

Empire

BUSINESS PARK



701 Willow Pass Road | Pittsburg, CA

±98,909 SF warehouse space available for lease

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AVAILABILITY INFORMATION

AVAILABLE	98,909 SF warehouse space (Suite 1) <ul style="list-style-type: none"> • ±2,700 SF machine shop • ±2,500 SF office • ±1,500 SF production space • ±250 SF shipping office
RESTROOMS	Three (3) <ul style="list-style-type: none"> • Men's & women's locker rooms
CLEAR HEIGHT	±24' – 28'
COLUMN SPACING	±20' x ±60'
LOADING	Rear loaded
DOCK HIGH	Four (4) ±9' H x 10' W doors
GRADE LEVEL	Five (5) 12' x ±14' doors
POWER	600 amps @277/480 volts / 3-phase

TOTAL LAND	±35.51 Acres	SPRINKLERS	Yes
GROSS BUILDING SF	±411,606 SF	SLAB THICKNESS	6"-8" slab
YEAR BUILT	1952	STAGING	±135' concrete staging apron
BUILDING DIMENSIONS	±160' x ±360'		



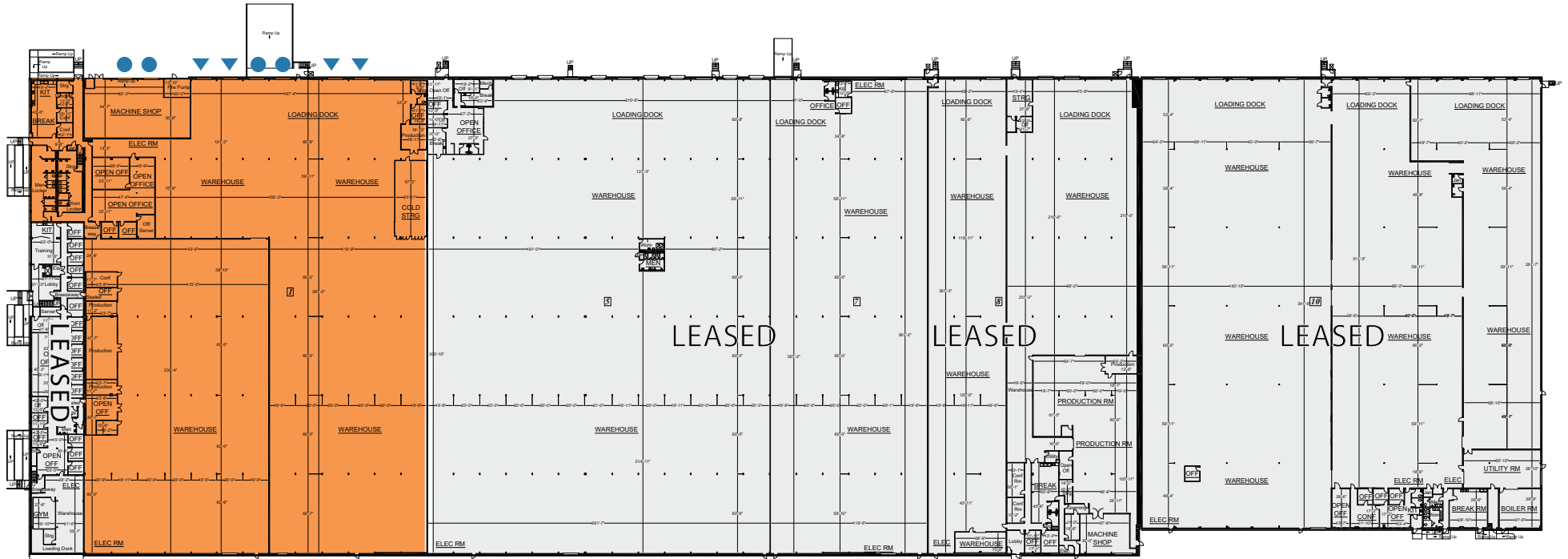
SITE

NOT AVAILABLE

LEASED
SUITE 1
±98,909 SF

LEASED

FLOOR PLANS



SUITE 1
±98,909 SF

- ▼ DOCK HIGH
- GRADE LEVEL

A STRATEGIC LOCATION

Sacramento International Airport

Sacramento

DISTANCES

Walnut Creek	16 mi
Oakland	31 mi
San Francisco	40 mi
Stockton	44 mi
Sacramento	75 mi
Port of Oakland	32 mi
Port of Stockton	43 mi
San Francisco Airport	50 mi
Oakland International Airport	40 mi
San Jose International Airport	62 mi
Sacramento International Airport	78 mi

Empire Business Park

San Rafael

Vallejo

Pittsburg

Port of Stockton

BNSF Mariposa Yard

Stockton

Walnut Creek

Lathrop

Union Pacific Railroad Terminal

Manteca

Port of Oakland

Oakland

Tracy

Modesto

San Francisco

Oakland International Airport

Patterson

Turlock

San Francisco International Airport

San Mateo

San Jose International Airport

San Jose

Merced

CORPORATE NEIGHBORS



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