

**+/- 9,828 Sq. Ft. Freestanding Building
on a .92 +/- Acre Parcel for Lease**

Property Information:

**5393 Pacheco Blvd.,
Pacheco, California**

- **Approx. 9,828 Sq. Ft. Freestanding Building for Lease: \$20,000 Month NNN**
- **Includes 1,800 +/- Sq. Ft. of Office with Central HVAC and Three Restrooms**
- **Loading on Two Sides of the Building and Three Grade Level Loading Doors**
- **Fenced and Paved Yards on Two Sides of Building—Drive Around Capability**
- **Large Front Parking Lot in Addition to Two Yard Areas**
- **400 Amps of 120/208 Volt Power**
- **Excellent Pacheco Location With Good Freeway Access to Hwy 4 & I-680**



Contact Listing Brokers:

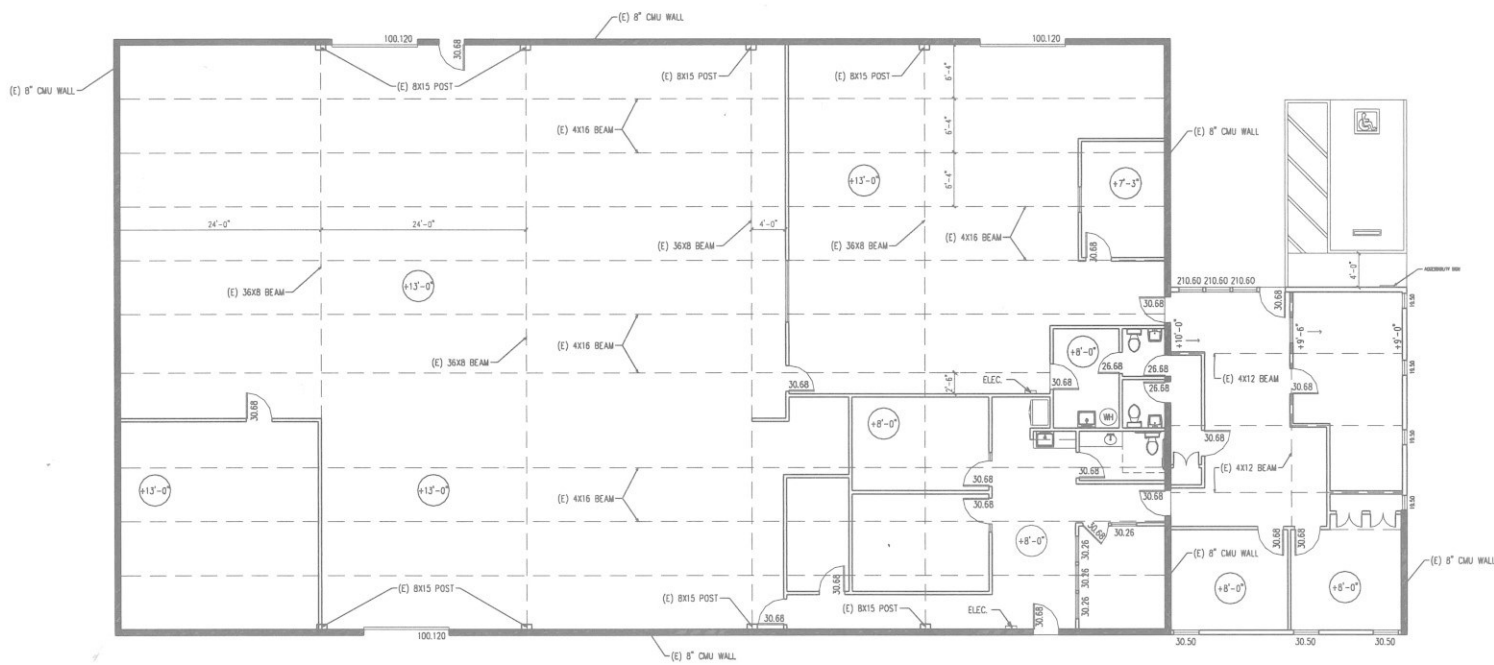
Thomas Caple
(510) 908-0505

Graham Deutscher
(925) 768-1389

**RARE FREESTANDING BUILDING
WITH FENCED AND PAVED YARD
AREA — AVAILBALE FOR LEASE**

Deutscher Properties Corp.
370 Civic Drive
Pleasant Hill, CA
Office (925) 676-6166
Fax (925) 676-6177
www.dpccommercial.com

5393 Pacheco Blvd.,
Pacheco, CA FLOOR PLAN

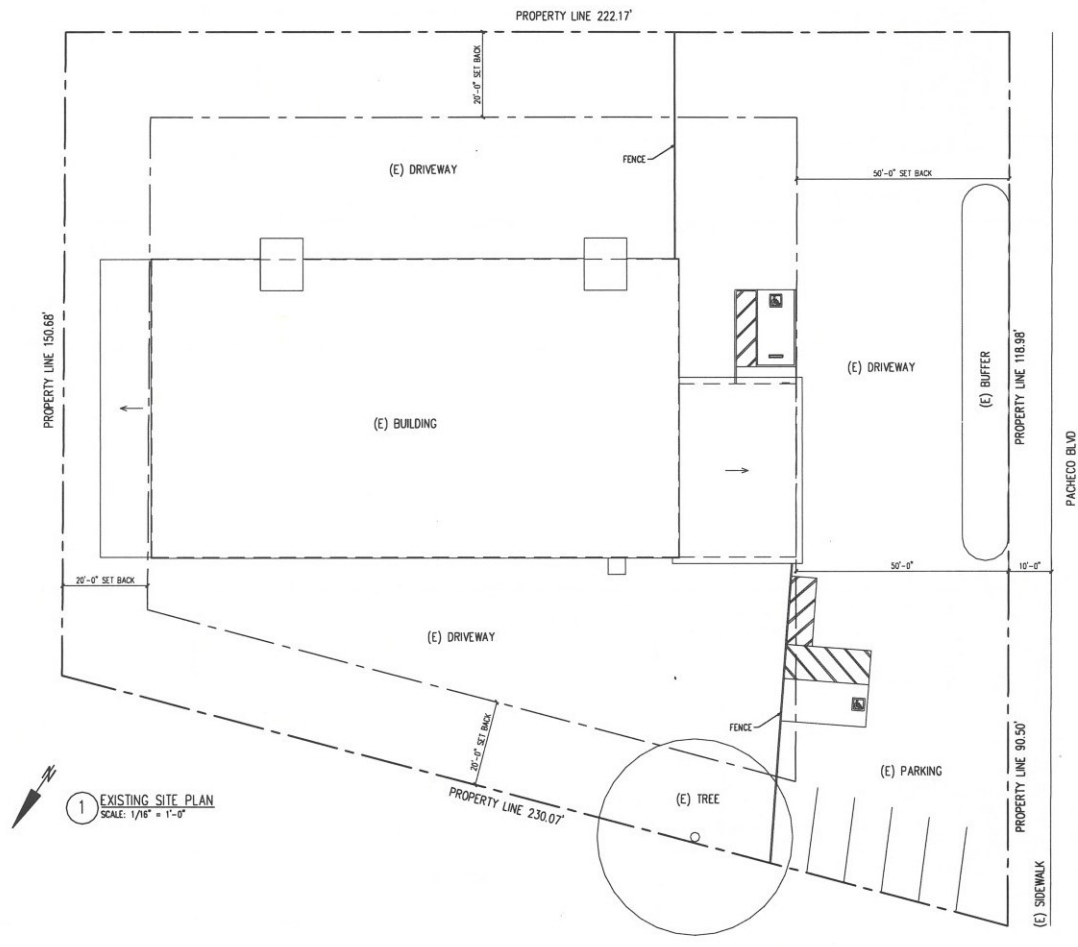


1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

5393 Pacheco Blvd.,
Pacheco, CA SITE PLAN

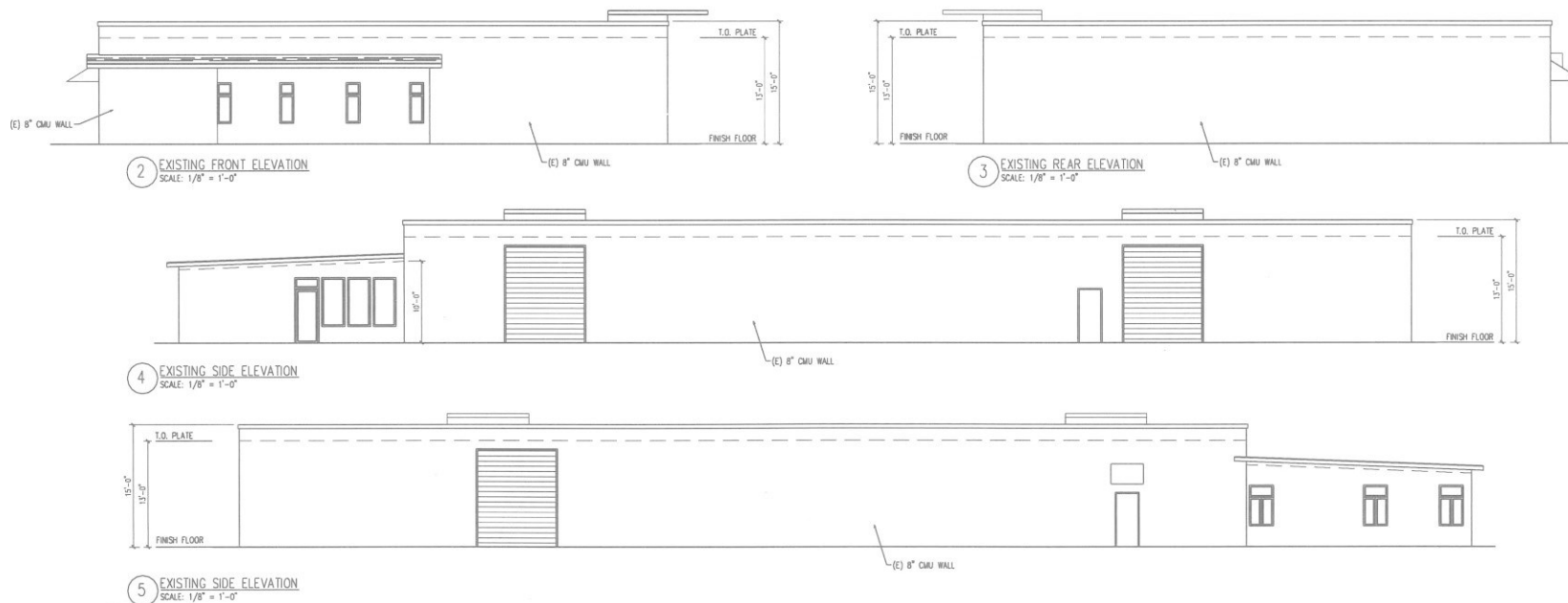
NOTE:
GC TO MAINTAIN ADJOINING STREETS FREE AND CLEAN OF PROJECT DIRT, MUD, MATERIAL AND DEBRIS DURING CONSTRUCTION PERIOD, AND MAINTAIN FIRE TRUCK ACCESS TO OTHER PROPERTIES.
GC TO INSTALL STRAW BATTLE AS NEEDED DURING CONSTRUCTION TO PREVENT RUNOFFS ON ADJACENT SITES, AND PUBLIC RIGHT OF WAY.

EGRESS REQUIREMENTS
MAXIMUM COMMON PATH OF EGRESS 75'
MINIMUM PATH OF EGRESS WIDTH 44"
MAXIMUM TRAVELING DISTANCE 60'
MINIMUM 2 EXIST, 3 PROVIDED



VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK.

**5393 Pacheco Blvd.,
Pacheco, CA BUILDING ELEVATIONS**



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