

## Well Located Light Industrial Space

**7,300 +/- SF AVAILABLE FOR LEASE**  
**1281 Franquette Ave., Unit A, Concord, CA**

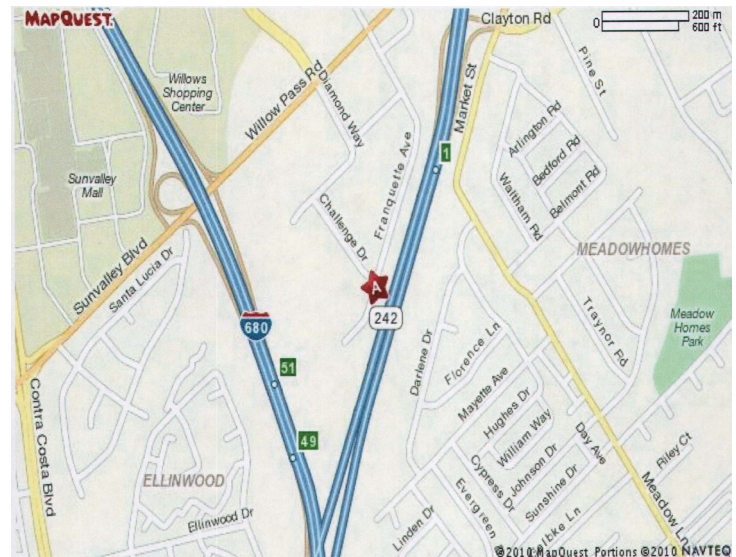


### Property Information

- **Unit is 7,300 +/- Total Square Feet**
- **1,200 +/- sf Office Space**
- **6,100 +/- sf Warehouse Space**
- **Two Restrooms in the Unit**
- **Central HVAC in Office Areas**
- **18' Minimum Clear height**
- **One 12' X 14' Grade Level Roll-Up**
- **400 Amps 120/208 Volt 3 Phase**
- **Ample Parking Front and Rear**
- **Front Unit with Image and Identity**
- **Unit Fronts on Highway 242**
- **Easy access to Hwys 4, 242 & I-680**

**Rate \$1.75 Per SF Per Mo. I.G.**

### Property Location Map



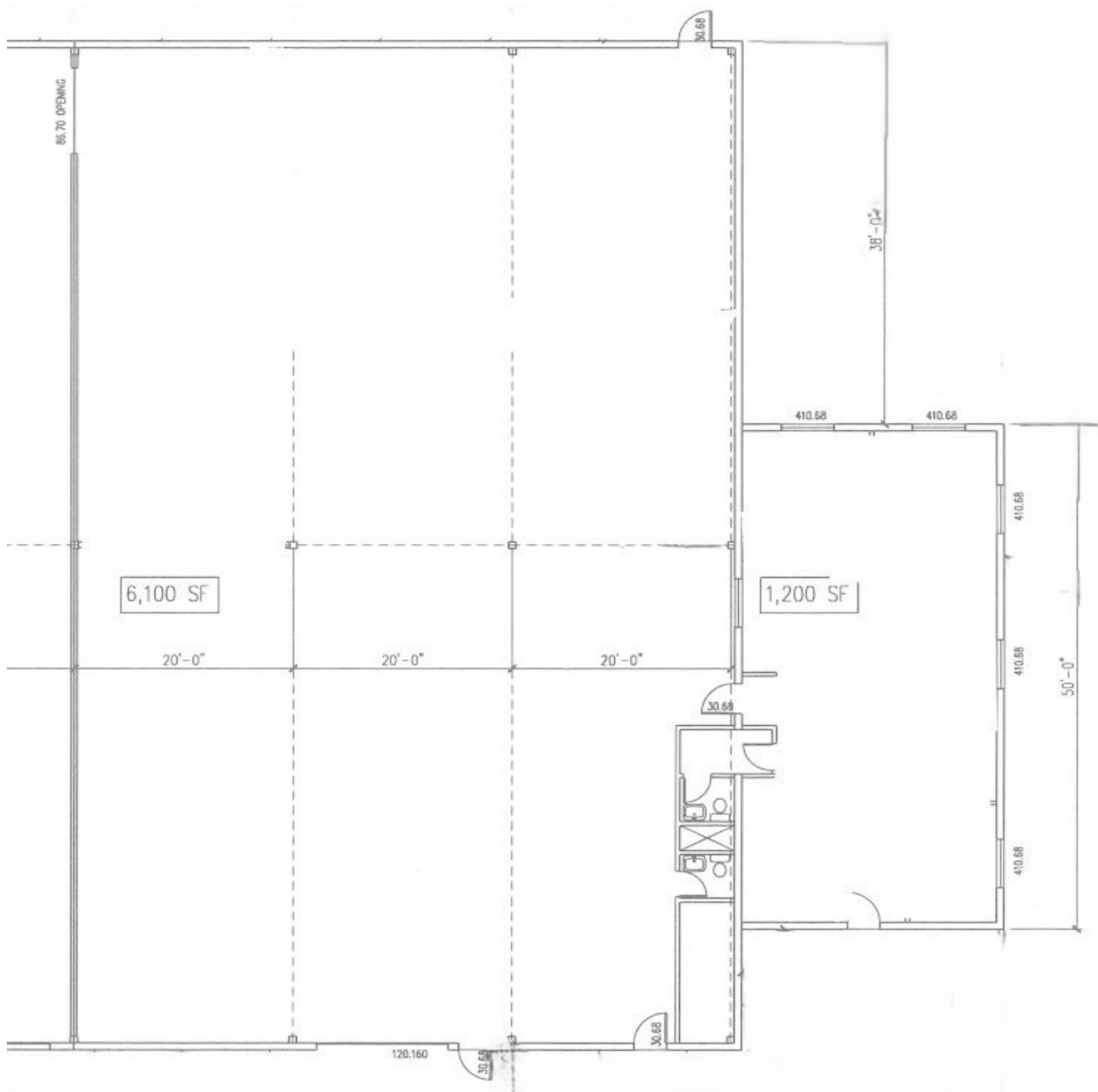
#### Contact Listing Brokers:

Thomas Caple  
Director  
CA BRE# 01089011  
(510) 908-0505  
tom@dpccommercial.com

Graham Deutscher  
President  
CA BRE# 01854629  
(925) 768-1389  
graham@dpccommercial.com

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

**1281 Franquette Ave., Unit A**  
**Warehouse/Office Space +/- 7,300 sf**  
**Floor Plan**



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## 1281 Franquette Ave., Unit A Warehouse/Office Space +/- 7,300 sf Site Plan



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