

2501
ANNALISA
DRIVE
CONCORD | CA

SALE PRICE:
\$5,800,000.00

For Lease or Sale: Call for Details

±2.51 ACRES

FORNI DRIVE

ANNALISA DRIVE

COMMERCIAL CIRCLE

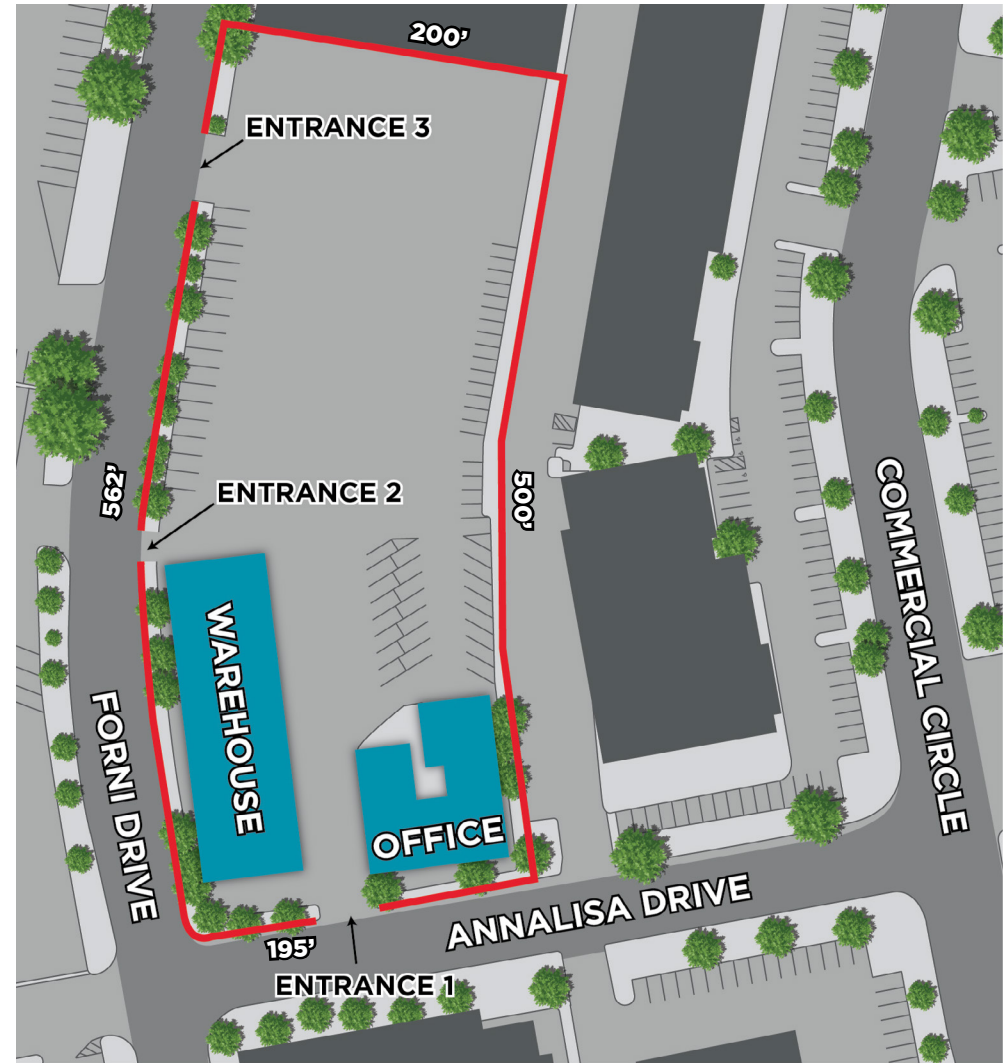
RARE IOS PROPERTY IN NORTH CONCORD

Fully Fenced & Secured | Ideal Contractor / Fleet Yard

PROPERTY DETAILS

2501 ANNALISA DRIVE, CONCORD, CA 94520

TOTAL LOT SIZE:	2.51 Acres / 109,336 SF
OFFICE SF	±5,500 SF
WAREHOUSE SF	±12,000 SF
WAREHOUSE CLEARANCE	22'
GRADE LEVEL DOORS	Two (2)
ELECTRICAL	600 Amps, 480V (to be verified by Buyer)
ZONING (CONTRA COSTA COUNTY)	L-I (Light Industrial)
POWER	PG&E
WATER	City of Concord
THREE (3) ACCESS GATES	Annalisa Dr & Forni Dr
SURFACE TYPE	Paved
PERIMETER SECURITY	Barbed Wire Fencing
CRANE	2-Ton Overhead Bridge
OCCUPANCY	Vacant
APN #S:	159-372-006 / 159-372-002



PROPERTY HIGHLIGHTS



This low coverage industrial site offers a rare blend of functional warehouse space, ample yard area, and excellent accessibility in the heart of Contra Costa County. With three secure access points, **±12,000 square feet of high clearance shop space**, and a separate **±5,500 square foot office** building, the property is built for companies that need efficiency without sacrificing room to grow. The 2.51 acre “layout” provides generous secure, **paved yard** areas ideal for fleet parking, material storage, or operational staging. Heavy power, a **2 ton bridge crane**, and **two grade level doors** make the warehouse plug and play for fabrication, service, or contractor uses.



AVAILABLE SPACE

2.51 Acres with ±17,500 SF of buildings



ZONING

Light Industrial (Contra Costa County)



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CONTACT INFORMATION

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