

BUILDING WITH YARD FOR LEASE

395 WEST CHANNEL ROAD

±26,000 SF on 4.22 acres of land

Benicia | CA



NEWMARK

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395 WEST CHANNEL ROAD

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AERIAL

±26,000 SF on
4.22 acres of land

YARD

395 W. Channel Rd

50,000 SF of
Fenced Yard

WEST CHANNEL ROAD

YARD

PROPERTY HIGHLIGHTS

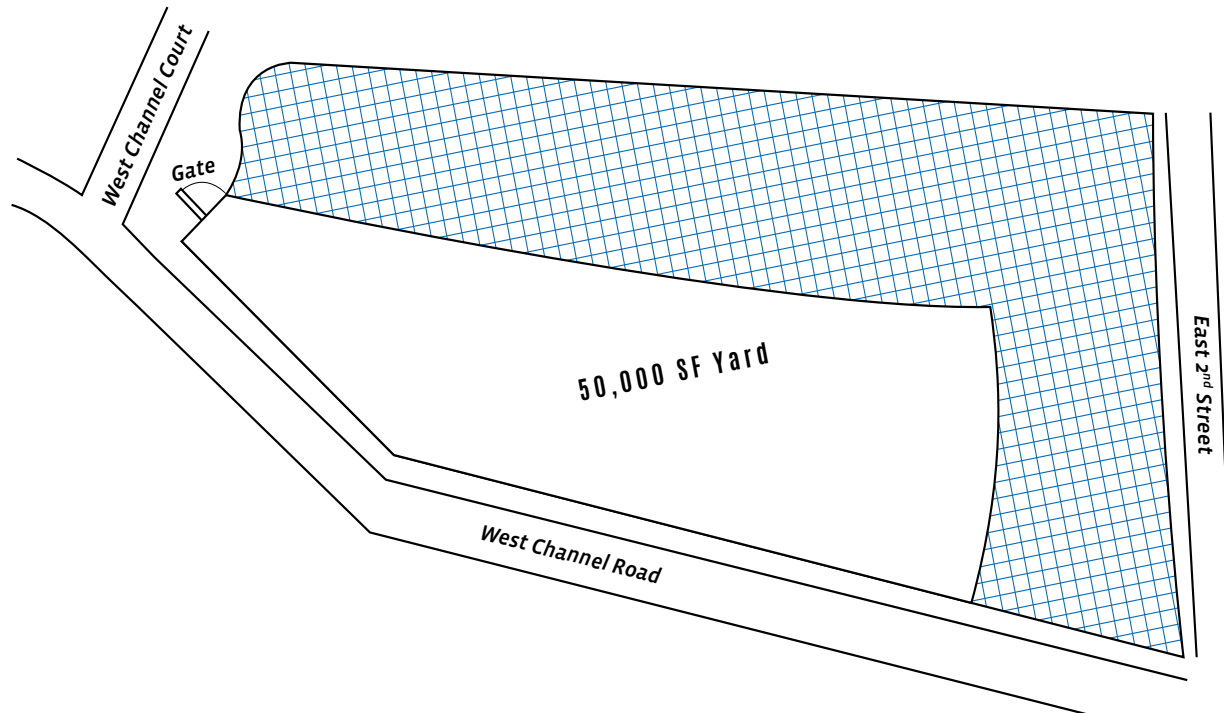
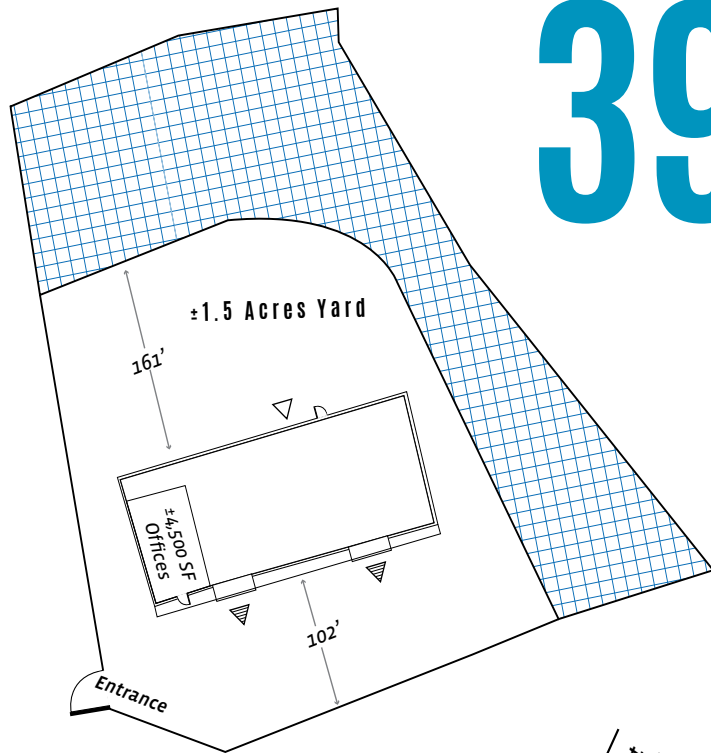
- + 395 West Channel Road
 - » Freestanding building on 4.22 acres
- + West Channel Yard
 - » ±50,000 SF fenced and lighted yard
- + Dock apron with multiple positions in front
- + Grade level access in rear
- + Secure location with one ingress/egress point
- + Non-contiguous, 1.93 acre parcel on West Channel also available.
- + Clear span building

BENICIA
INDUSTRIAL
FOR LEASE

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SITE PLAN



*Not to scale

- ▲ Dock High Door
- △ Grade Level Door

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PROPERTY PROFILE

PROPERTY DESCRIPTION

TOTAL SF	±26,000 SF
OCCUPANCY	Immediate
LOT SIZE	±4.22 gross acres
YARD	±1.5 acre, fenced and paved
OFFICE AREA	±4,500SF
OFFICE AMENITIES	13 private offices, 2 conference rooms, 2 rest rooms, kitchen area, and breakroom
SPRINKLER CAPACITY	.21 Gpm/1,500SF
CLEAR HEIGHT	±20'
POWER	600 amps, 277/480v, 3 phase
ROLL UP DOORS	Two (2) dock high, One (1) grade level
ZONING	LI (Limited Industrial)

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INDUSTRIAL
FOR LEASE

BUILDING WITH YARD FOR SALE OR LEASE

395 WEST CHANNEL ROAD

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MAJOR REFINERIES



ABUNDANT & AFFORDABLE
Labor Supply



LOWER
Cost of Living



30 to 90 MINUTES

Less than 30 minutes to Oakland,
Marin, and SF; Less than 90 minutes
to even the farthest reaches of the
Bay Area and Silicon Valley



MILES TO BAY AREA LOCATIONS

Fairfield	20
Napa	29
Port Of Benicia / Amports	4
San Francisco	39
Port of Oakland	30
Walnut Creek	15
SFO Airport	48
OAK Airport	40



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