



Keegan&Coppin
COMPANY, INC.

FOR LEASE

**685 STONE ROAD
BENICIA, CA**

Industrial Warehouse Space for Lease
Benicia Industrial Park



REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM



WAREHOUSE SPACE FOR LEASE



685 STONE ROAD
BENICIA, CA

BENICIA INDUSTRIAL PARK
WAREHOUSE SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Rare Small Units
- Well-Maintained Property
- Immediate Access to I-680
- Front of Business Park
- Flexible Zoning
- Abundant On-Site Parking

WAREHOUSE SPACE

Suites 1-2: 2,000+/- sq ft

Suites 4-5: 2,000+/- sq ft

Suite 6: 1,000+/- sq ft

***Suites 4, 5, and 6 can be combined for a total of 3,000 s.f.**

DESCRIPTION

Open warehouse space with one rollup door and one man door. Private restroom.

Open warehouse with efficient office space. One rollup door and one man door. Private restroom.

Currently built out as an office with reception, three private offices, and a conference room. Private restroom.

DESCRIPTION OF PREMISES

Extremely rare small incubator industrial spaces located at the entrance to Benicia Industrial Park. Abundant on-site parking and broad zoning help to accommodate a variety of uses.

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM

LEASE TERMS

Rate

\$1.35 per sq ft, Industrial Gross

Terms

3 - 5 year lease term
Annual rent escalations

Parking

On-Site at 3.3:1,000

Total Building Size

18,000+/- sq ft

Zoning

General Industrial (IG)



WAREHOUSE SPACE FOR LEASE



685 STONE ROAD
BENICIA, CA

BENICIA INDUSTRIAL PARK
WAREHOUSE SPACE

DESCRIPTION OF AREA

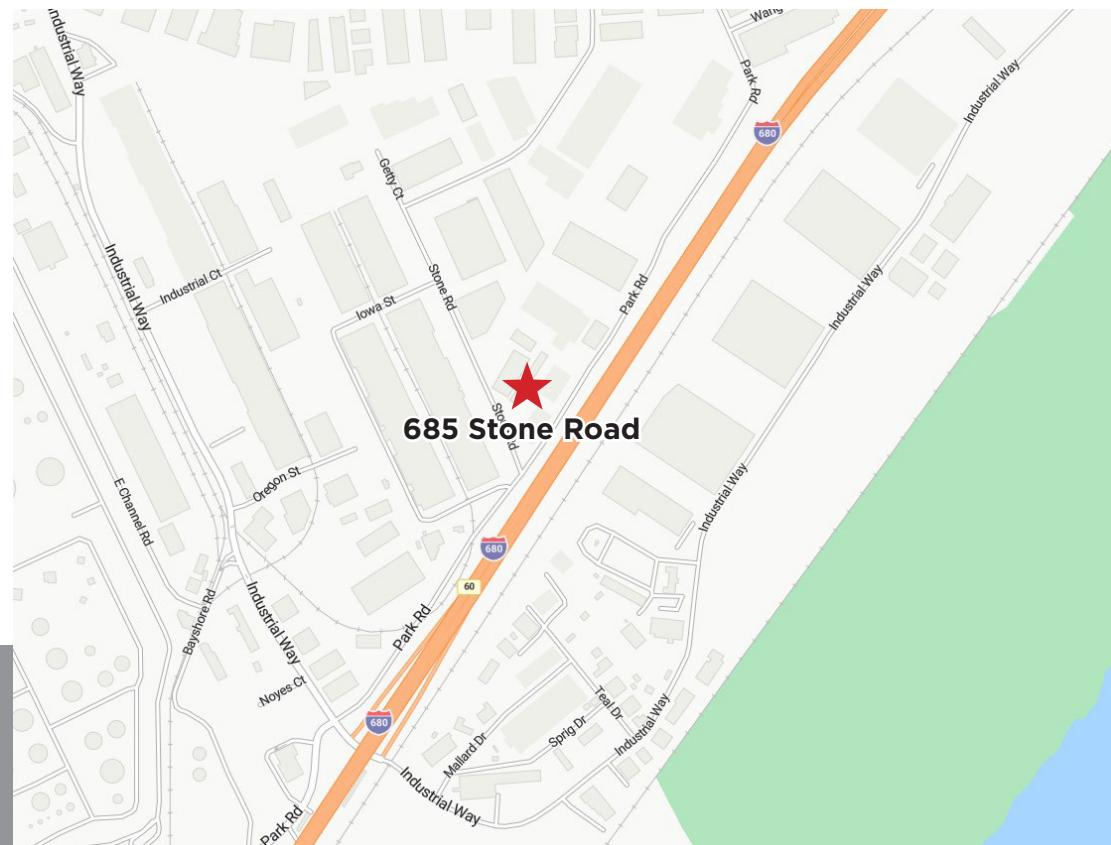
The Benicia Industrial Park is the largest business park in Solano County encompassing over 7,000,000 square feet of buildings situated on 3,000 acres. With over 600 businesses, representing a wide array of industries and employing over 7,000 people, the park currently hosts over 50% of Benicia's private workforce. Industries that call the park home include manufacturing, construction, environmental engineering, steel fabrication, petroleum refining, logistics/distribution, warehousing, biotech, port operations and more.

NEARBY AMENITIES

- Several dining options
- Port of Benicia
- Charming Downtown Benicia

TRANSPORTATION ACCESS

- Immediate access to Interstate 680 & 780
- Less than 9 miles to Interstate 80
- 1/2 mile from Benicia Park & Ride/Bus Station



REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

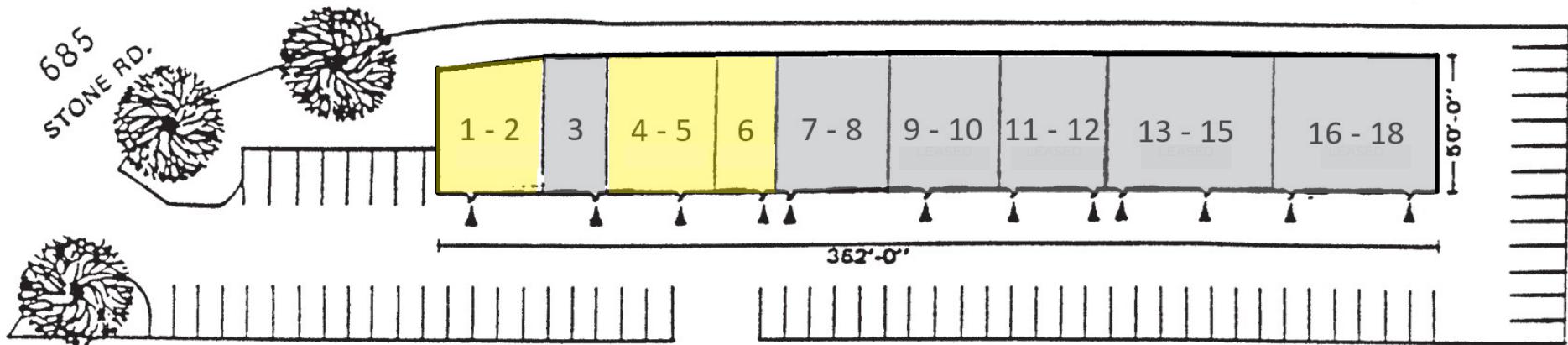


SITE PLAN



685 STONE ROAD
BENICIA, CA

BENICIA INDUSTRIAL PARK
WAREHOUSE SPACE



SUITES 1-2: 2,000+/- SF

SUITES 3-4: 2,000+/- SF

SUITE 6: 1,000+/- SF

***SUITES 4, 5, AND 6 CAN BE COMBINED FOR A TOTAL OF 3,000 S.F.**

PRESENTED BY:

NATHAN BALLARD PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.