



Colliers

For Sale or Lease

±19,577 SF Light Industrial Building

Cherry Tree Business Center | 1059 Detroit Avenue, Concord, CA

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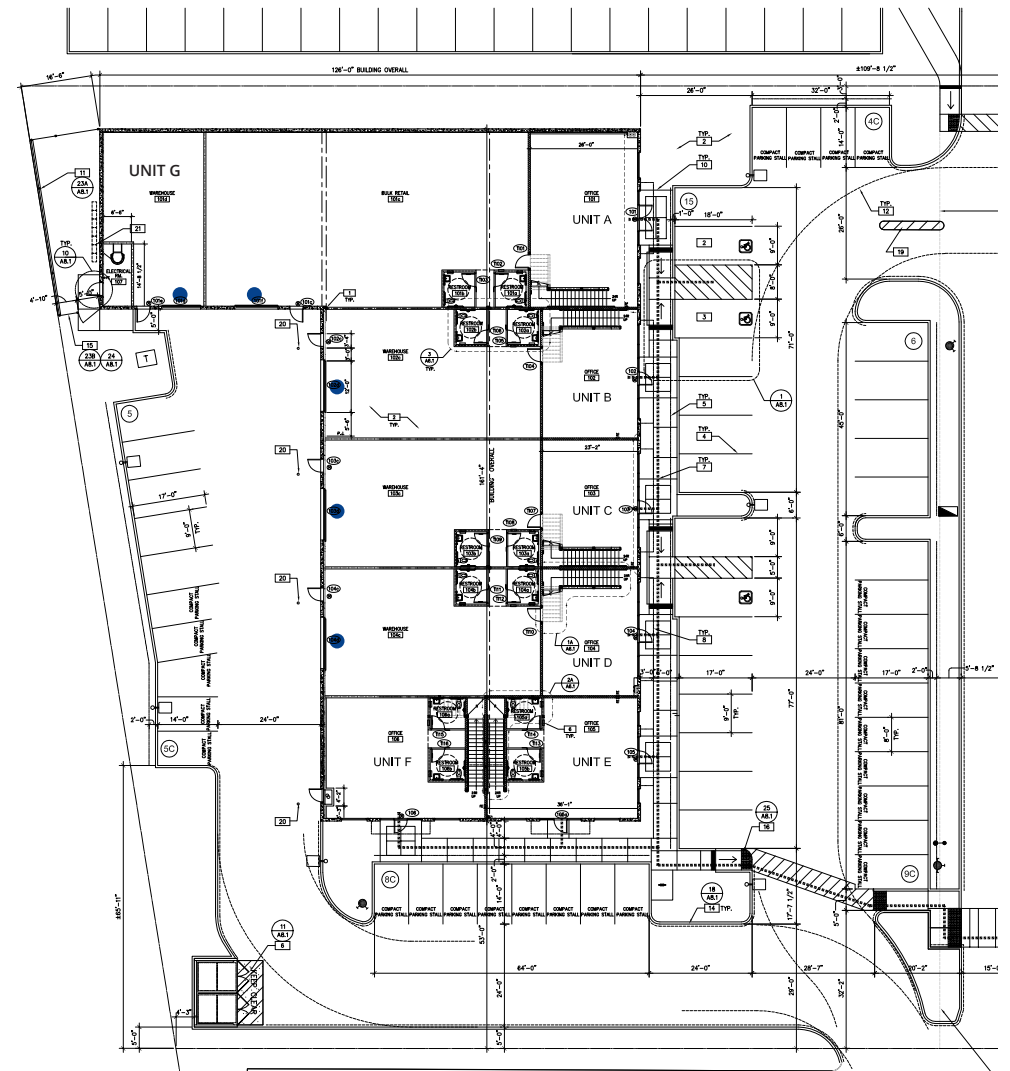
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This ±19,577 square foot office and light industrial building is located adjacent to Costco in Concord, CA. Constructed in 2008, the property has a modern floor plan and improvements suitable for a wide range of uses. The building is set up for single or multiple tenant occupancy, ideal for an owner-occupied buyer that may not need the whole building for their use. The building also benefits from a commercial condominium plan allowing for up to 7 individual units for future resale and investment.

Property Overview

Unit	Ground Floor	Second Floor	Total SF
Unit A	±4,275	±1,091	±5,366
Unit B	±2,284	±712	±2,996
Unit C	±2,252	±702	±2,954
Unit D	±2,252	±702	±2,954
Unit E	±1,079	±1,066	±2,145
Unit F	±1,124	±1,120	±2,244
Unit G	±918	-	±918

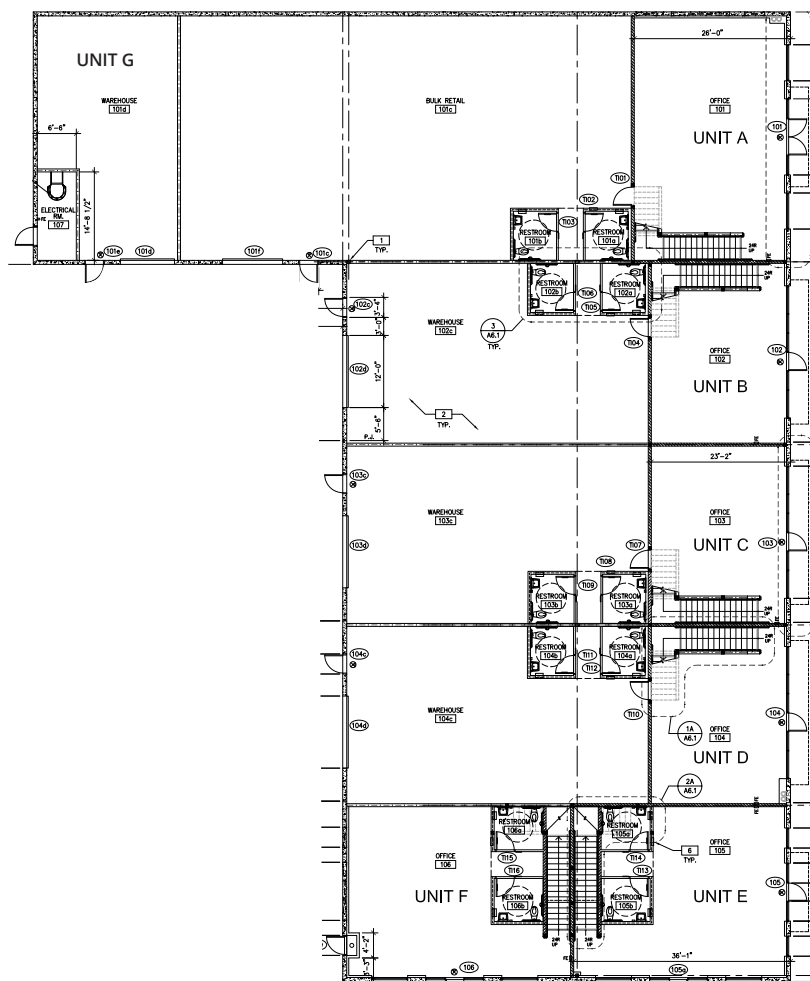
Total Available	• ±19,577 SF
Loading	• Five (5) Grade level doors
Signage	• Signage visible from Costco
Power	• 1,000 amps of 3 phase power
Clear Height	• 19'
Yard	• Ability to create a secure yard area
Pricing	• Call listing broker



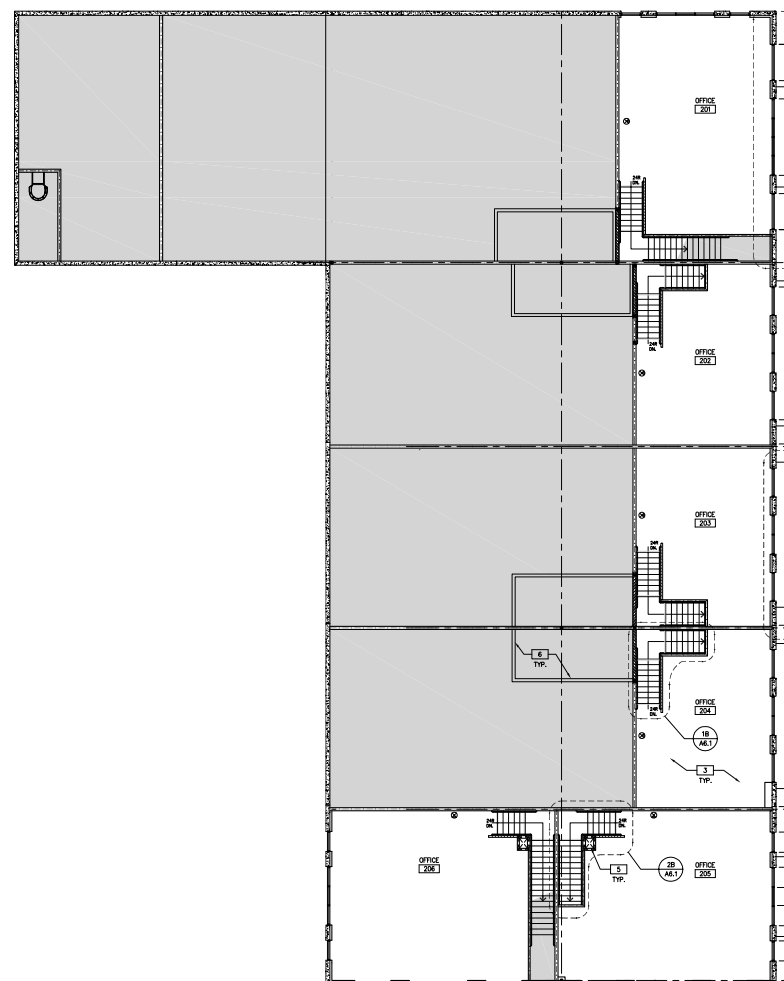
• Grade Level Door

Floor Plan

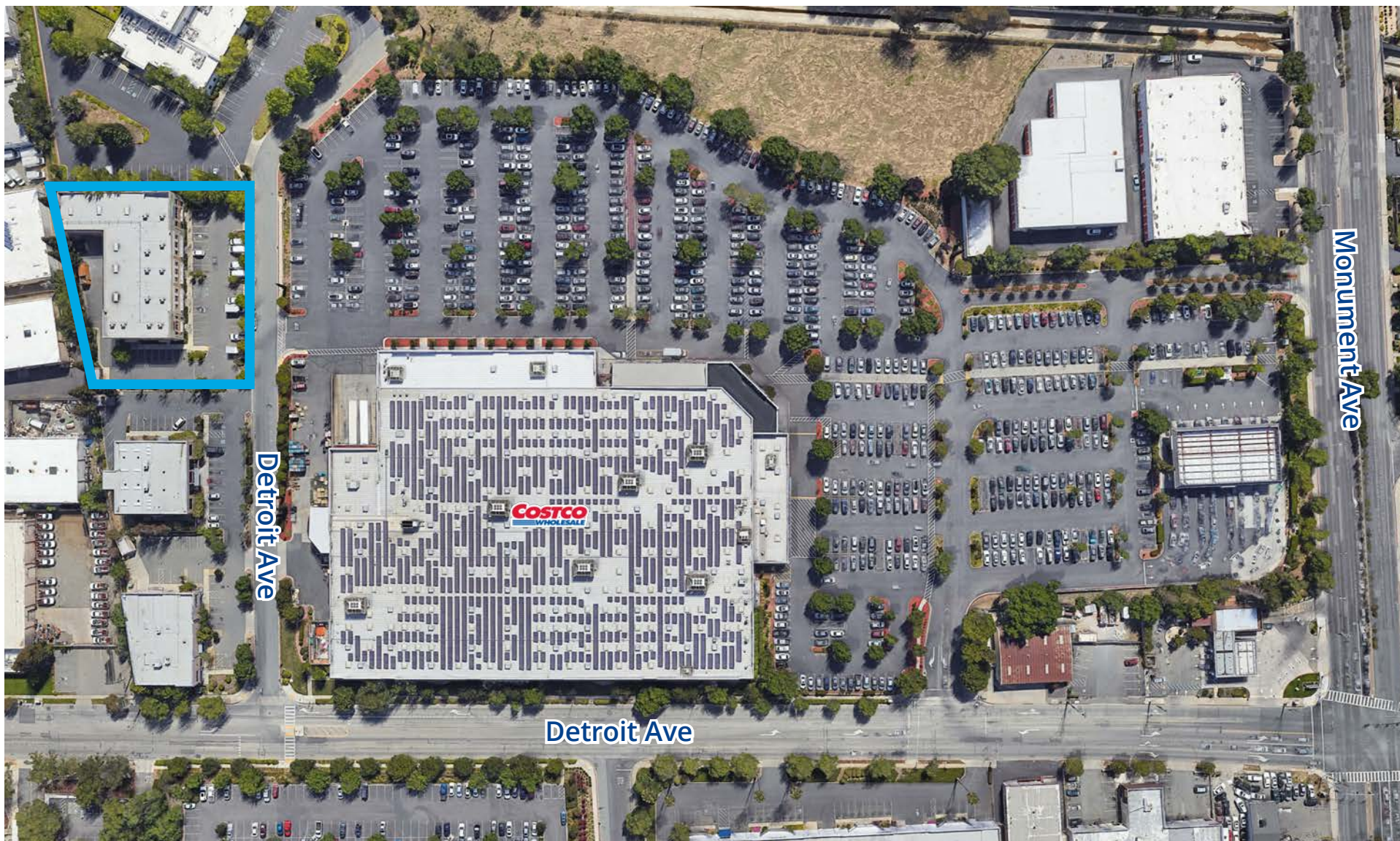
First Floor



Second Floor



Site Aerial



Location



Site



I-680 access - 2 miles
Highway 242 access - 2 miles



SFO - 39.3 miles
OAK - 29.5 miles



Port of Oakland - 21.3 miles



2023 Total Population - 506,508
Average HH Income - \$175,769
(10 mile radius)