

ONE BUILDING. MULTIPLE POSSIBILITIES.

FREESTANDING OFFICE/WAREHOUSE FOR SALE OR LEASE



2321 STANWELL DRIVE

CONCORD, CA

TYLER EPTING

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KRIS HAGAR, SIOR

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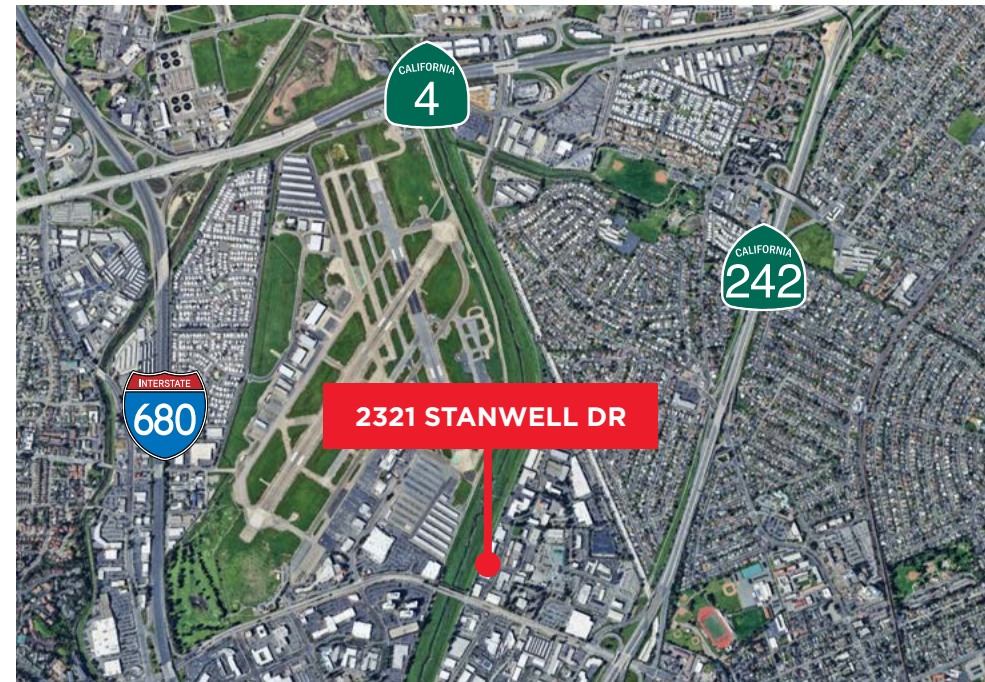
JOSH MESSING

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PROPERTY HIGHLIGHTS

Building Size	±8,592 SF
Office SF	±5,030 SF
Warehouse SF	±3,562 SF
APN	112-251-003-3
Parcel Size	±20,908 SF (0.48 Acres)
Year Built	1976
Clear Height	10'
Power	600A, 120/280V, 3-Phase <i>(to be confirmed by tenant)</i>
Parking	25 Stalls
Zoning	OBP (Office Business Park) Permitted Uses Include: Office, R&D/ Lab, Manufacturing, Warehouse Link to Zoning
Recent Improvements:	Parking Lot Asphalt, Roof, HVAC, and Electrical
Easy Access to I-680, CA-242, CA-4	
Close Proximity to Local Amenities such as Buchanan Field Regional Airport (serviced by Jet SuiteX) Downtown Concord, The Willows and Veranda Shopping Centers.	

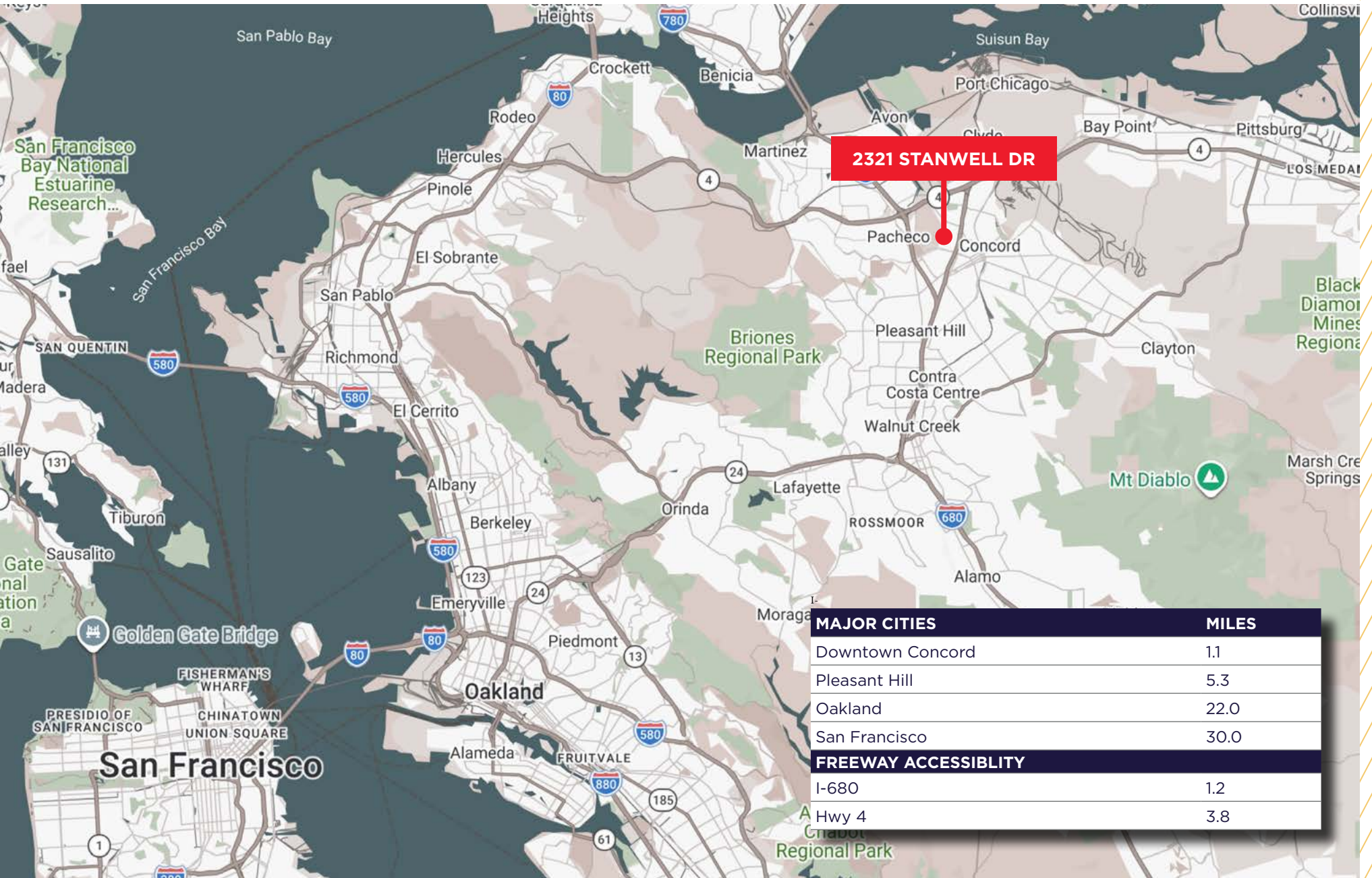


SITE PLAN

±8,592 SF



LOCATION MAP



MAJOR CITIES	MILES
Downtown Concord	1.1
Pleasant Hill	5.3
Oakland	22.0
San Francisco	30.0

FREWAY ACCESSIBILITY	MILES
I-680	1.2
Hwy 4	3.8

CONTACT INFORMATION

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