

2151
PIEDMONT WAY

PITTSBURG | CA



PRESENTED BY

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TABLE OF CONTENTS

Executive Summary	3
Property Highlights	4
Surrounding Industrial Park	5
Site Plan & Floor Plan	6-7
Aerial Overview	8
Local Demographics	9
Drive Times	10
About Pittsburg	11
Property Photos	12-13



EXECUTIVE SUMMARY



Call Broker for Pricing
Asking Price



±7,480 SF
Total Building Area



2012
Year Built



±2.46 Acres
Square Foot Parcel



Off the CA-4 freeway
Located

THE OFFERING

INDUSTRIAL AND FLEX, WITH LARGE SURFACED YARD FULLY ENCLOSED AND GATED

Lee & Associates, Walnut Creek, as exclusive advisor, is pleased to present the opportunity to acquire 2151 Piedmont Way (the "Property"), an Industrial flex property with large yard area, located in the city of Pittsburg, CA. Situated in East Contra Costa County, off the CA-4 Freeway, the Property offers convenient access to the local industrial base of companies that service the Bay Area region, as well as the Central Valley. With nearby retail amenities and a vast population base, the Property is an excellent opportunity for an Industrial Business Owner seeking a site to occupy for their operations, or an industrial investor seeking a rare property with a high ratio of yard space to building area.

Built in 2012, the ±7,480 rentable square foot building on site offers high bay warehouse space for storage or manufacturing, with high quality office and flex space for employees. The Property has a covered truck wash area with collection system and is gated on either side for easy ingress and egress of vehicles. With most Industrial properties in this region dating back to the 1970s, this offering stands out as a modern facility with the capability for plug and play by local, regional or national industrial users.



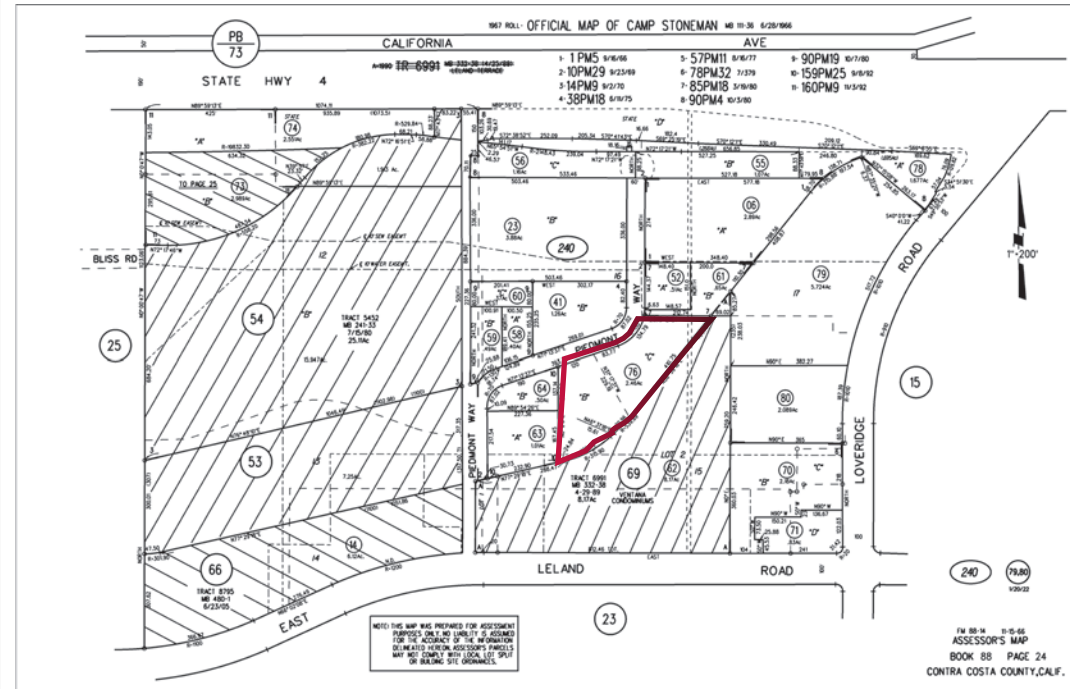
PROPERTY HIGHLIGHTS

Address	2151 Piedmont Way Pittsburg, CA
APN	088-240-076-5
Building Area	±7,480 RSF
Site Area	±2.46 Acres
Year Built	2012
Zoning	IP Industrial Park
Power Capacity	600 Amps, 120/208 Volt
Doors	Four (4) GL Doors
Sprinklers	Yes, density to be verified
Warehouse	High Bay Ceilings

UTILITY/SERVICE PROVIDER

Electricity	Pacific Gas & electric
Gas	Pacific Gas & Electric
Water/Sewer	City of Pittsburg
Garbage	Republic Services

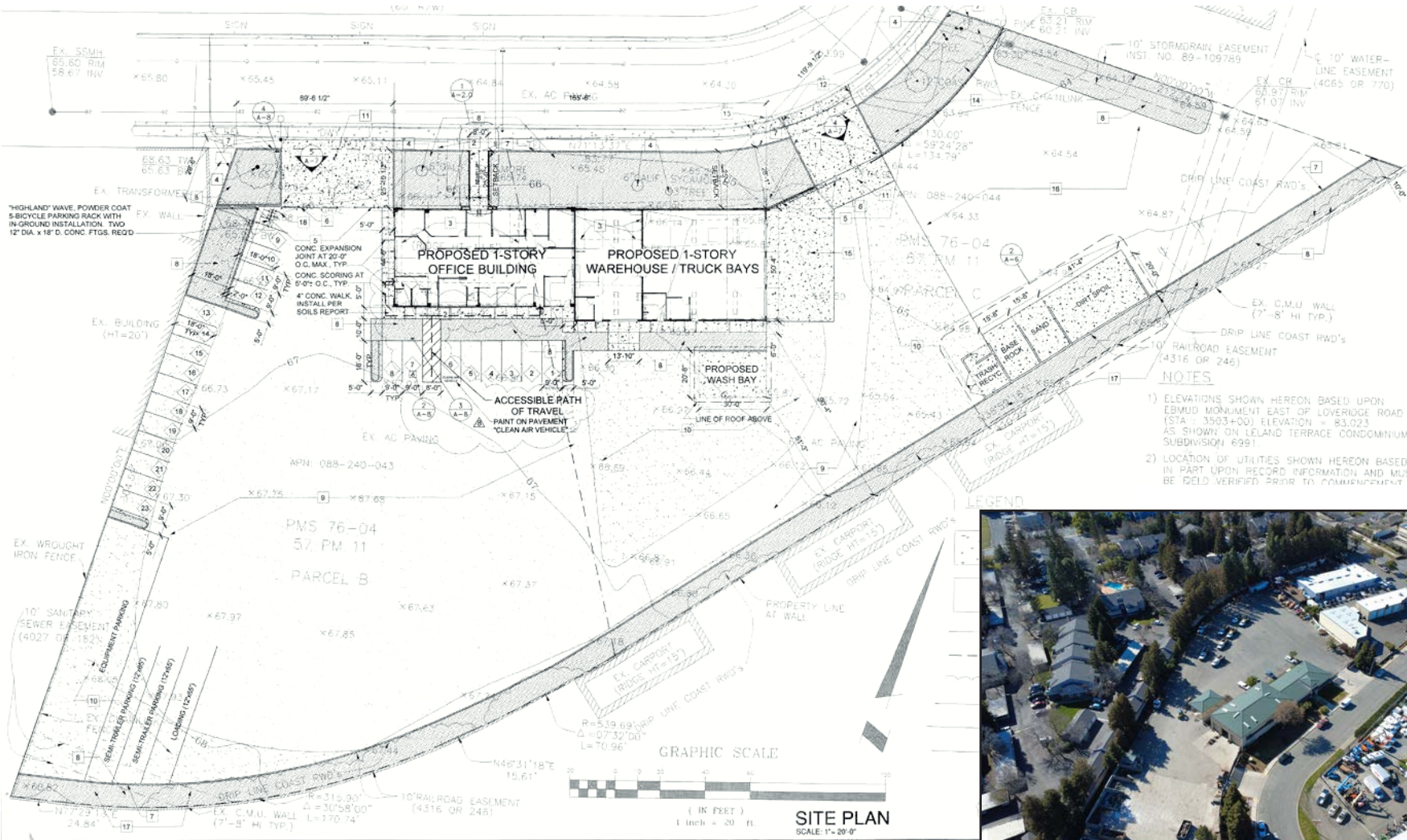
PARCEL MAP



SURROUNDING INDUSTRIAL REGION + AMENITIES



SITE PLAN



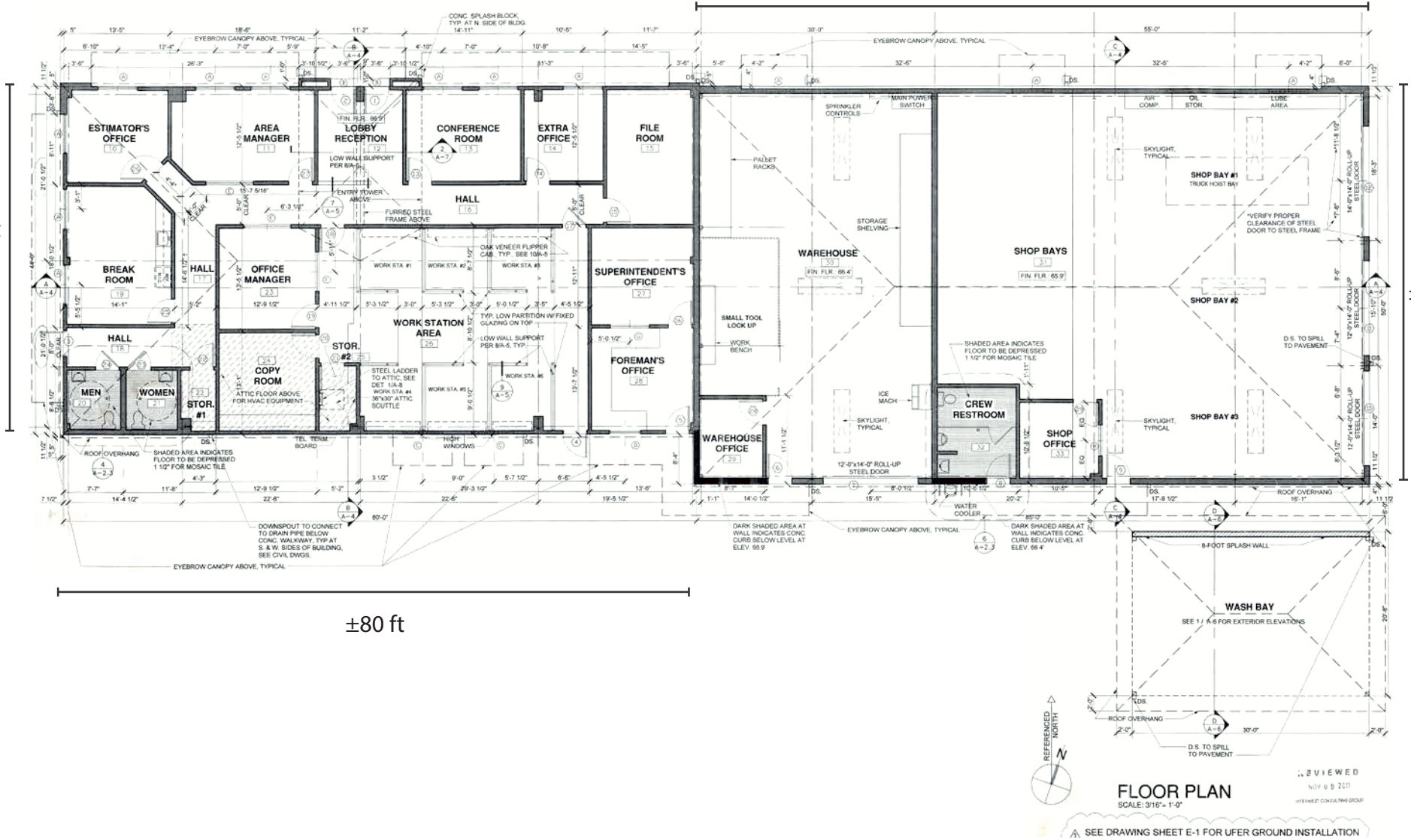
FLOOR PLAN - MAIN BUILDING

±85 ft

±44.5 ft

±50 ft

±80 ft



FLOOR PLAN
SCALE: 3/16" = 1'-0"

SEE DRAWING SHEET E-1 FOR UFER GROUND INSTALLATION

AERIAL OVERVIEW - FACING WEST



WINN-DIXIE
Winsupply
THE PARTNER IN PROGRESS

Recycling
Zone

M MAJESTIC
STEEL USA

HSI
Hospital Systems

WISSE
WISECARVER

CALIFORNIA
4

LOCAL DEMOGRAPHICS



2
MILES

53,582	Population
\$101,678	Avg. Household Income
17,726	Households
428	Businesses
6,018	Employees

5
MILES

153,736	Population
\$107,299	Avg. Household Income
50,570	Households
1,578	Businesses
18,602	Employees

10
MILES

402,716	Population
\$129,934	Avg. Household Income
137,953	Households
6,309	Businesses
79,561	Employees



DRIVE TIMES

2151
PIEDMONT WAY

MILES TO:

- | | | | |
|----|--------------|----|---------------|
| 5 | Antioch | 41 | San Francisco |
| 10 | Concord | 49 | Stockton |
| 17 | Walnut Creek | 63 | Sacramento |
| 32 | Oakland | 67 | San Jose |
| 10 | | | |



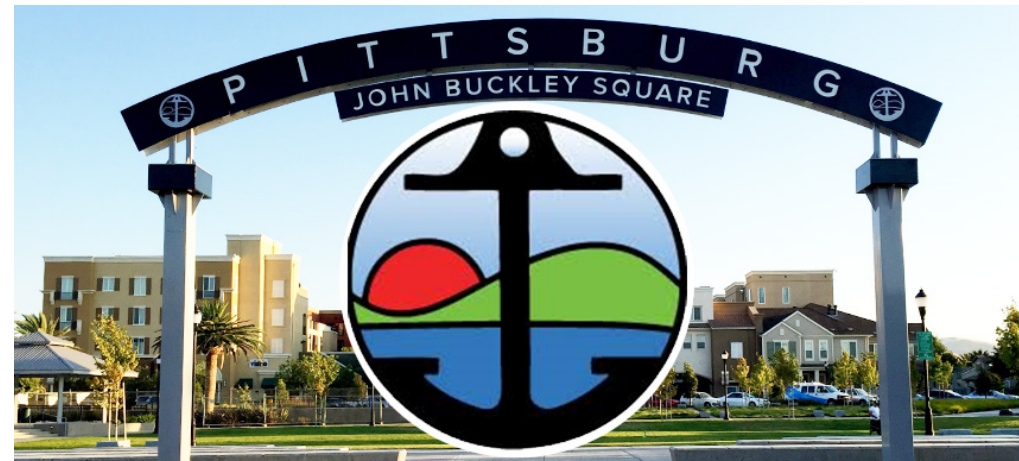
CITY OVERVIEW

From www.pittsburgca.gov

Pittsburg, California, located at the confluence of the Sacramento and San Joaquin rivers, has a rich history dating back to 1839. Originally a fishing village called New York Landing, it became an industrial hub and was incorporated as Black Diamond in 1903 before adopting the name Pittsburg in 1911 to honor the steel industry.

Today, Pittsburg is a thriving community with landscaped parks, shopping centers, and ongoing business development. The city has revitalized its historic district, expanded recreational facilities, improved infrastructure, and built a modern Civic Center, fostering growth and prosperity.

Investing in its future, Pittsburg is developing Pittsburg Premier Fields, a major outdoor sports facility designed to promote recreation and boost sports tourism. With multi-use fields, walking trails, and expanded parking, the project aligns with the city's commitment to youth development and economic expansion.



TOP EMPLOYERS (EMPLOYEE COUNT)

Pittsburg Unified School District	1,221
Los Medanos College	584
US Steel /Nippon Steel	570
Ramar Foods	370
Corteva	350
City of Pittsburg	340
Walmart	222
The Home Depot	188
WinCo Foods	168
Cardenas (supermarket)	143



PROPERTY PHOTOS - GROUND LEVEL + INTERIOR



PROPERTY PHOTOS - AERIALS



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