

BUILDING WITH YARD FOR LEASE

395 WEST CHANNEL ROAD

±26,000 SF on 4.22 acres of land

Benicia | CA



Up to ±2.64 acres of useable secure yard & staging area!

NEWMARK

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AERIAL



PROPERTY HIGHLIGHTS

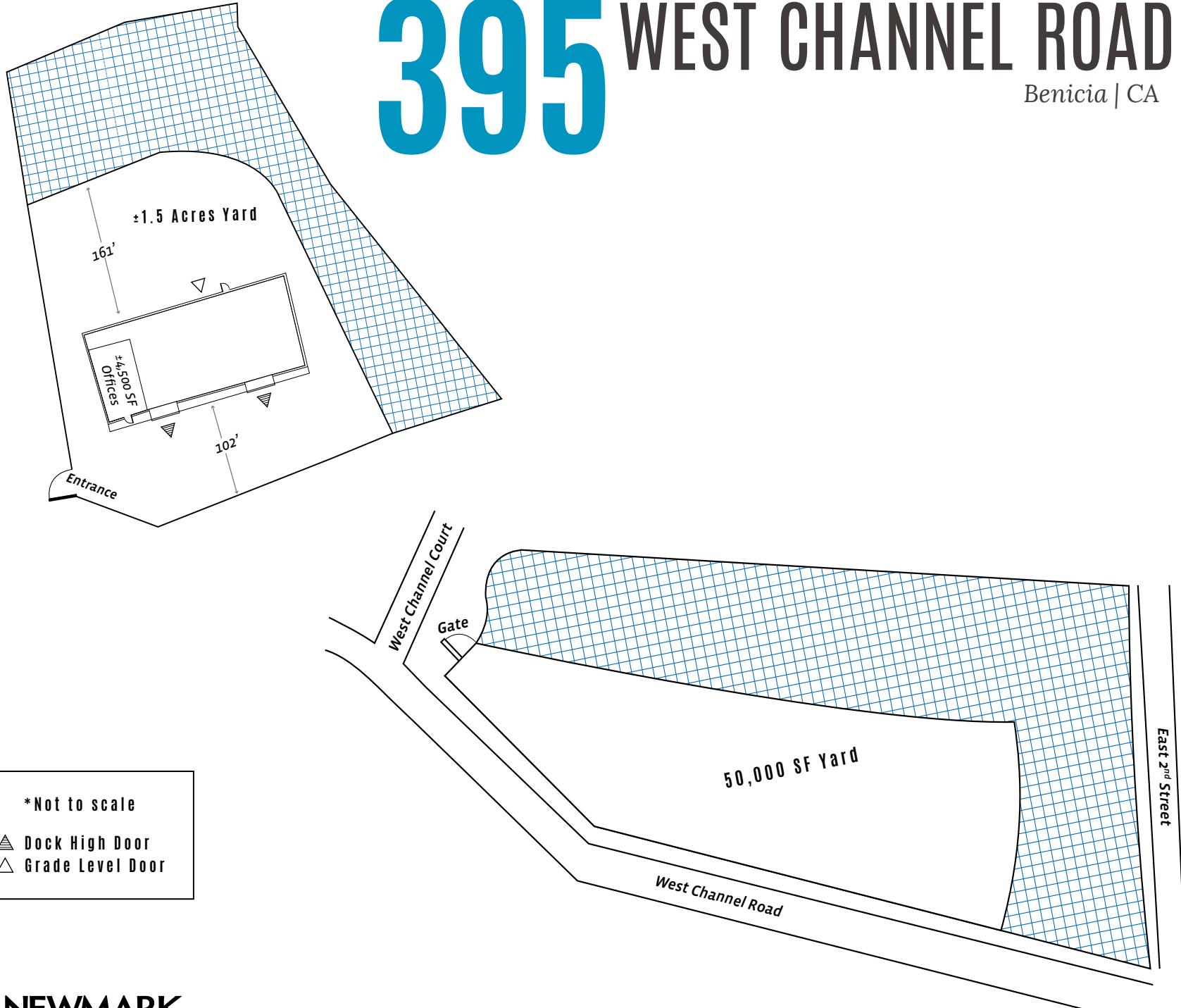
- + 395 West Channel Road
 - » Freestanding building on 4.22 acres
- + West Channel Yard
 - » ±50,000 SF fenced and lighted yard
- + Dock apron with multiple positions in front
- + Grade level access in rear
- + Secure location with one ingress/egress point
- + Non-contiguous, 1.93 acre parcel on West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

BENICIA
INDUSTRIAL
FOR LEASE

SITE PLAN

395 WEST CHANNEL ROAD

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PROPERTY DESCRIPTION

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

BENICIA
INDUSTRIAL
FOR LEASE

BUILDING WITH YARD FOR SALE OR LEASE

395 WEST CHANNEL ROAD

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4

MAJOR REFINERIES



ABUNDANT & AFFORDABLE

Labor Supply



LOWER

Cost of Living



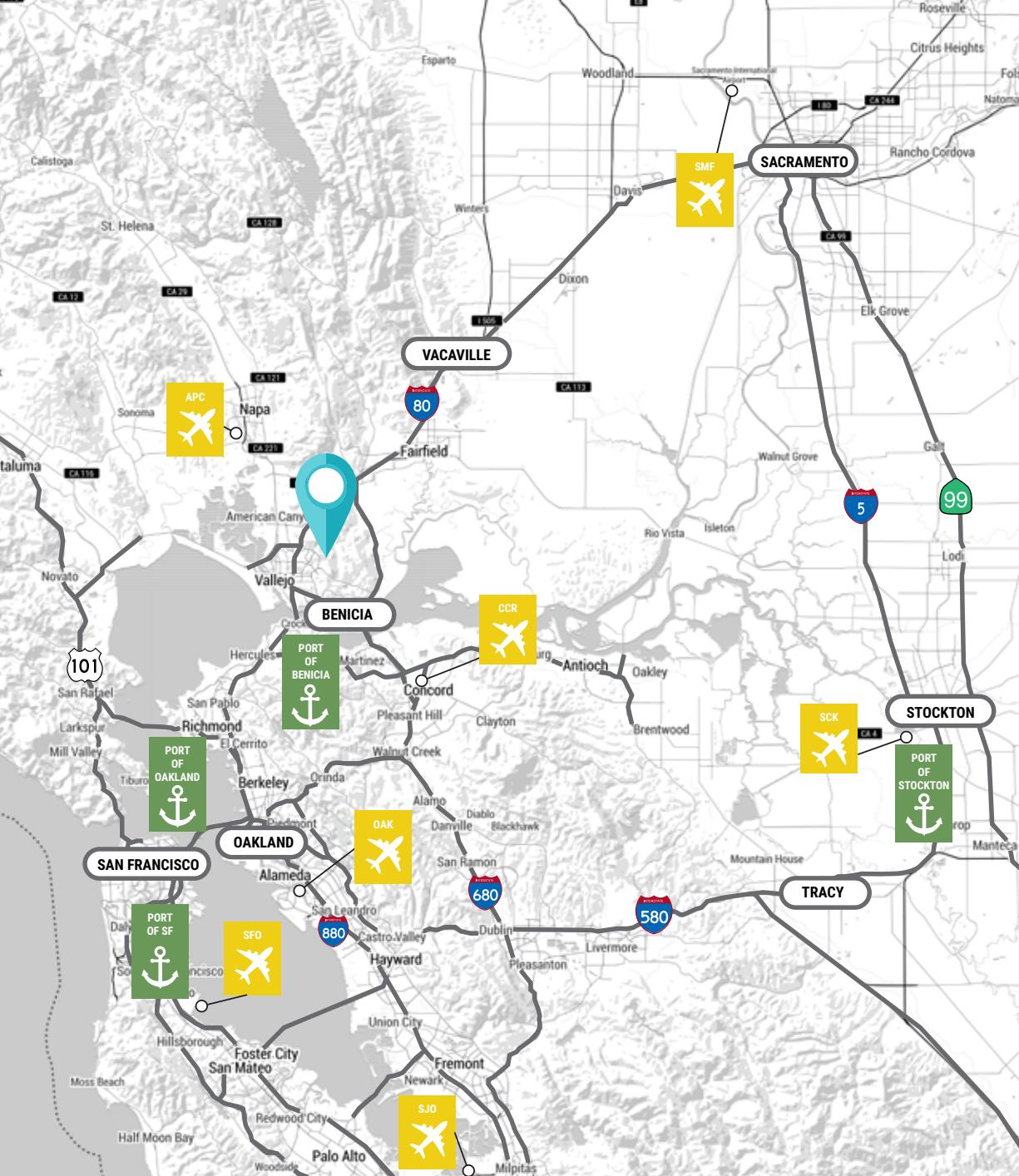
30 to 90 MINUTES

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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