



**SITE**

# + RARE INDUSTRIAL SITE FOR LEASE OR SALE

**Elkins Way, Brentwood, CA 94513**

**APN: 018-200-034-9**

**Lot Size:** 3.7 Acres (161,172 SF)

**Location:** Sunset Industrial Complex

**Condition:** Flat / Dirt

**Existing Improvements:**

Water, Sewer, Sidewalk and Street

**Industrial / Commercial Zoning**

**Permitted Uses Include:** Manufacturing, Repair, Contractor's Yard, Equipment Rental <http://qcode.us/codes/brentwood/>

**Conditionally Permitted Uses Include:** Food Related, Machine Shop, Metal Fabrication, Storage Facility, Churches

**Excess Steel Available to Purchase Directly from Ownership**

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**Dave Bruzzone** Managing Director

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# **+ RARE INDUSTRIAL SITE** **HYPOTHETICAL YARD LAYOUT**

**±161,172 SF | DIVISIBLE TO ±53,000 SF**

## **IMPROVEMENTS AVAILABLE:**

FENCED/SECURED YARD | UTILITIES & WATER | GRAVEL OR PAVED | WAREHOUSE BTS



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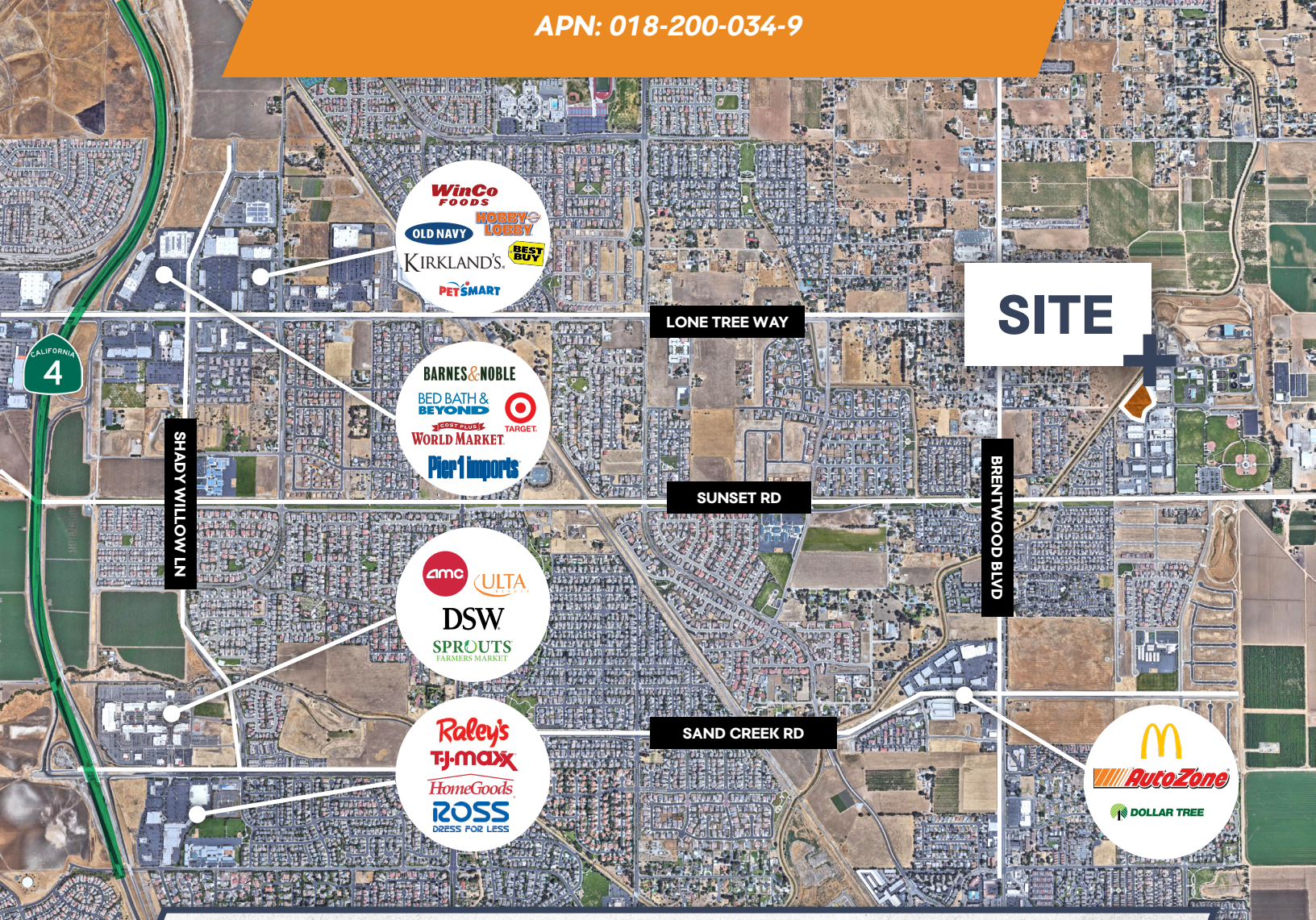
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