

CBRE

FOR SALE OR LEASE

380 INDUSTRIAL COURT

BENICIA | CA

- **±92,040 SF ON ±8.64 ACRES**
- **EXTREMELY RARE OFFERING: MANUFACTURING AND PRODUCTION FACILITY**
- **SIXTEEN (16) BRIDGE CRANES ±24' CLEAR UNDER HOOK**
- **±2,000 AMP, 277/480V, 3 PHASE ELECTRICAL SERVICE WITH 531 PANEL SOLAR SYSTEM**
- **IDEAL FOR MANUFACTURING, PRODUCTION, ASSEMBLY AND WAREHOUSE USE**

(360°)

VIRTUAL TOUR



THE OPPORTUNITY

HEADQUARTER MANUFACTURING FACILITY

Potential “turn-key” operation

RARE OPPORTUNITY TO PURCHASE OR LEASE

First time on market, state-of-the-art facility

EXCELLENT INTERSTATE MOVEMENT

With great access to I-680, I-780, I-80, Hwy 12, Hwy-4, I-5 and I-580

OUTSTANDING ACCESS TO

the San Francisco Bay Area, Sacramento and West Coast markets

STRONG LABOR POOL

Abundant and superior local labor supply

Pro-Business Climate

With public partners including City of Benicia, Solano County and the State of California Economic Development (**Go-Biz**)



BUILDING HIGHLIGHTS



TOTAL BUILDING
±92,040 SF



ACRES
±8.64 AC
APN: 0080-250-480
(±8.22 AC)
APN: 008-250-510
(±0.42 AC)



CLEAR HEIGHT
±28' CLEAR



ELECTRICAL
±2,000 AMP
277/480 V
3 PHASE



SPRINKLERS
.495 GPM/2,000 SF



OFFICE
±9,240 SF MAIN OFFICE
±1,760 SF 1ST FLOOR SHOP
±800 SF 2ND FLOOR SHOP



DRIVE INS
12 TOTAL
11 (±16' X ±13'10")
1 (±37' X ±15')



DIMENSIONS
MANUFACTURING/WH
±410'L X ±200' D
MAIN OFFICE
±110'L X ±84' D



FLOOR SLAB
±6" THICK CONCRETE
SLAB WITH #4
REBAR @ 24 O.C.



BRIDGE CRANES
10 - 5 TON; ±24'
UNDER HOOK
6 - 7.5 TON; ±24'
UNDER HOOK

YARD:

Paved, secured yard area

SKYLIGHTS:

35 In manufacturing area

MANUFACTURING AREA VENTILATION:

Three (3)

COLUMN SPACING:

7 Bays: ±50' W x ±40' D
1 Bay: ±60' W x ±40' D

STRATEGIC LOCATION:

Located between San Francisco Bay Area and Sacramento

CAR PARKING:

±67 spaces (front lot)

MANUFACTURING AREA:

Total: ±82,000 SF
7 Bays - ±50' W x ±200' D
1 Bay - ±60' W x ±200' D

SOLAR SYSTEM:

513 panels on canopy and roof-top. ±202.65 kwstc; ±162.5 kwac
Installed June 2021

ADDITIONAL ACREAGE:

±1.58 Acres of unimproved land for yard or new construction

LABOR:

Excellent local labor demographics

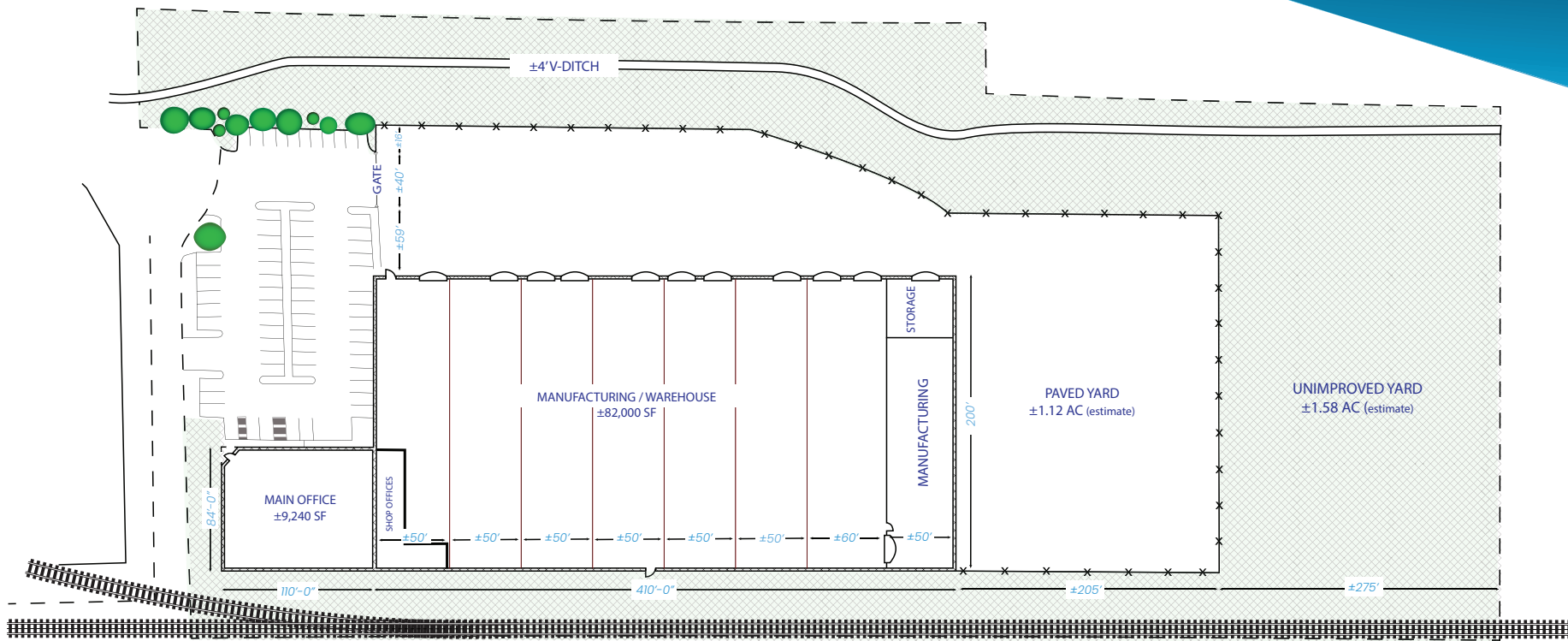
MEZZANINE AREA:

Additional ±1,020 SF not included in total SF

CONSTRUCTION:

Tilt up concrete and one (1) bay is metal construction

SITE PLAN



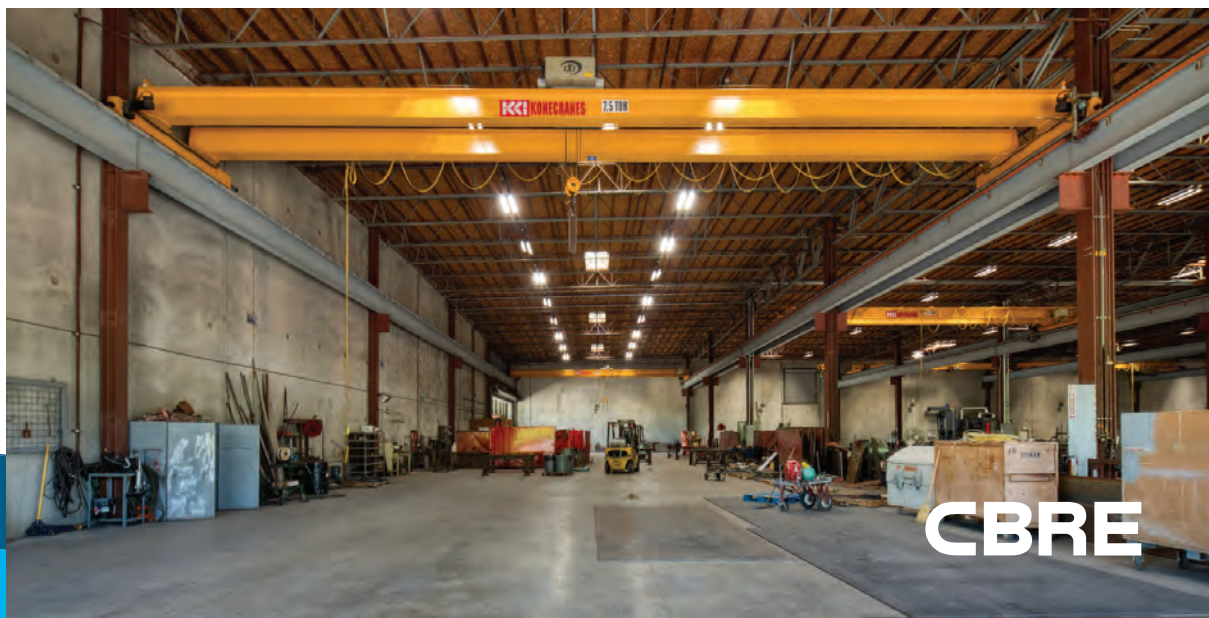
 DRIVE IN DOOR

*Measurements are approximate and should be verified before being relied upon.



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DRIVE TIMES

TO CITIES DISTANCE (MILES)

Napa	30
Concord/East Bay	12
Oakland	30
San Francisco	39
Sacramento	60
Stockton	60
San Jose	63
Tracy	80
Fresno	180

TO PORTS DISTANCE (MILES)

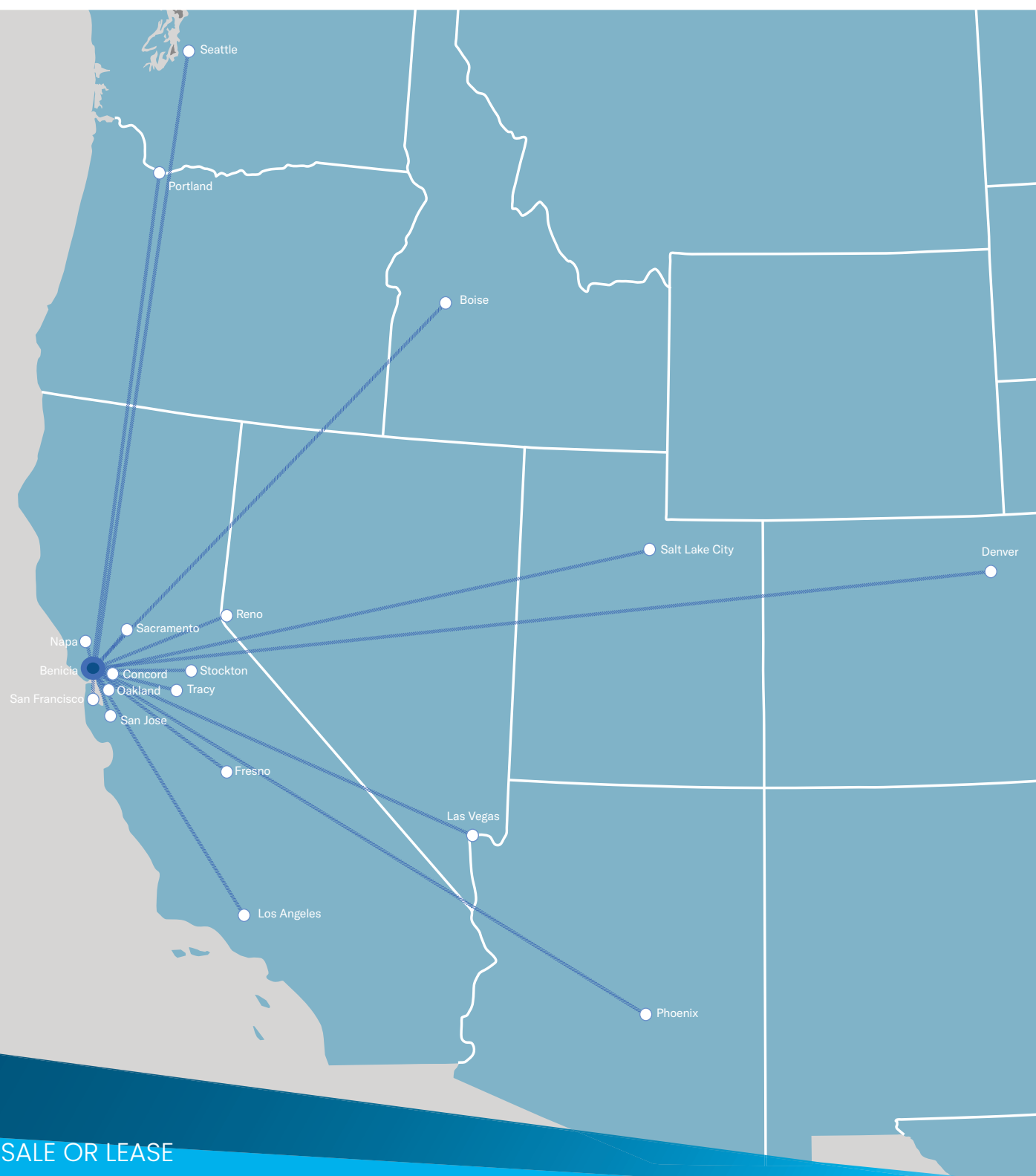
Port Of Benicia	2
Port Of Oakland	30
Oakland Intermodal	31
Port Of Stockton	58
Ports Of LA/Long Beach	403
Port Of Seattle	782

TO AIRPORTS DISTANCE (MILES)

Napa Airport	22
SFO International Airport	48
Oakland Airport	37

TO CITIES DISTANCE (MILES)

Reno	192
Portland	608
Boise	613
Las Vegas	564
Salt Lake City	709
Phoenix	748
Denver	1,227



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