



## Warehouse

1400 W 4th St, Antioch, CA 94509

**SWENSON**

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## Warehouse

\$0.60/sf IG

Prime Indoor Storage / Industrial Lease – Flexible, Secured, and Central to the Bay Area

Discover one of the last great industrial sites in the Bay Area: ±240,717 SF on ±18.75 acres of secured, gated land, with rare 360-degree truck circulation and expansive paved/unpaved yard space.

Ideal for indoor boat & RV storage operators, large-scale storage, light manufacturing, construction companies, or trucking & logistics firms requiring significant indoor area plus outdoor flexibility.

Site offers phased occupancy with ±141,396 SF available February 2026 (divisible into multiple configurations).

[www.1400w4thSt.com](http://www.1400w4thSt.com)

- Strategically Located within 45min from most north and east bay locations and several Central Valley Locations
- Large Yard 5.2ac (partially fenced)
- 30-32' Clear Height



Rental Rate: \$0.60/sf

Property Type: Industrial Warehouse w/ yard

Property Subtype: Industrial

Rentable Building Area: 240,717 sf

Year Built: 1945

Clear Height: 30-32'

## South

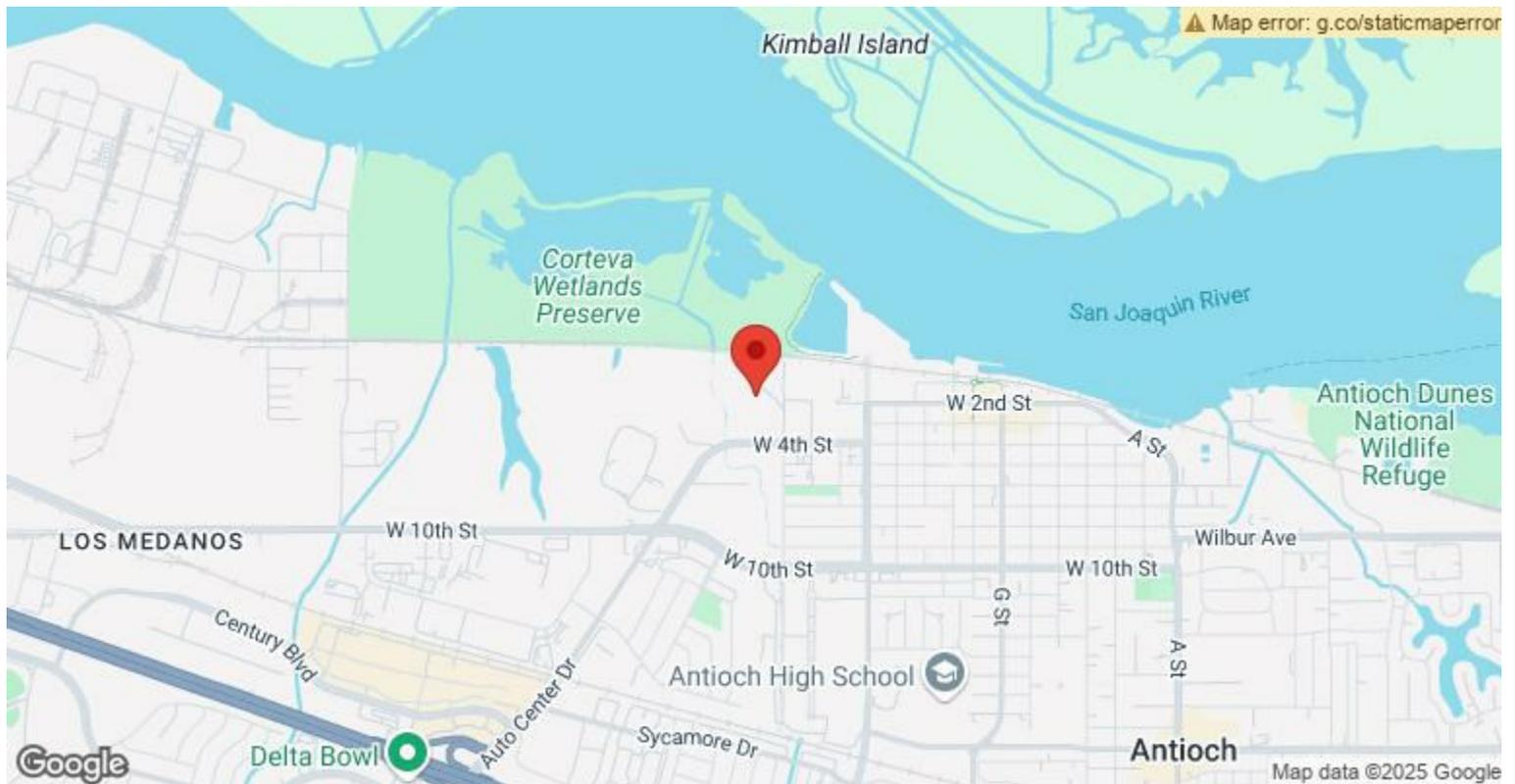
Space Available	141,396sf
Rental Rate	\$0.60/sf IG
Date Available	February 1, 2026
Service Type	Industrial Gross
Office Size	4,500 SF
Space Type	Warehouse
Space Use	Industrial
Lease Term	3 - 20 Years

1

## North

Space Available	99,321sf
Rental Rate	\$0.60/sf IG
Date Available	June 01, 2026
Service Type	Industrial Gross
Space Type	Warehouse
Space Use	Industrial
Lease Term	3 - 20 Years

2



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The site offers phased occupancy with ±141,396 SF available February 2026 (divisible into multiple configurations down to ±40,000–50,000 SF) and an additional ±99,321 SF coming online in June 2026. Key features include 30–32' clear height, robust power (480V upgradable to 4,160V / 1,200A), fully sprinklered wet-pipe system, six grade-level doors plus dock loading, and multiple small warehouse offices plus a ±4,000 SF standalone office.

Strategically located just 1.3 miles to Hwy 4 and minutes to major regional hubs: 45 minutes to the Port of Oakland, 40–50 minutes to Stockton, Benicia, Tracy, Fairfield, and San Francisco. Multiple signage opportunities, yard storage, and a transferable indoor boat & RV storage use (confirm with City) make this a versatile opportunity in a high-demand corridor.

Drone footage and site tours available upon request.

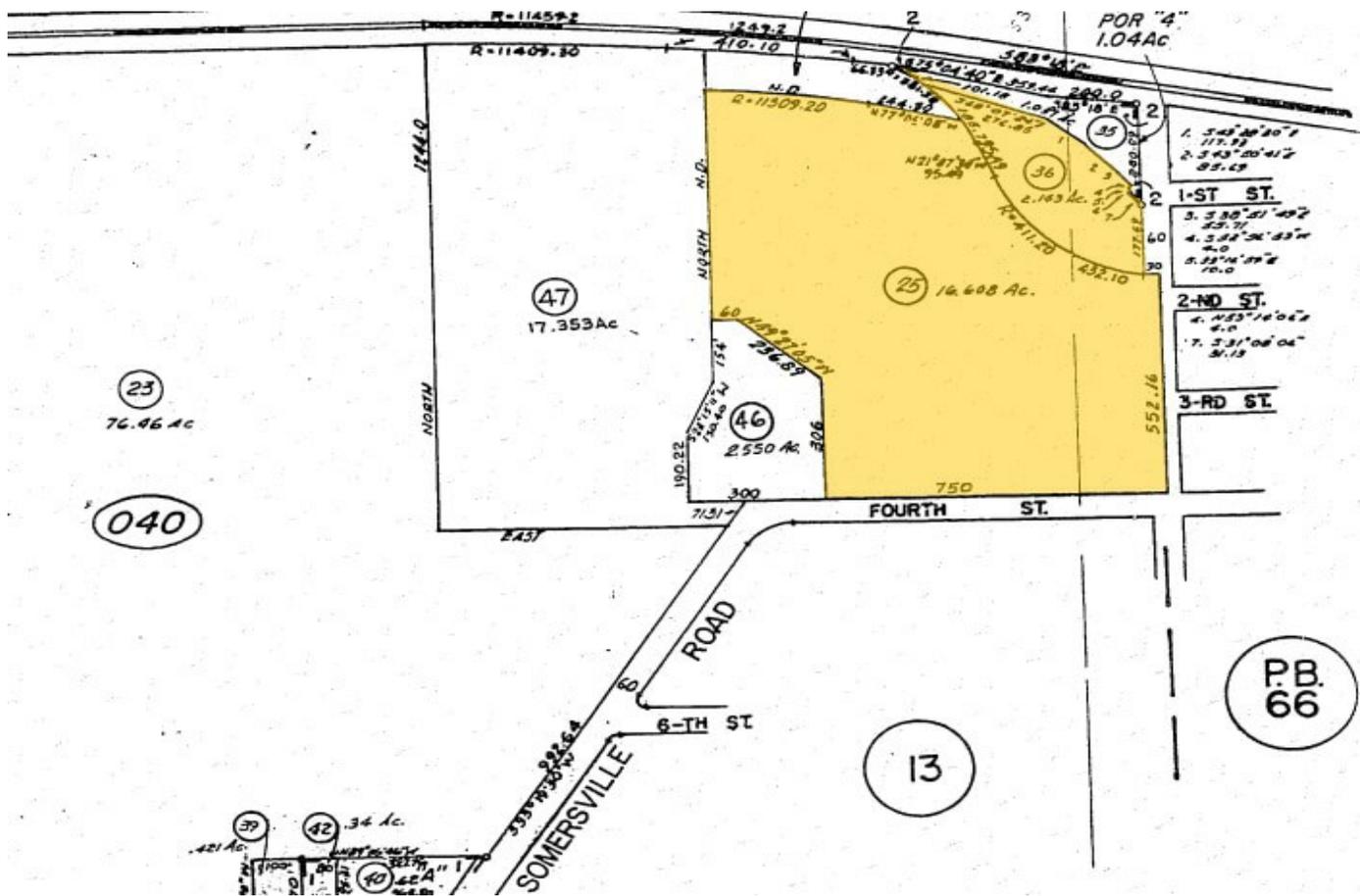
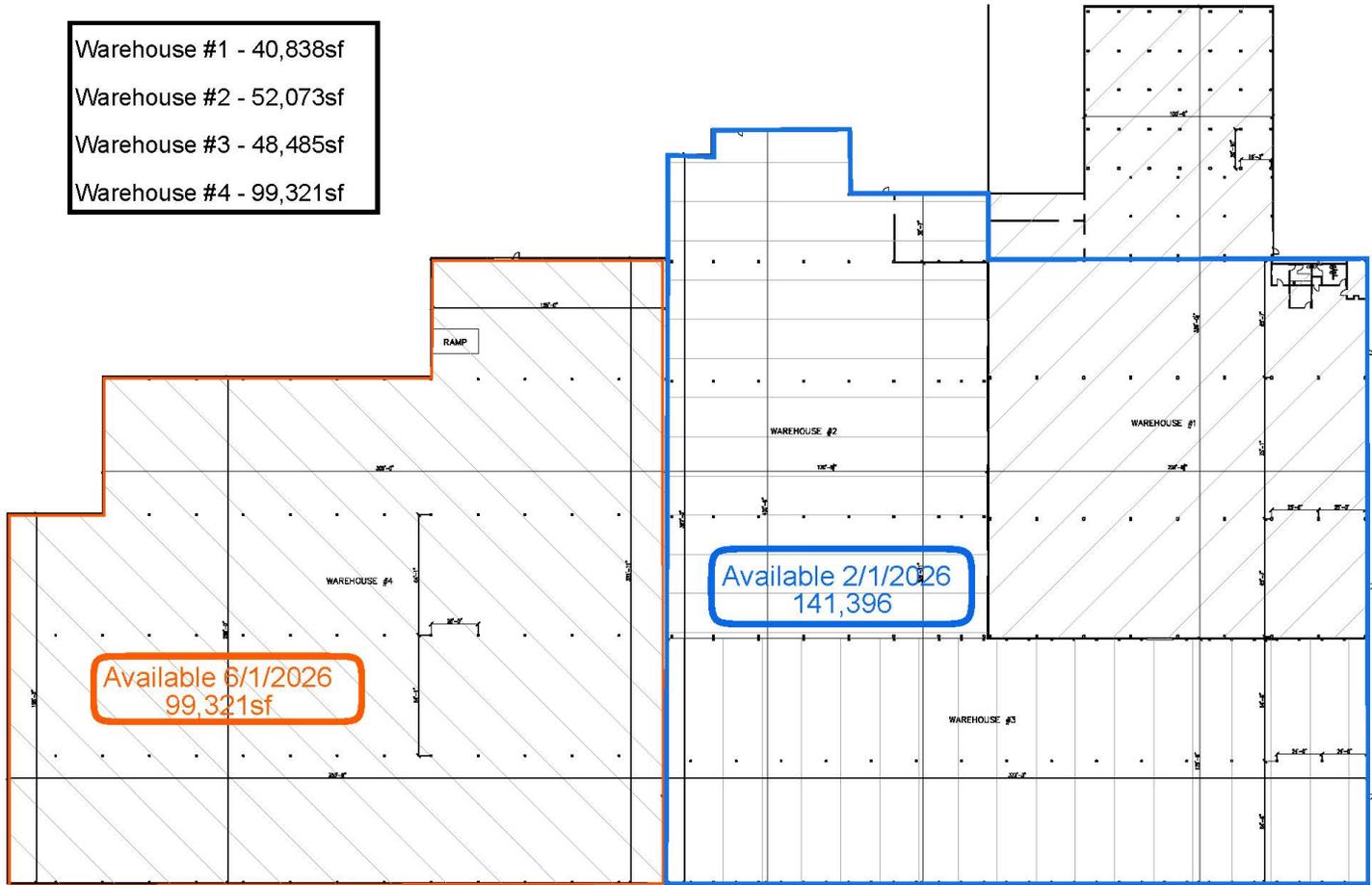
# Property Photos

Warehouse #1 - 40,838sf

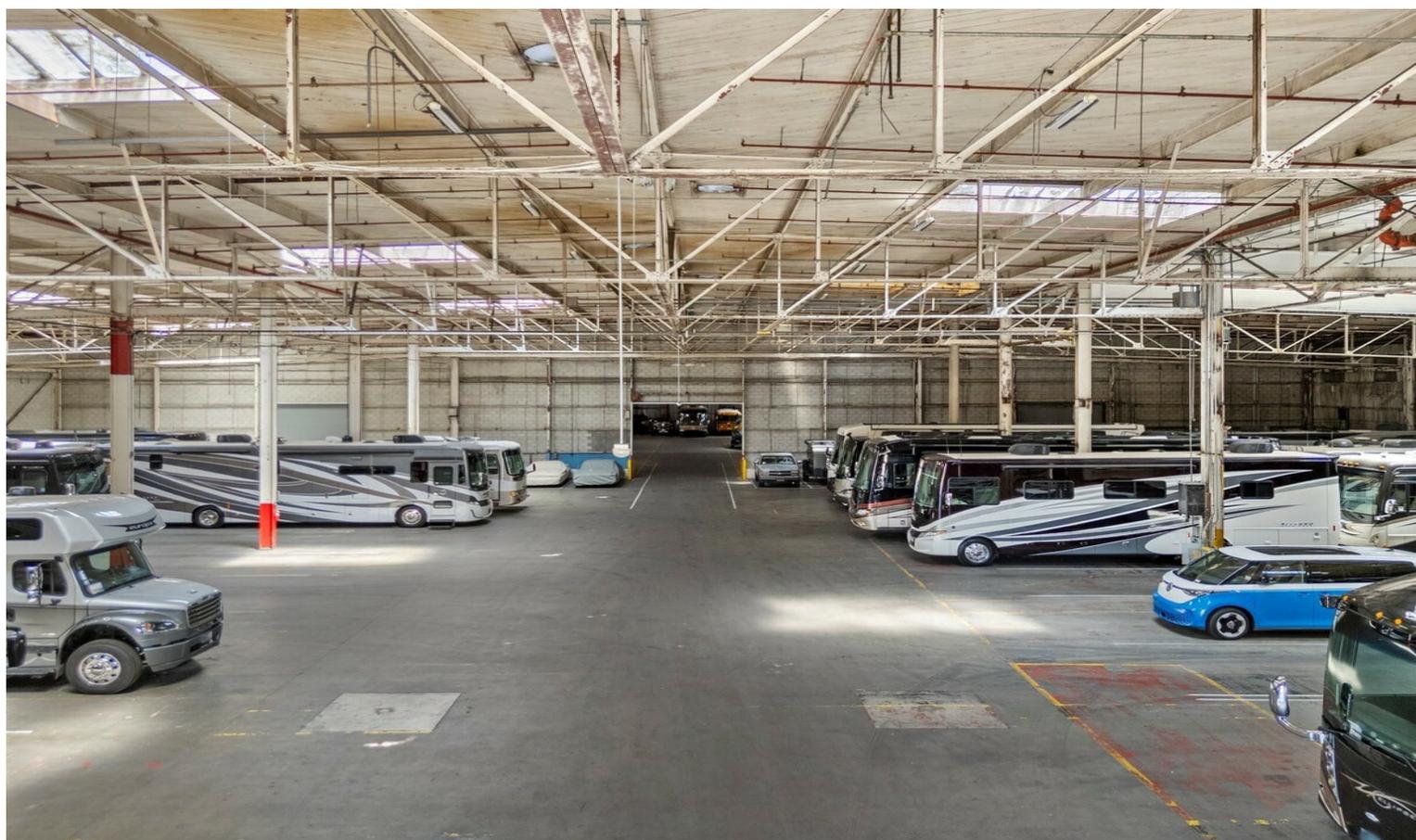
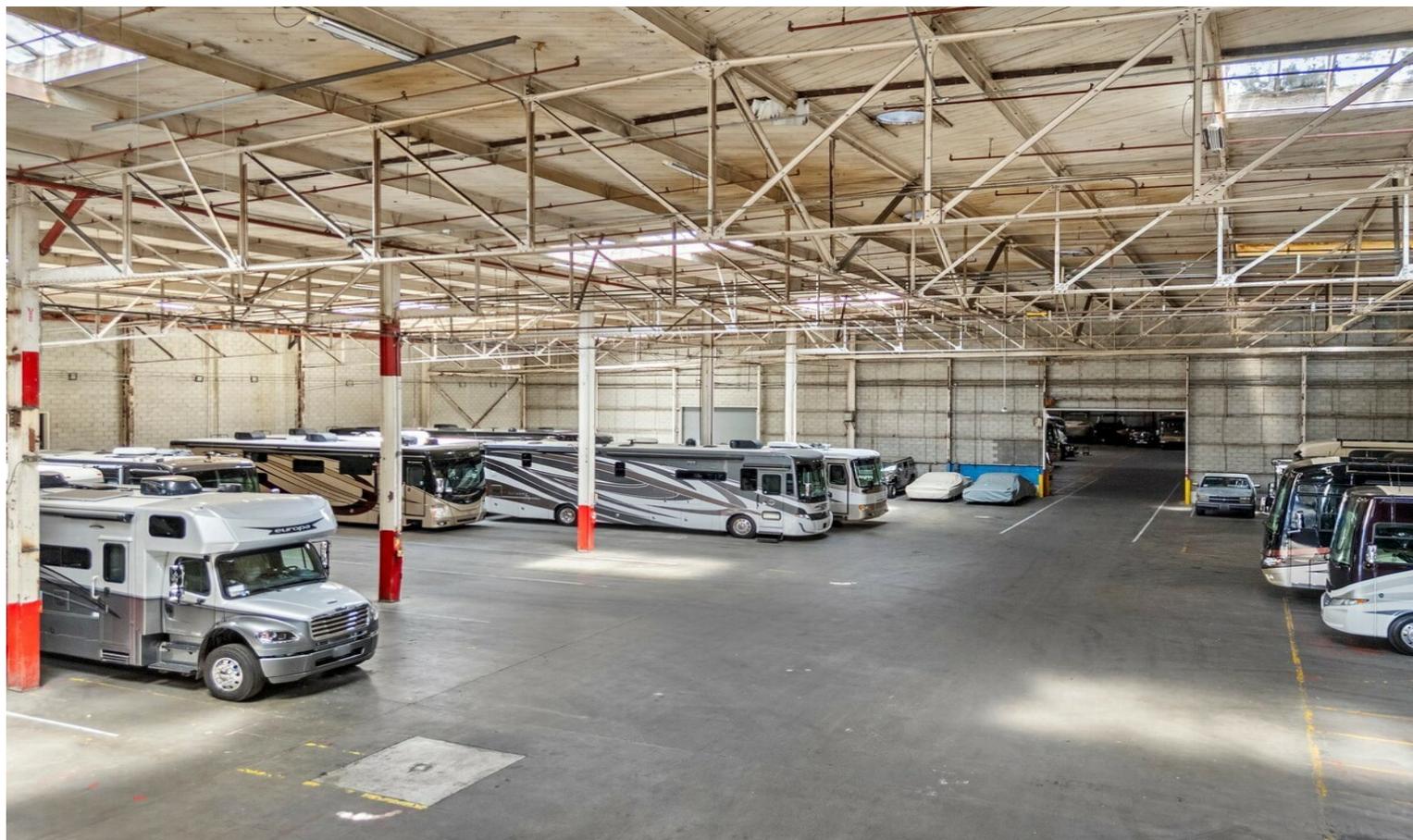
Warehouse #2 - 52,073sf

Warehouse #3 - 48,485sf

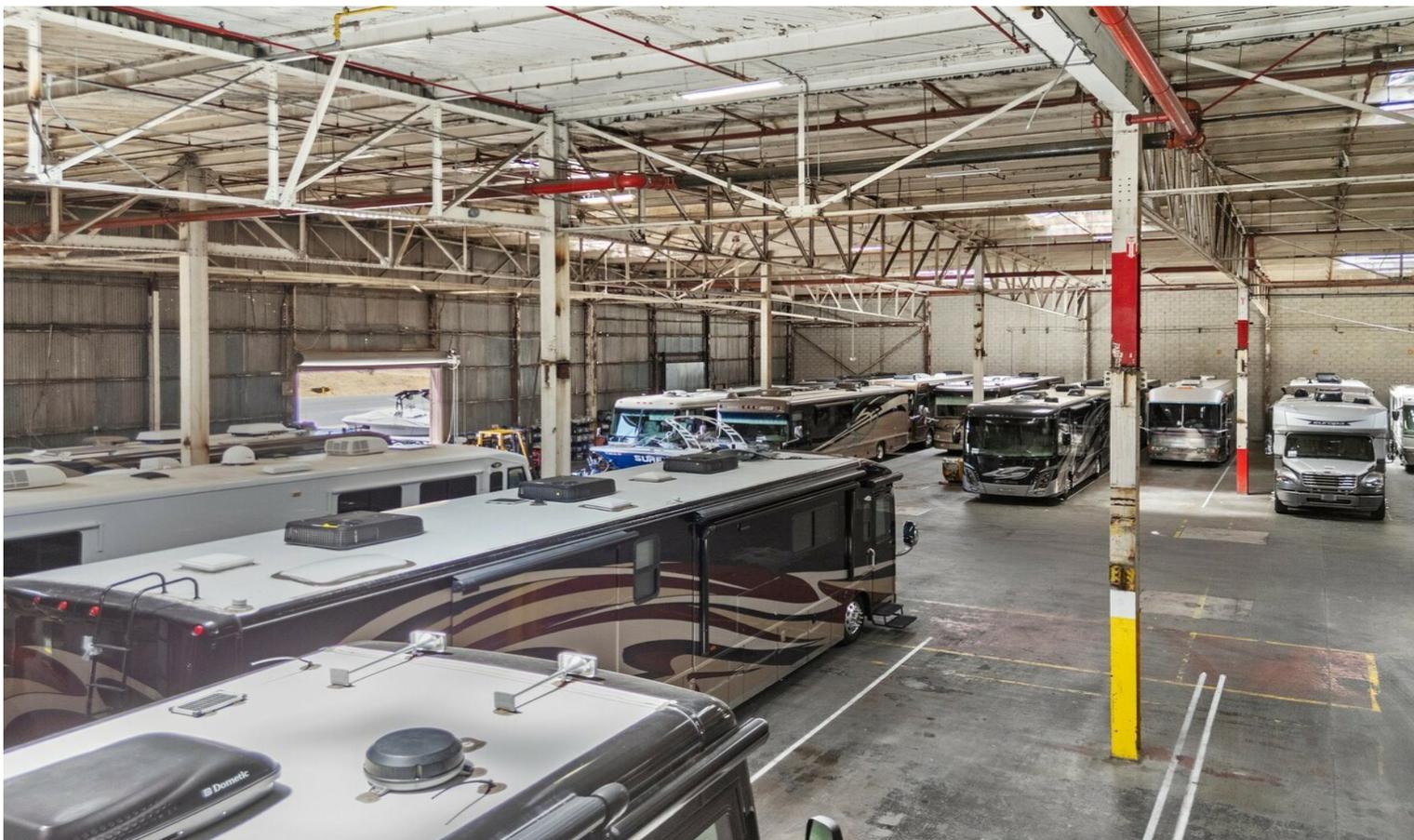
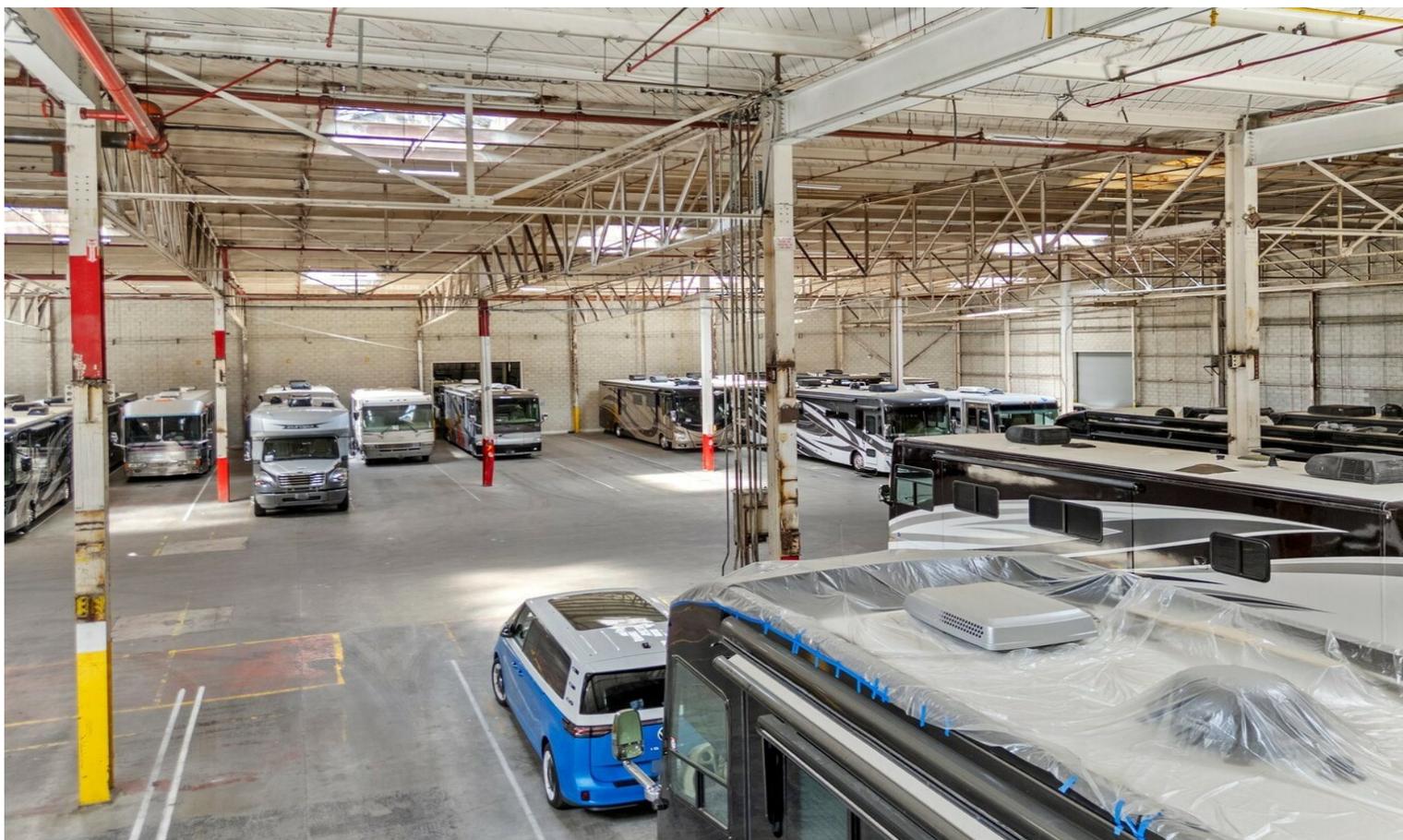
Warehouse #4 - 99,321sf



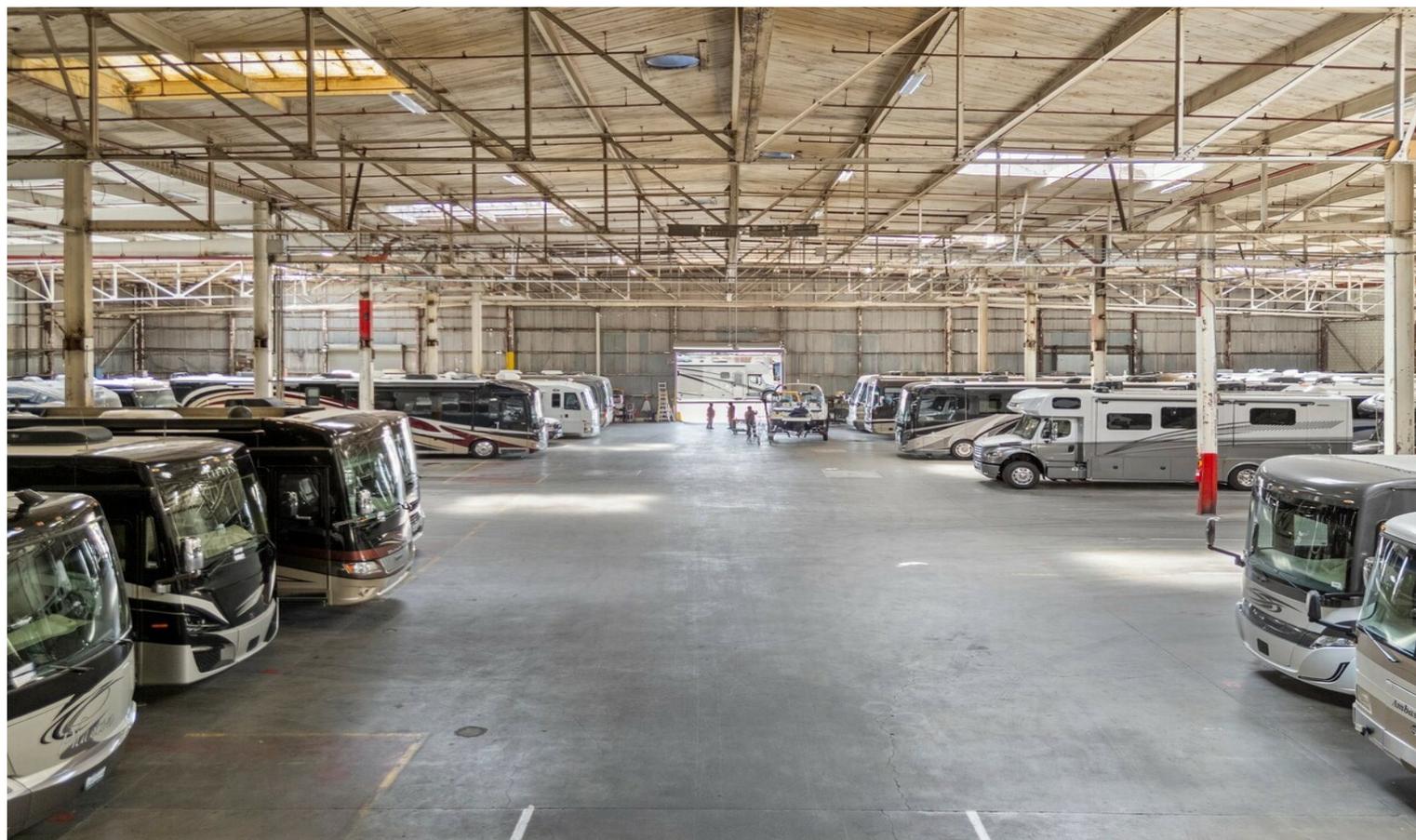
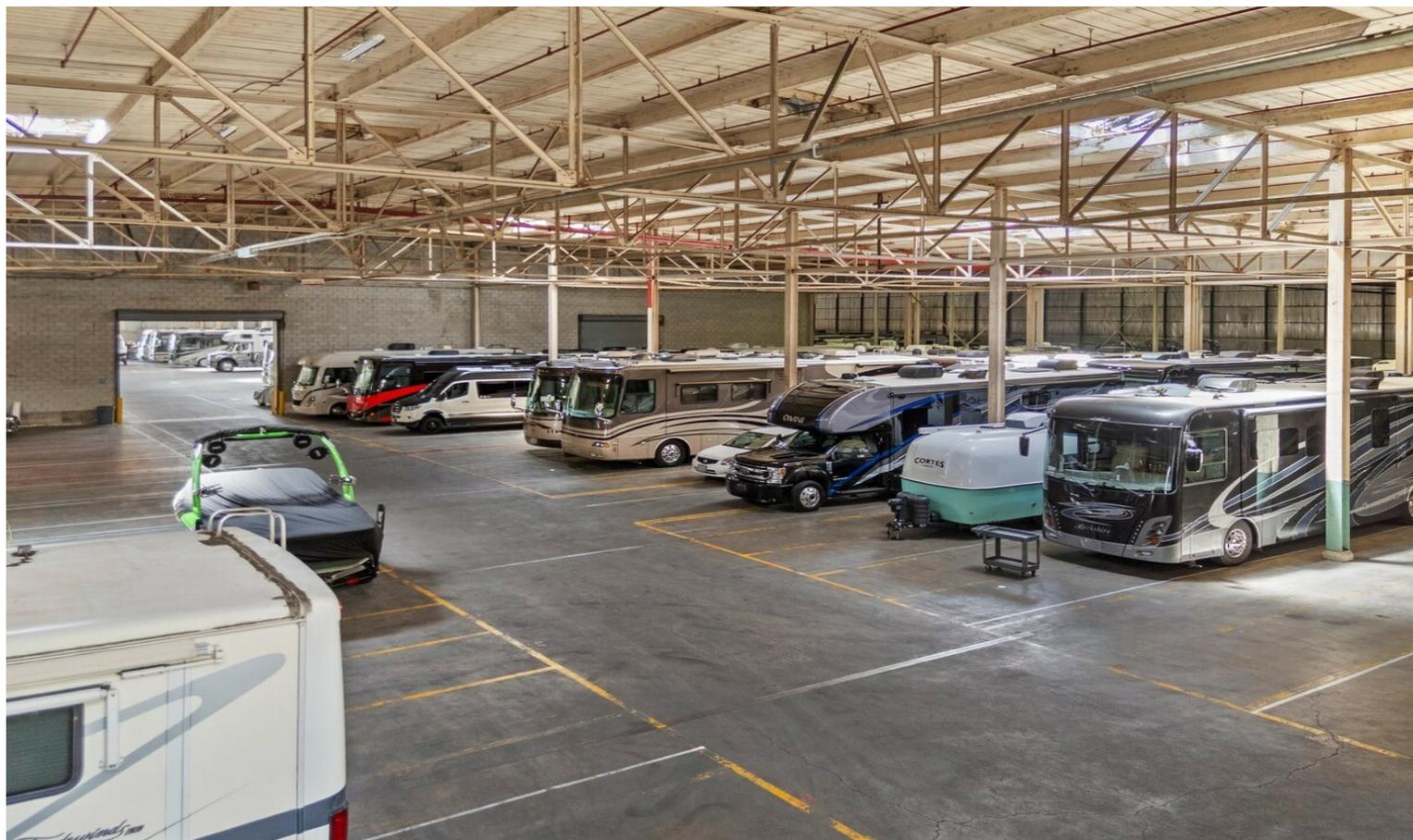
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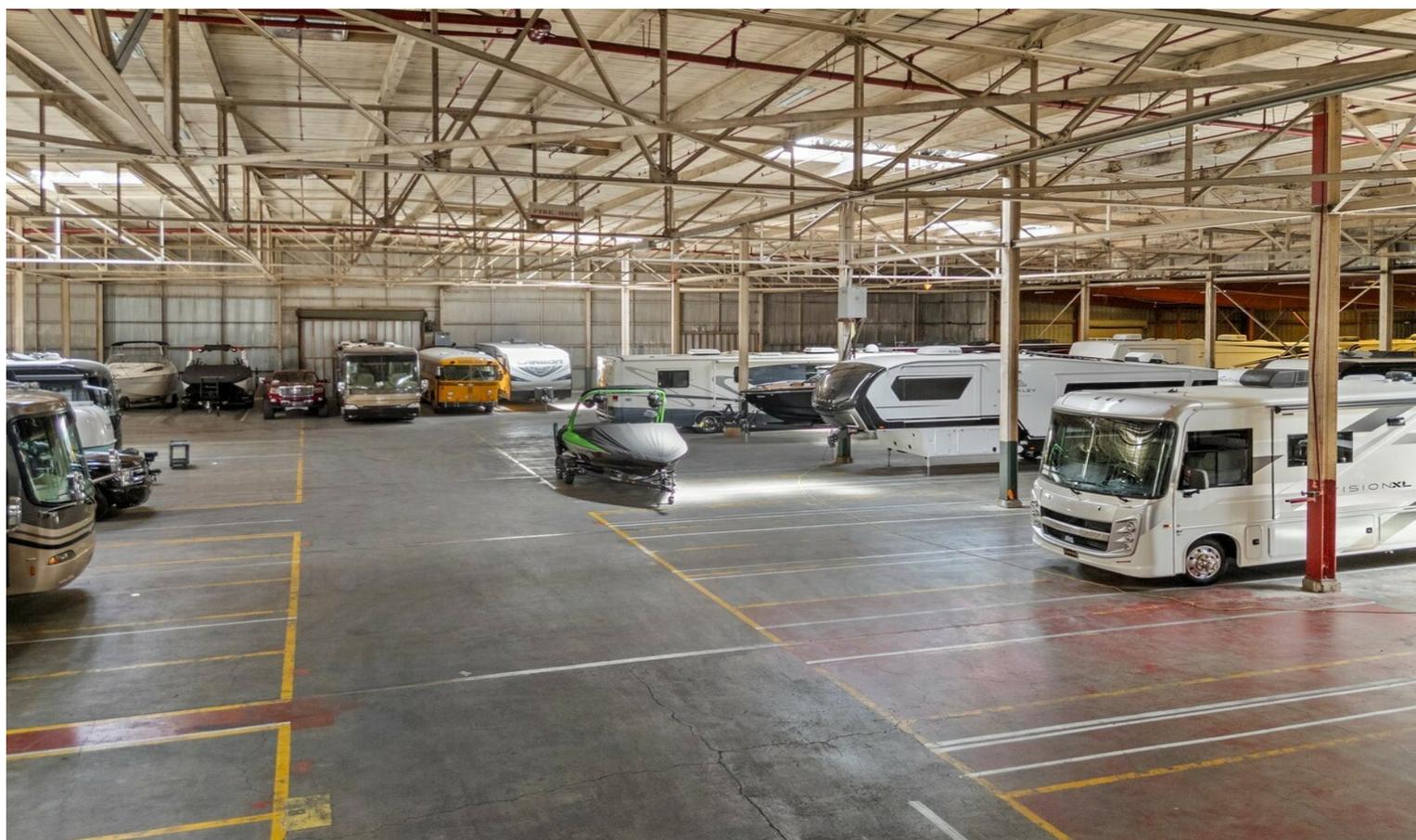
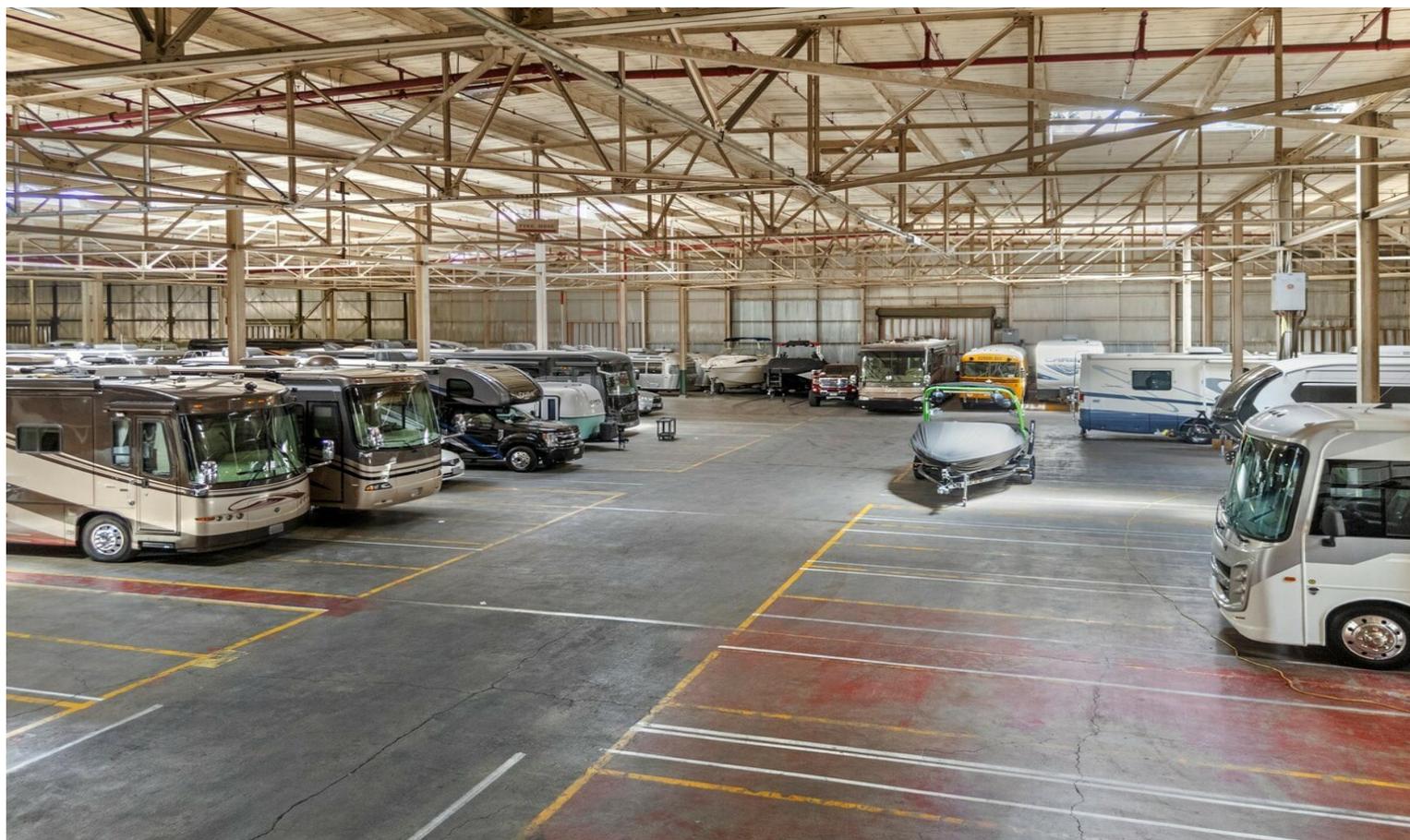
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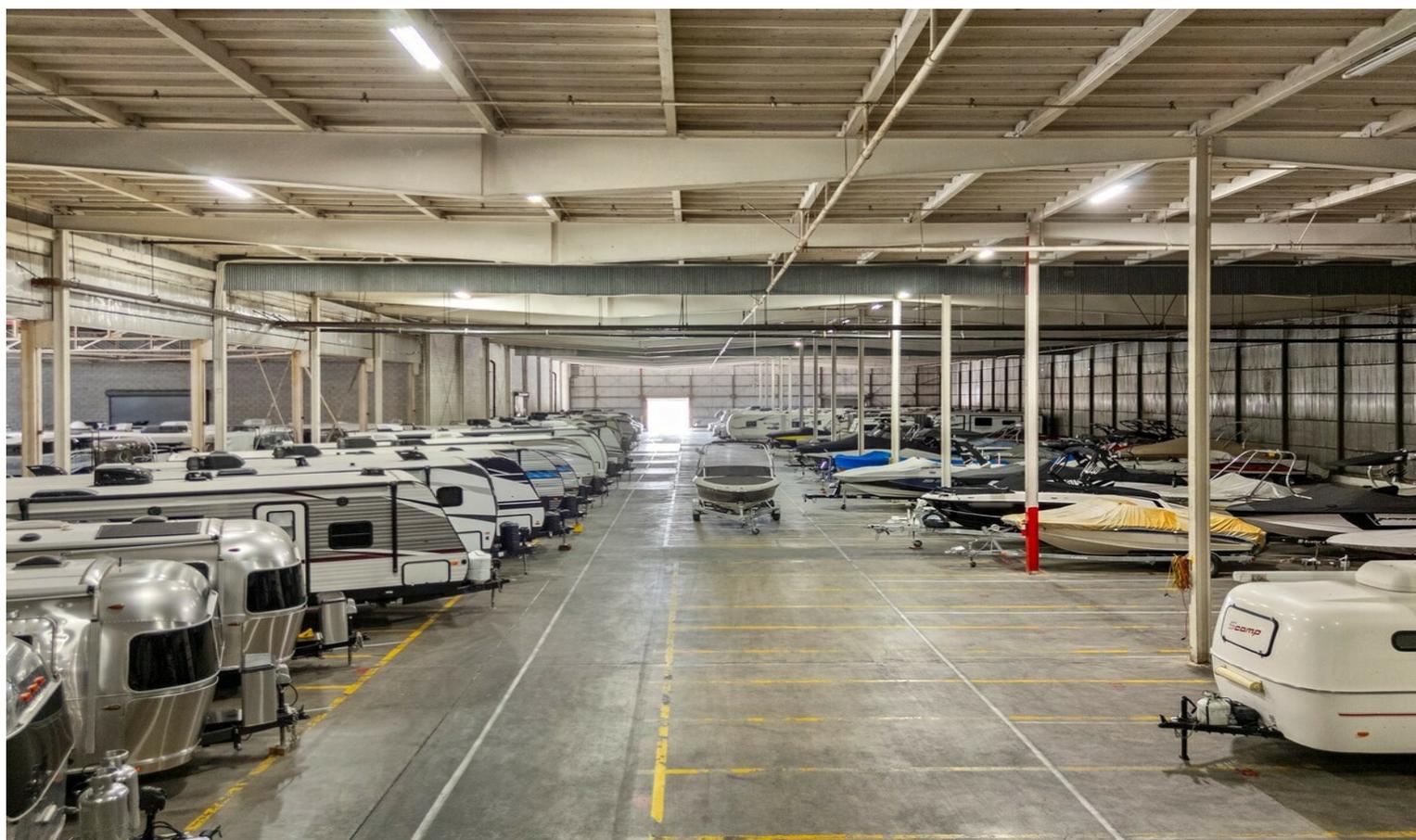
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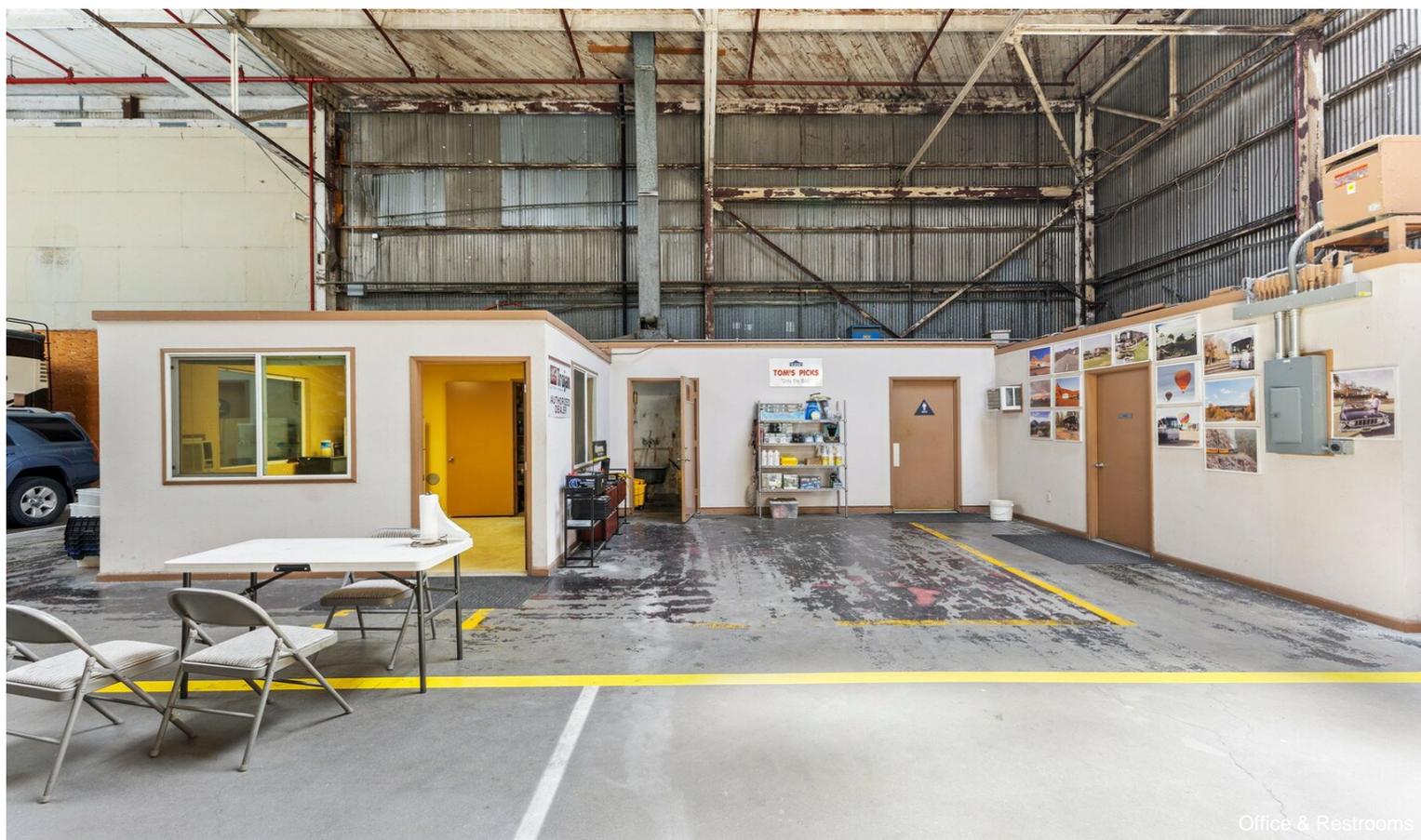
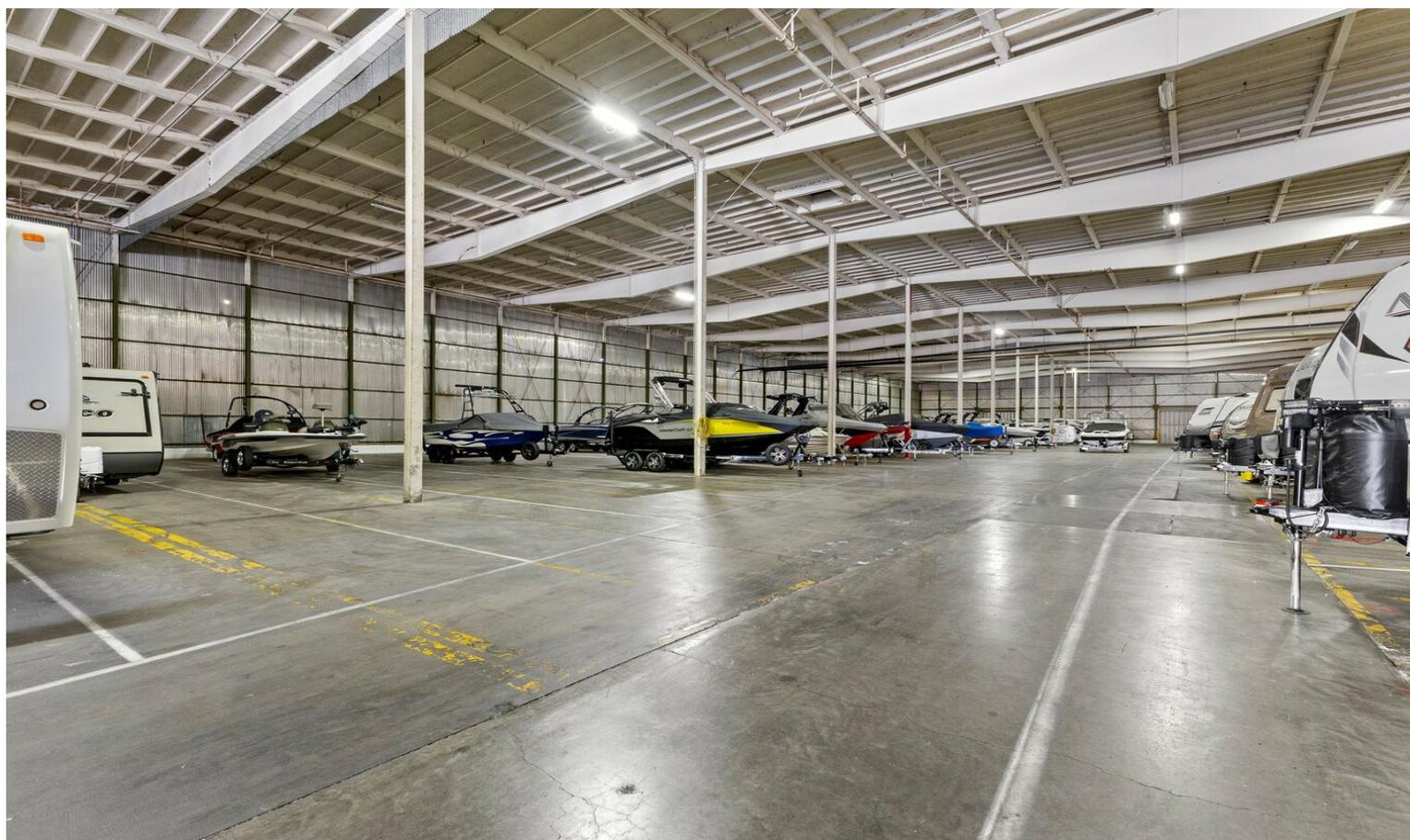
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Office & Restrooms