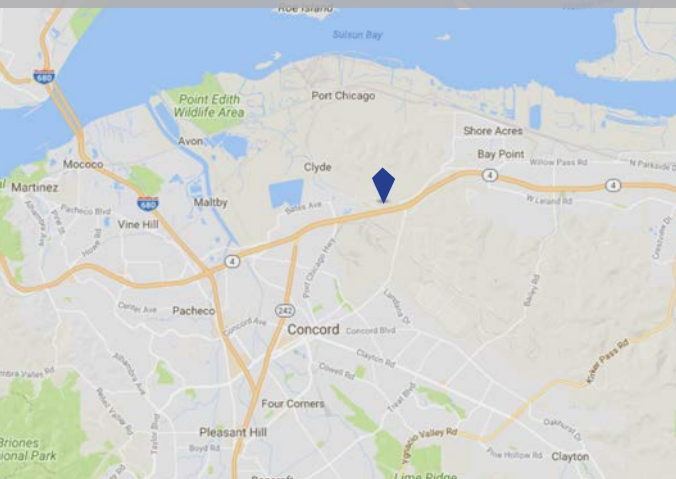
**FOR LEASE/SALE**

**CONCORD LOGISTICS CENTER**

4658 Evora Road at Willow Pass Road and Highway 4, Concord CA



**Prominent HWY4 Visibility**



**±98,430 SF (Divisible) of Class A Distribution/MFG Space**

**BROOKS PEDDER, SIOR  
EXECUTIVE MANAGING DIRECTOR**

925.627.2480  
BROOKS.PEDDER@CUSHWAKE.COM  
LIC#00902154

**TED GALLAGHER  
DIRECTOR**

925.627.2894  
TED.GALLAGHER@CUSHWAKE.COM  
LIC#01467047

**TONY BINSWANGER, SIOR  
MANAGING DIRECTOR**

925.627.2482  
TONY.BINSWANGER@CUSHWAKE.COM  
LIC#01861701

**BO HARKINS  
DIRECTOR**

925.627.2481  
BO.HARKINS@CUSHWAKE.COM  
LIC#01943785







Willow Pass  
Business Park  
FLEX/OFFICE

### FEATURES:

Address:	4658 Evora Road, Concord
Building SF:	±98,430 (Divisible)
Dimensions:	±300' W x ±360' D
Clearance:	±32' minimum
Columns:	±56' W x ±50' D
Power:	±2,500 amps @ 277/480 volts to main panel
Truck Access:	<ul style="list-style-type: none"><li>• 17 Dock Doors, all equipped with 6'x 8' 35,000 lb. mechanical pit levelers</li><li>• 2 Grade Level Doors</li></ul>
Sprinklers:	ESFR
Vehicle Parking:	148 Stalls
EV Charging Stations:	Eleven (11)
Staging:	±130' net of Trailer Stalls

*SITE*



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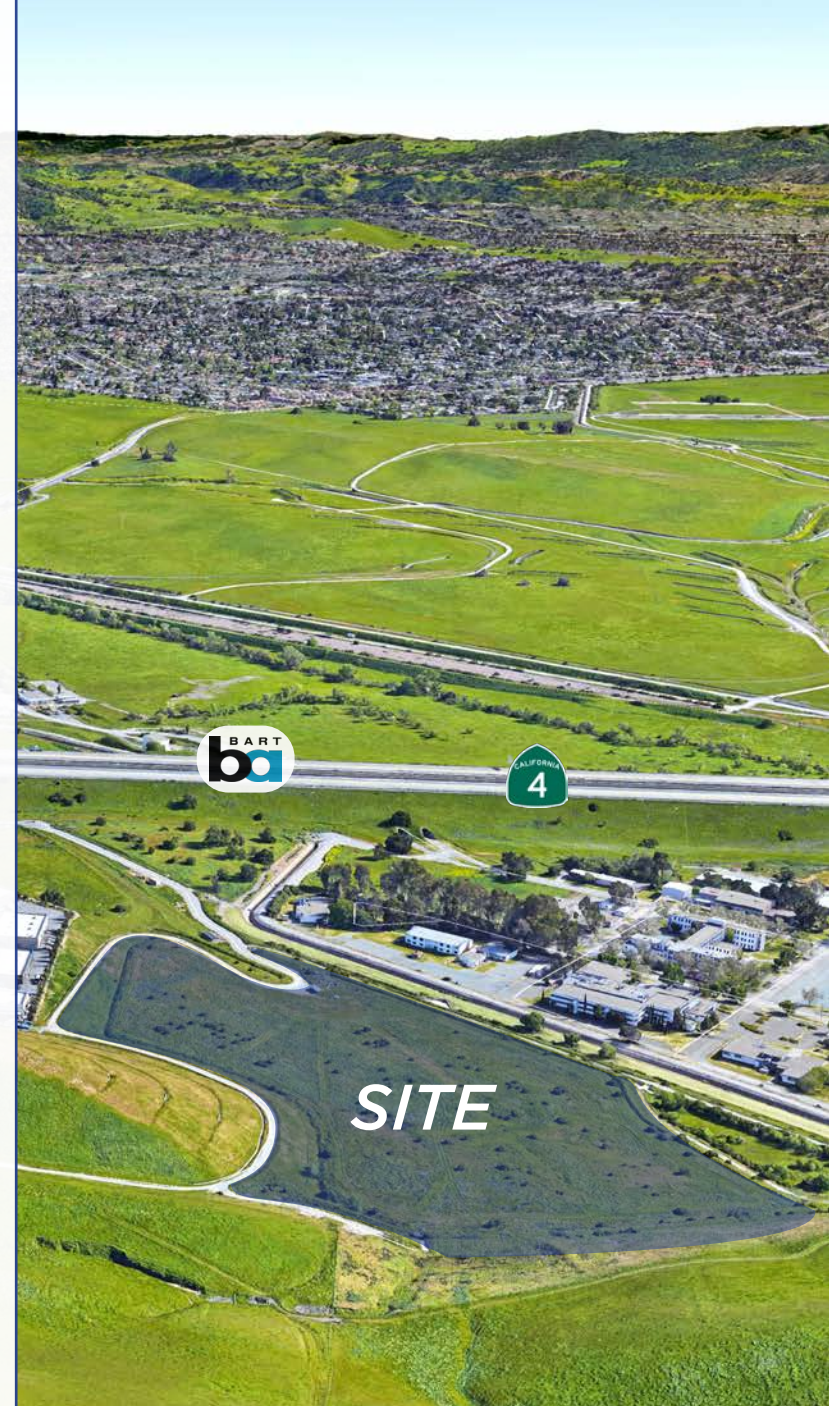


## PROPERTY HIGHLIGHTS

- $\pm 15.42$  Acres ( $\pm 1,200'$  W x  $\pm 550'$  D, Irregular)
- APN's 099-160-026-3 (8.49 AC) and 099-160-027-1 (6.93 AC)
- Strategically located near the confluence of the HWY 4/242/I-680 interchanges with quick on/off freeway access via Willow Pass Road @ Hwy 4.
- Distance from Site:
  - Oakland:  $\pm 20$  Miles
  - Napa:  $\pm 30$  Miles
  - Sacramento:  $\pm 60$  Miles
- Zoning: Light Industrial (LI), Contra Costa County (unincorporated).
- Rare opportunity in Concord/Central Contra Costa County
- Located in the heart of Contra Costa County with the strong demographics of the I-680 corridor between Walnut Creek, Alamo, Lafayette, and Danville and the growing East and West Contra Costa county areas.
- Private/public water system with 750,000 gallon storage for potable water and fire
- Highly visible from HWY 4
- The former Concord Naval Weapons Station equal to  $\pm 5,046$  acres is located directly across Highway 4. This massive redevelopment should revitalize the entire north Contra Costa County region and add nearly 13,700 housing units
- A full-service Chevron gas station and food mart, along with an attached Subway and a neighboring Jack in the Box at project entrance



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## CONSTRUCTIONS PROGRESS



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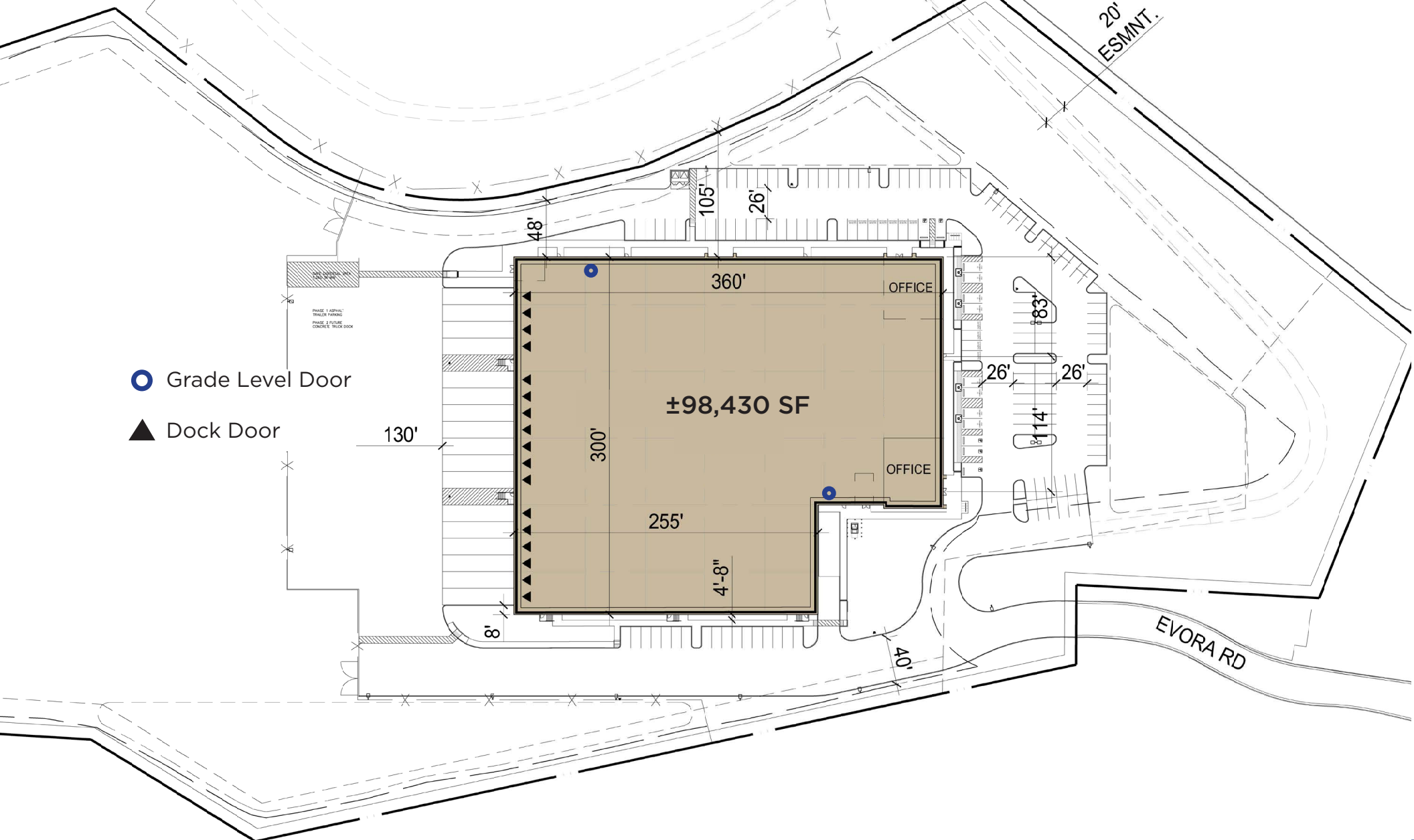


## LATEST DRONE PHOTOS



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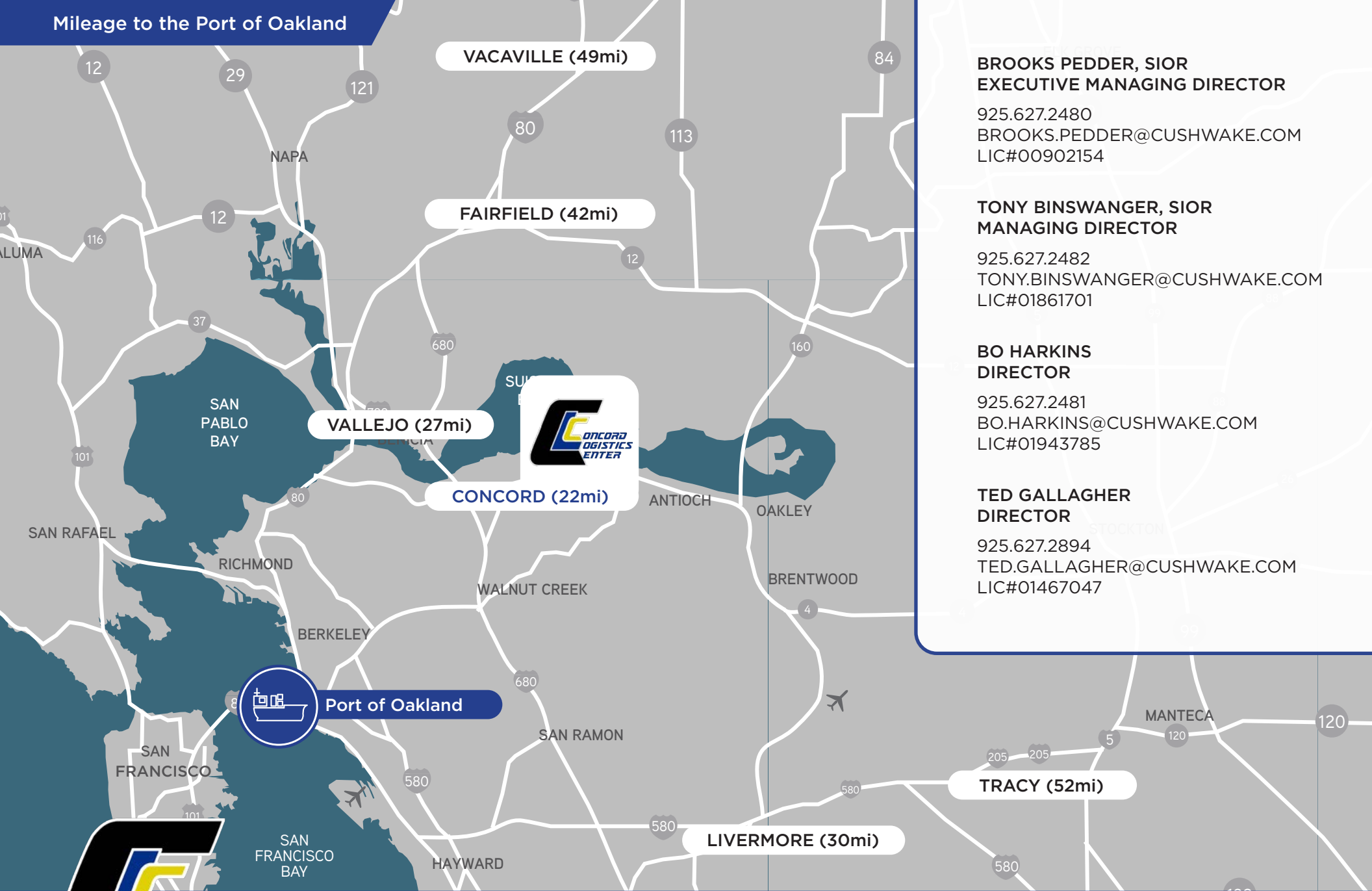
## SITE PLAN



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## Mileage to the Port of Oakland



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