

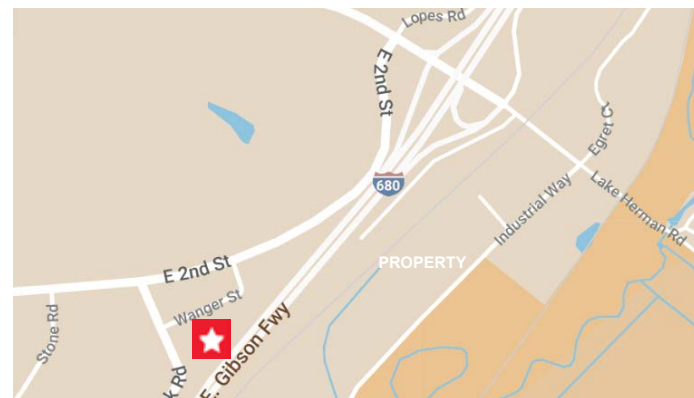
# FOR LEASE

5000 Park Road & 5400 East Second Street  
Benicia, CA 94510

**Industrial Flex, Office / R&D Building  
(high potential for a Life Sciences conversion)**

## Highlights

- Industrial Flex: 34,560 sf
- Office / R&D: 30,754 sf
- Open Mezzanine: 8,640 sf
- Total 73,954 sf
- APN 0080-240-120-01
- 7.8 acre parcel
- 30' to 34' clear height in Industrial Flex areas
- Secure fenced truck yard
- 5 dock doors + 1 grade level door
- 2,000 Amps of 480 / 277 V electrical switchgear
- 274 passenger vehicle parking spaces
- Overlooking Suisun Bay with high visibility from Interstate 680
- 2 industrial trash compactors



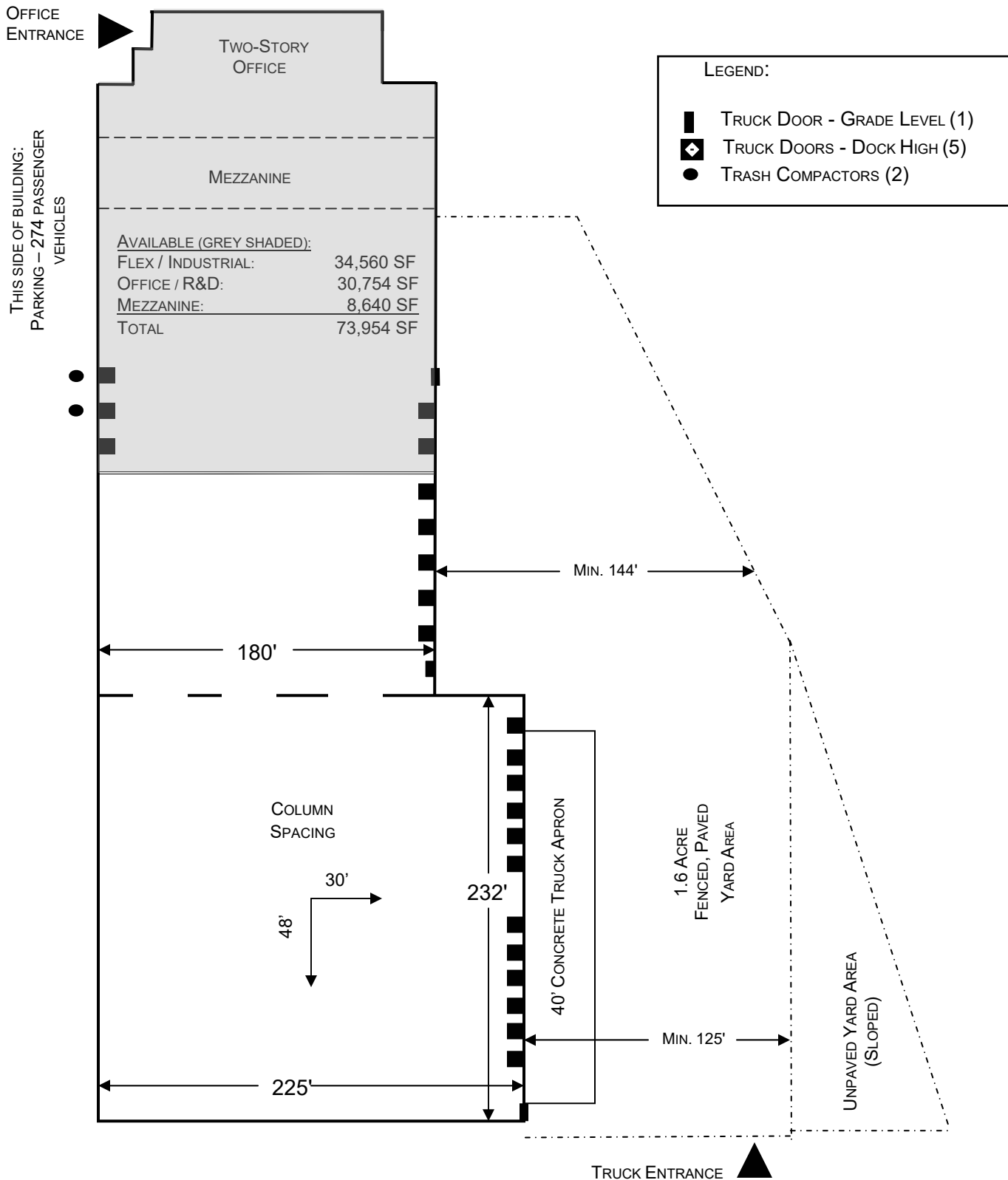
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# Available Space Schematic Plan

## 5400 East Second Street, Benicia, CA

(NOT TO SCALE)



**Aerial**  
**5400 East Second Street, Benicia, CA**

