



4725
INDUSTRIAL WAY

BENICIA // CALIFORNIA

PROPERTY HIGHLIGHTS

±40,500 square feet available

This high bay warehouse/distribution space is located in a striking, state of the art building situated in the heart of the Fleetside Industrial Park in Benicia. Located near I-680, I-780, and I-80, the premises is a great choice for any Regional/National company looking to serve the Greater Bay Area and/or the Sacramento/San Joaquin Valley.

Graden Travis Senior Managing Director

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Tyler Epting Managing Director

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- ±350 SF of office space (one private office) and (1) restroom
- ±30' minimum clear height
- ESFR sprinkler system & skylights throughout
- Six (6) dock high doors with levelers
- One (1) grade level door (12' x 14')
- Potential for fenced yard in rear
- 200 amp, 277/480v, 3-phase electrical service with step down transformer
- Generous truck staging area / abundant parking
- Column spacing: 50' x 60'
- Monument signage available
- Available 4/1/2026 or sooner



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