

INDUSTRIAL CONDO FOR SALE



Large corner-unit industrial warehouse condo for sale.
This flex space is in a great location .

4868 E 2ND ST, BENICIA, CA 94510

SIZE - 3,900 SF

PRICE **\$1,095,000**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, Suite 300 Fairfield, CA 94534 | 707-436-7300

RANDY DAWSON
LIC # 00953846
RANDY@PCRES.NET

707-436-7300
707-205-1444

INDUSTRIAL CONDO FOR SALE

BUILDING HIGHLIGHTS

- Spacious industrial condominium unit with bonus mezzanine floor for storage
- Large corner-unit warehouse condo
- Bright reception area w/ restroom
- 14' x 14' roll-up door
- Lots of on-site parking
- Near I-680 w/ convenient access to Benicia-Martinez Bridge & East Bay
- Located in the established Benicia Industrial Park with 450+ businesses
- Approximately 3 miles from historic Downtown Benicia & First Street
- Excellent access to I-80 corridor distribution, Port of Benicia & nearby rail service

TRAFFIC COUNT

I-780 AT EAST SECOND STREET • 2.0 MI

52,000 vehicles per day

BENICIA-MARTINEZ BRIDGE • 3.8 MI

117,000 vehicles per day

4868 E 2ND ST, BENICIA, CA 94510

SIZE - 3,900 SF

PRICE **\$1,095,000**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, Suite 300 Fairfield, CA 94534 | 707-436-7300

RANDY DAWSON
LIC # 00953846
RANDY@PCRES.NET

707-436-7300
707-205-1444

INDUSTRIAL CONDO FOR SALE



4868 E 2ND ST, BENICIA, CA 94510

SIZE - 3,900 SF

PRICE **\$1,095,000**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, Suite 300 Fairfield, CA 94534 | 707-436-7300

RANDY DAWSON
LIC # 00953846
RANDY@PCRES.NET

707-436-7300
707-205-1444

INDUSTRIAL CONDO FOR SALE



4868 E 2ND ST, BENICIA, CA 94510

SIZE - 3,900 SF

PRICE **\$1,095,000**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, Suite 300 Fairfield, CA 94534 | 707-436-7300

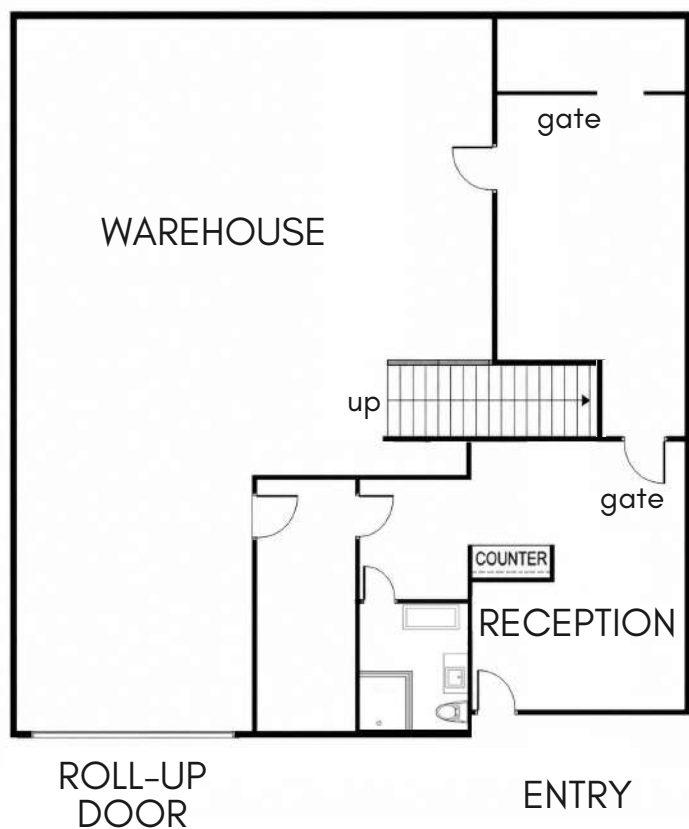
RANDY DAWSON
LIC # 00953846
RANDY@PCRES.NET

707-436-7300
707-205-1444

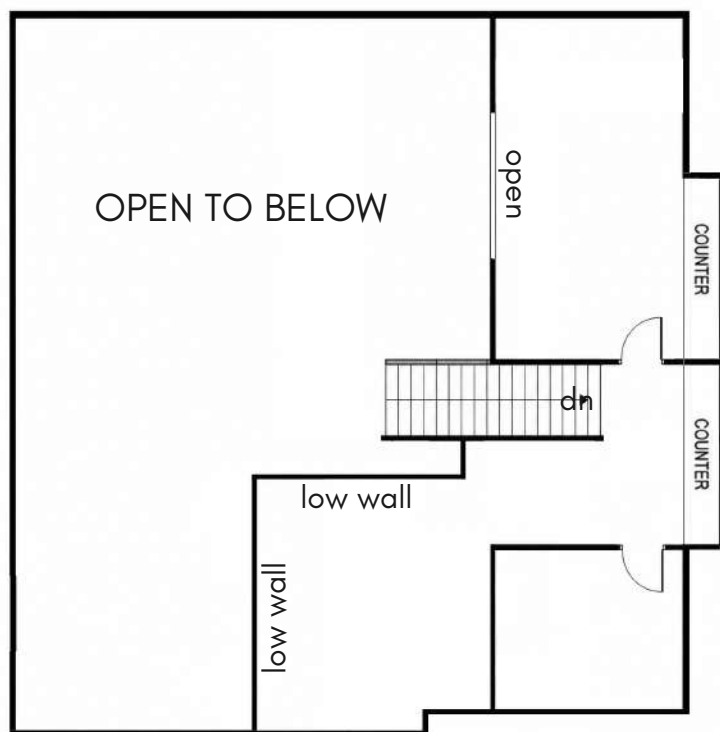
INDUSTRIAL CONDO FOR SALE

FLOOR PLAN

NOT TO SCALE



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

4868 E 2ND ST, BENICIA, CA 94510

SIZE - 3,900 SF

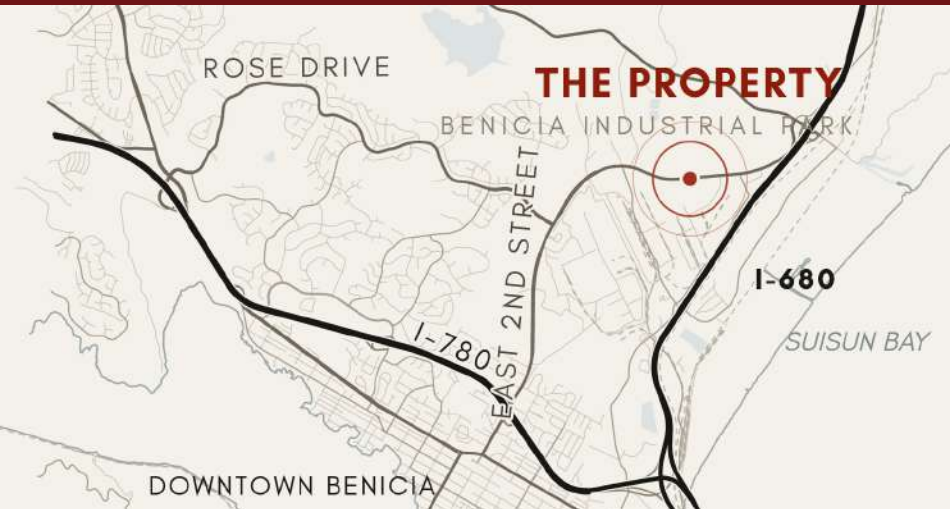
PRICE **\$1,095,000**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, Suite 300 Fairfield, CA 94534 | 707-436-7300

RANDY DAWSON
LIC # 00953846
RANDY@PCRES.NET

707-436-7300
707-205-1444

INDUSTRIAL CONDO FOR SALE



VICINITY MAP

AERIAL MAP



4868 E 2ND ST, BENICIA, CA 94510

SIZE - 3,900 SF

PRICE **\$1,095,000**

PREMIER COMMERCIAL REAL ESTATE SERVICES
1300 Oliver Rd, Suite 300 Fairfield, CA 94534 | 707-436-7300

RANDY DAWSON
LIC # 00953846
RANDY@PCRES.NET

707-436-7300
707-205-1444