



DOWNTOWN MARTINEZ YARD FOR LEASE

4.5 ACRES

±8,264 SF WAREHOUSE

310 & 314 EMBARCADERO STREET | MARTINEZ, CA

±110,000 SF

**±86,000 SF with
±8,264 SF Warehouse**

DIVISIBLE TO 0.5 ACRE

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AVAILABLE FOR LEASE:

±8,264 SF | Warehouse with Large Yard | Divisible to ±0.5 AC

VACANCY SUMMARY



BUILDING SIZE

±8,264 SF



TYPE

Metal Warehouse
& Canopy



SURFACE

Hard Packed Gravel &
Remnant Asphalt



GRADE LEVEL LOADING

Two (2) Grade Level Doors



PERIMETER

Fully Fenced with
Multiple Entries



ZONING

Light Industrial
(City of Martinez)



UTILITIES

Electrical & Water Available
East Side- 200a, 3-phase
West Side - Minimum 125a,
single phase



UPGRADED AMENITIES

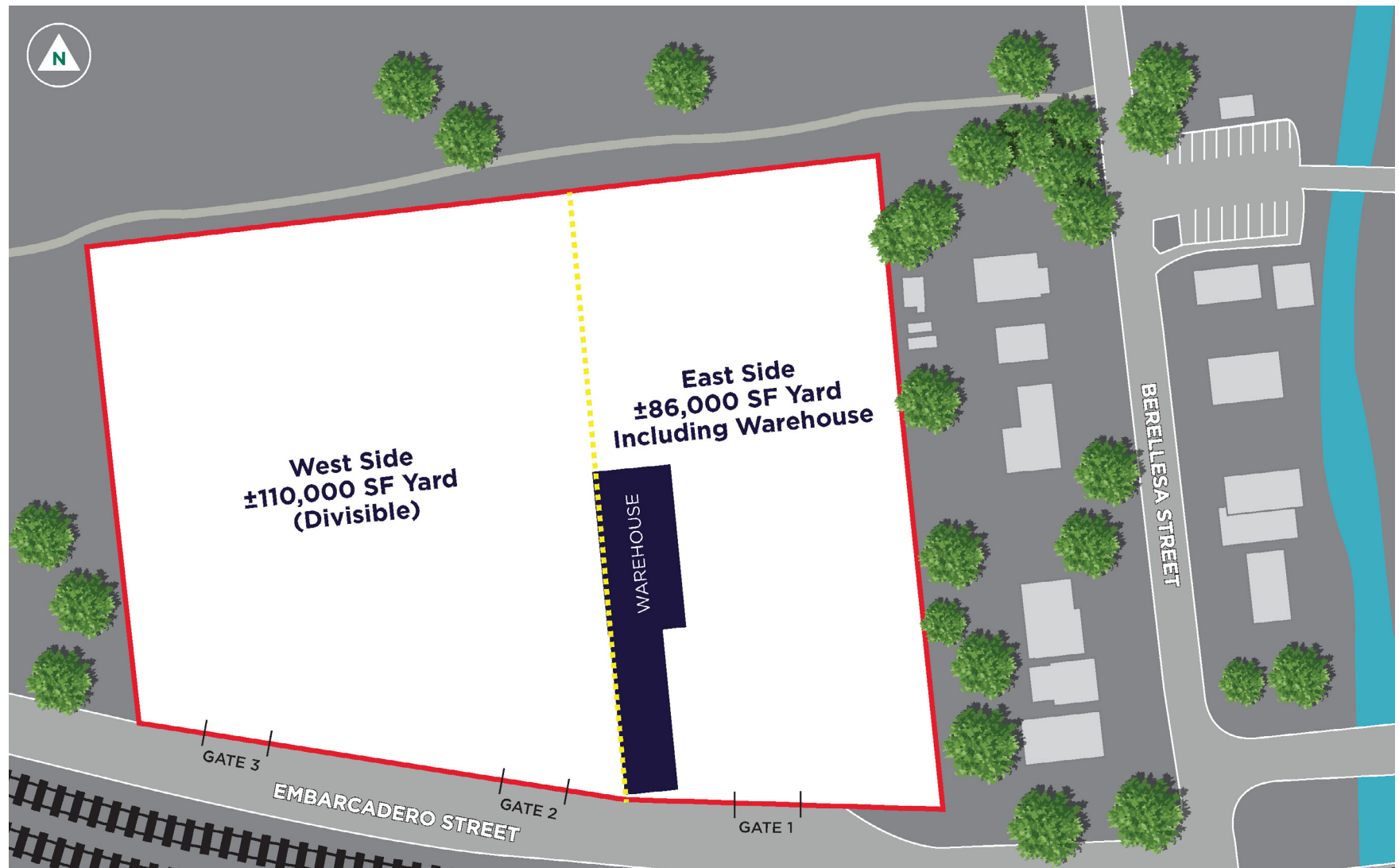
24/7 Security Cameras
Exterior Lighting



AVAILABLE FOR LEASE:

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SITE PLAN



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Highways & BART

	MILES
HWY 4	2.2
HWY 680	2.0
North Concord/Martinez BART Station	8.9



LOCAL PORTS

PORTS	MILES
Port of Oakland	28.2
Port of Stockton	56.6
Port of San Francisco	34.2



LOCAL AIRPORTS

AIRPORTS	MILES
Oakland Int'l Airport	35.8
Stockton Int'l Airport	61.0
San Francisco Int'l Airport	44.9
San Jose Int'l Airport	57.0
Sacramento Int'l Airport	67.1



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