

651 Stone Rd

Benicia, CA 94510

Industrial
Leasing Opportunity
Leasing Brochure



MATTHEWS™

Exclusively Listed By



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Table of Contents

- 01** Property Overview
- 02** Financial Overview
- 03** Tenant Overview
- 04** Market Overview

Property Overview

651 Stone Rd
Benicia, CA 94510



Investment Highlights

Property Highlights

- **Freestanding ±14,270 SF Industrial Building** - Concrete block construction with 5 grade-level doors and ±30 on-site parking stalls. Excellent truck circulation and employee access.
- **Fully Conditioned Warehouse** - Entire building features HVAC and insulation, ideal for temperature-sensitive operations, assembly, or light manufacturing.
- **Robust Infrastructure** - ±800 amps (120/208V, 3-phase) power, full sprinkler system, LED lighting, and epoxy warehouse floors. Ready for high-load electrical or equipment use.
- **Upgraded and Maintained** - Recent roof overlay, HVAC replacements, new windows and paint, and sealed asphalt. Clean, efficient, and move-in ready.
- **Functional Layout** - Includes private offices, conference area, restrooms, and warehouse with efficient flow between sections.
- **Strategic Location** - Situated within the Benicia Industrial Park — Solano County's largest industrial hub — with immediate access to I-680 and I-780, minutes from the Port of Benicia and Union Pacific Rail.
- **Zoning** – City of Benicia IG (General Industrial) - Allows a broad range of industrial, production, and service-related uses. Common activities include manufacturing, warehousing, assembly, and equipment repair. Laboratory, testing, or specialized operations may require city review. Users should verify specific use allowances with the Benicia Planning Division.
- **Lease Details** - Asking \$1.00 PSF + NNN | Available Now | 3–5 Year Term

***Tenant To Verify Square Footage, Power, and Zoning**





aggreko



FIRECODE
Firecode Safety Equipment, Inc.

PODS
Moving & Storage

xylem



ALOGISTICO



Subject Property



1-800-PACK-RAT
Moving & Storage Made Simple

CUBESMART
self storage

Benicia Corporation Yard

Crestview Apartments
±50 Units



Fleetview Self Storage

Sterling Heights Apartments
Complex

RUSZEL
WOODWORKS

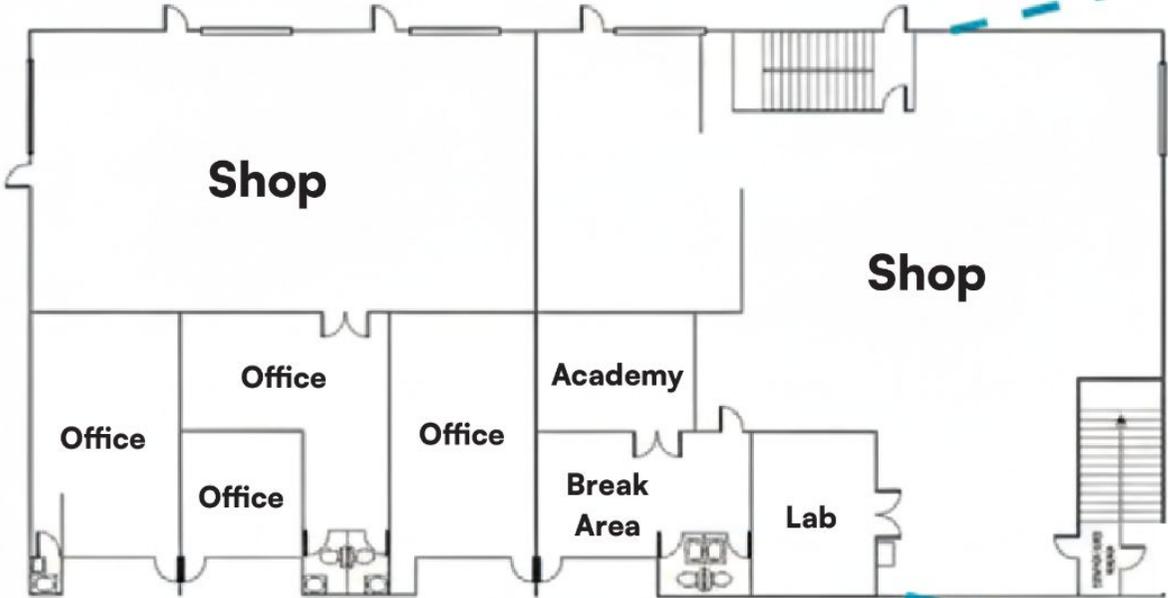
AMPSPORTS

±62,000 VPD

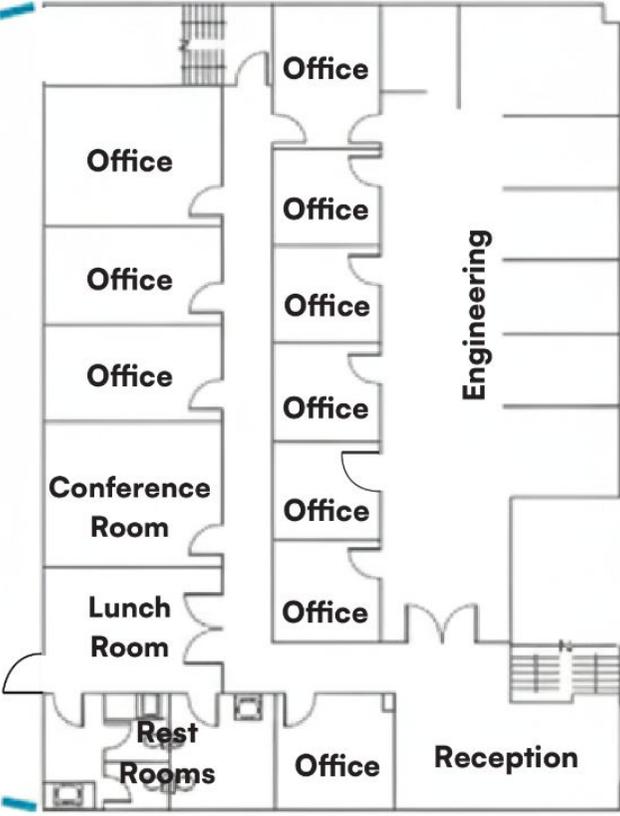


±81,000 VPD

First Floor



Second Floor



651 Stone Rd
Benicia, CA 94510

±14,270 SF
GLA

1987
Year Built

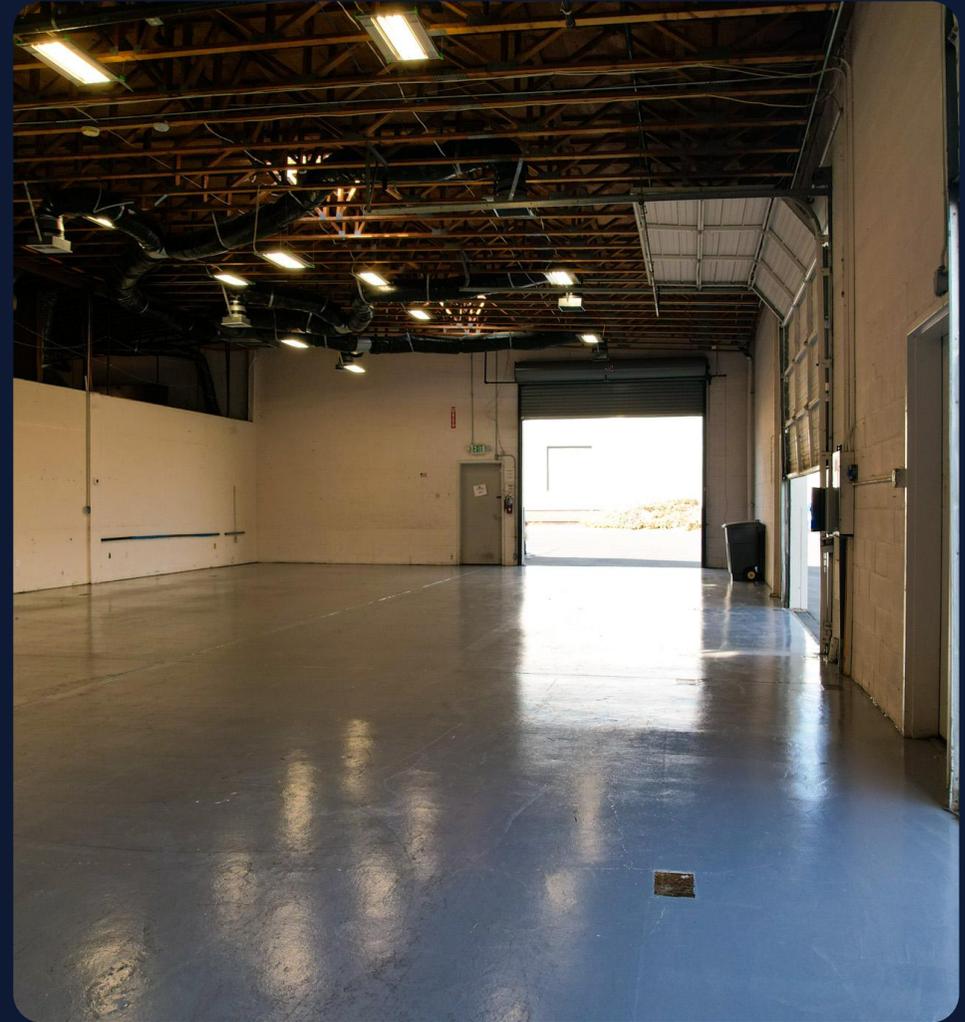
±81,000
Vehicles Per Day

\$1.00 Plus NNN
Rent Rate

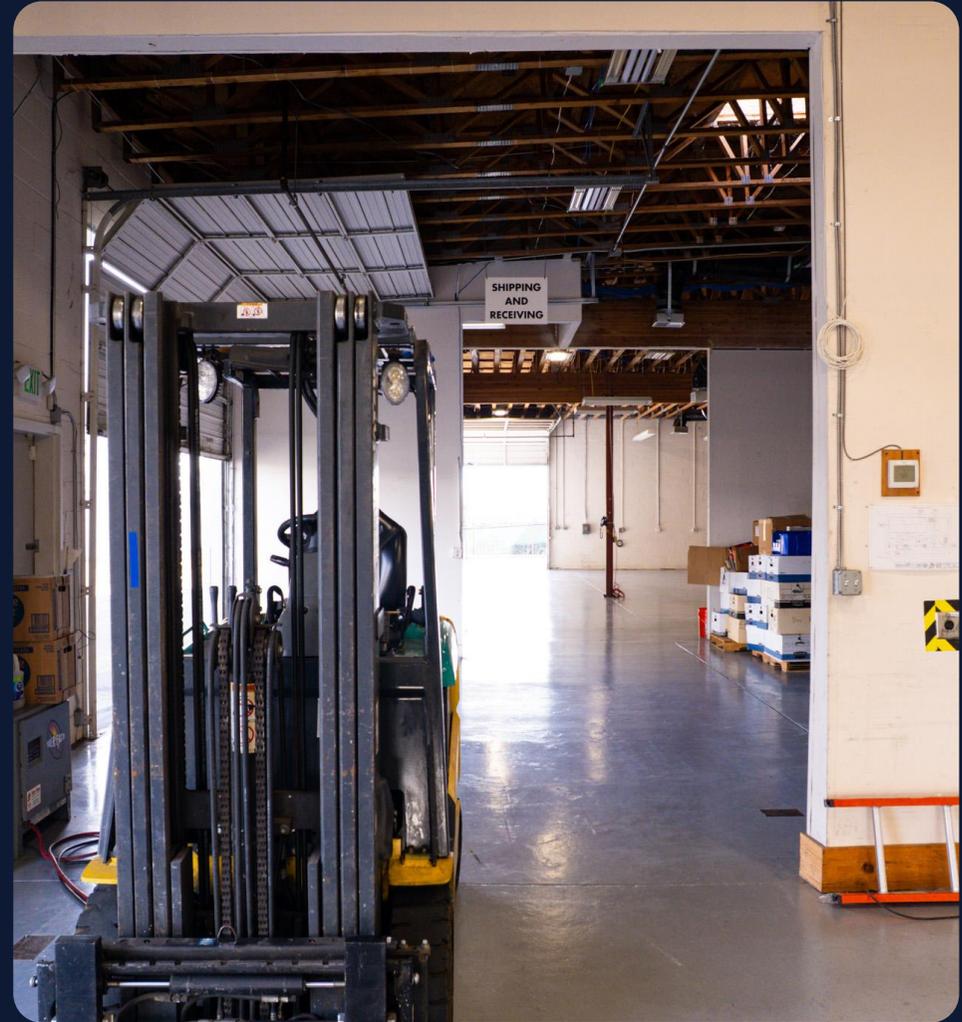
Contact Broker
For More Financial Information



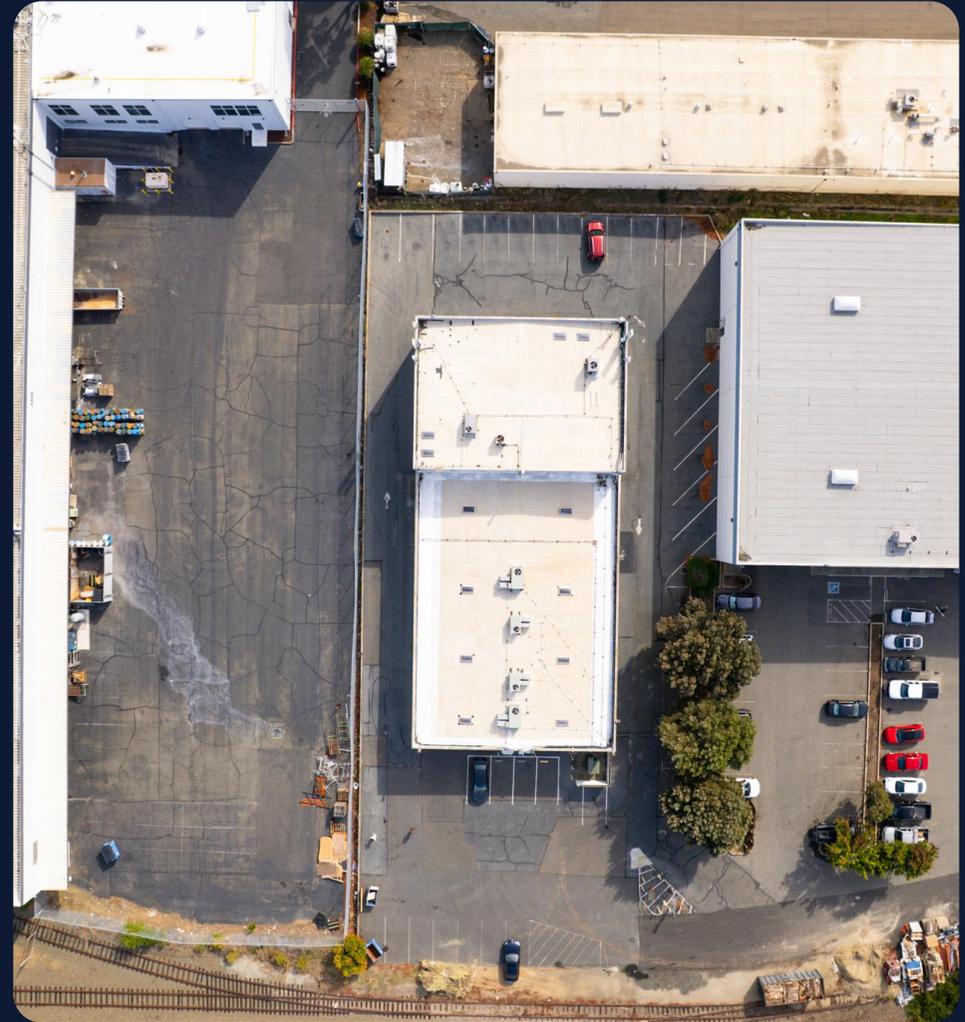
Interior Photos



Interior Photos



Property Photos



Financial Overview

651 Stone Rd
Benicia, CA 94510



Financial Summary

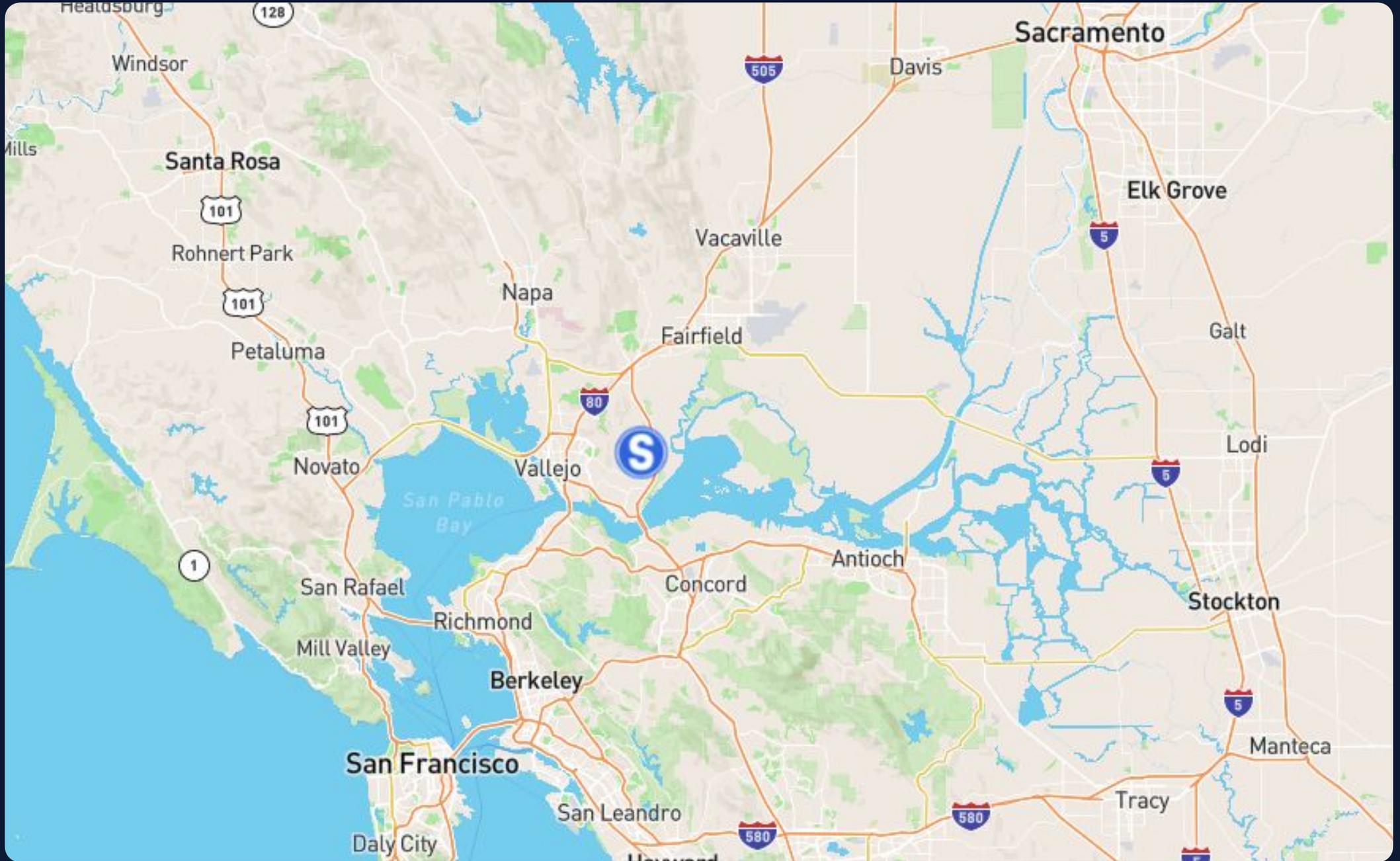
Property Summary

Property Name	651 Stone Rd
Address	651 Stone Rd Benicia CA 94510
Asking Rent	\$1.00 Plus NNN
Year Built	1987
Lot Size	±30,126 SF
Building Area	±14,270 SF
Clear Height	14-16 FT Tenant To Verify
Power	800 Amps, 120/240 Volt 3 Phase, Four-Wire Service
Door	Five, 12x12 Doors
Zoning	IG - General Industrial



Market Overview

651 Stone Rd
Benicia, CA 94510



Benicia, CA

Market Demographics



26,861
Total Population

\$125,040
Median HH Income

10,916
of Households

69.6%
Homeownership Rate

13,123
Employed Population

45.5%
% Bachelor's Degree

45.1
Median Age

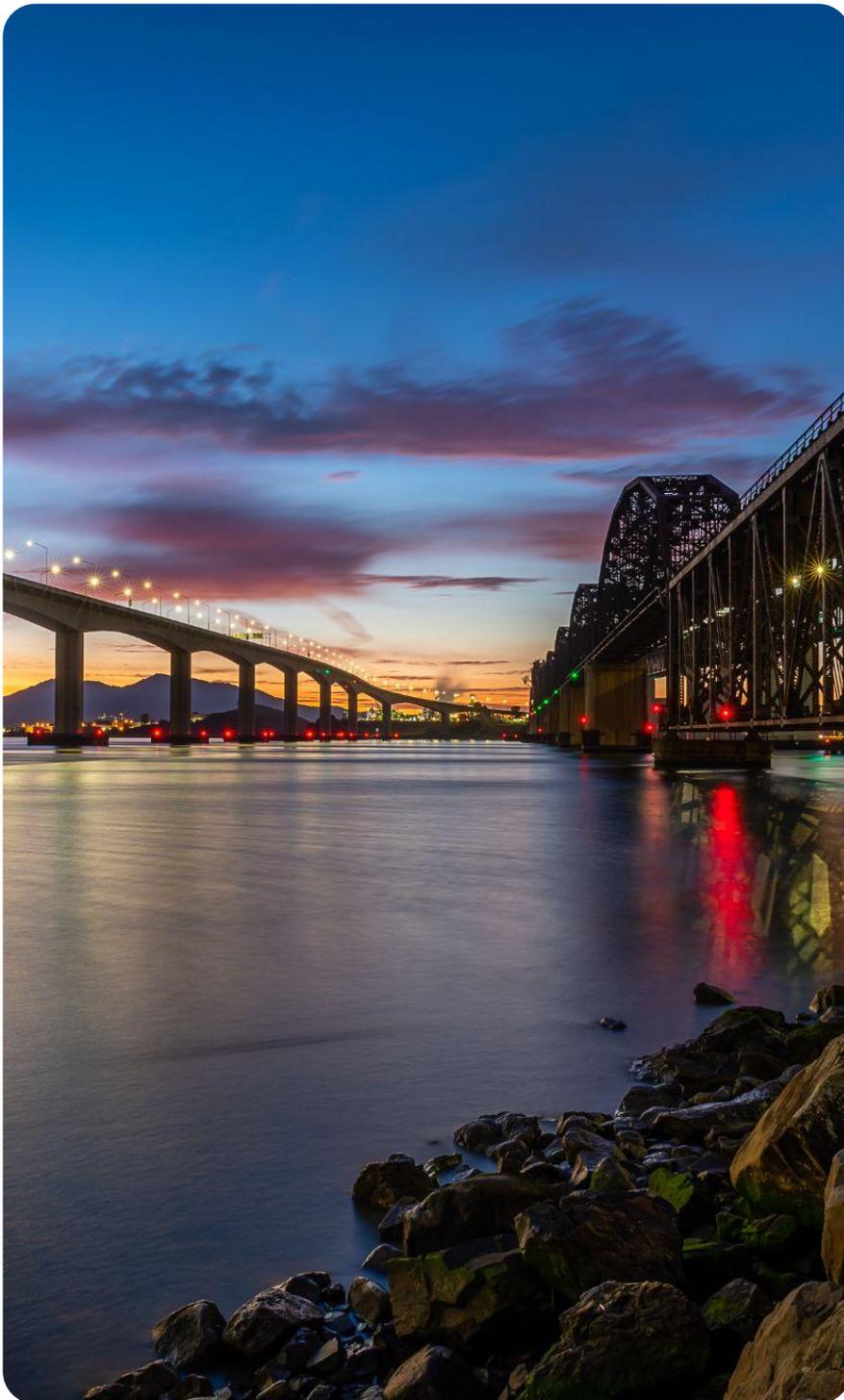
\$820,000
Median Property Value

Local Market Overview

Benicia's residential market benefits from a stable and upper-income demographic base anchored by a well-established employed population. With strong household incomes and a mature workforce, the city attracts residents who prioritize quality housing, reputable schools, and accessible commuting routes. This economic stability supports consistent demand for multifamily housing, particularly among renters and owner-occupiers seeking flexibility without compromising lifestyle.

Strategically located along the Carquinez Strait and major highway corridors, Benicia offers convenient access to employment centers throughout the greater Bay Area. The city's high homeownership rate and historically low vacancy trends further reinforce the attractiveness of multifamily investment in the area. For investors seeking a well-balanced leasing environment in a suburban setting with regional connectivity, Benicia presents a strong alternative to more volatile core markets, supported by disciplined housing supply and robust resident income levels.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	23,111	59,997	402,228
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	9,456	23,618	145,474
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$162,614	\$152,285	\$145,501



Economy

Benicia's economy is shaped by a mix of light industrial, professional services, and maritime activities, reflecting its deep-rooted industrial heritage and strategic waterfront location. The Benicia Industrial Park is a core economic engine, home to hundreds of businesses that range from logistics firms to advanced manufacturers, serving as one of the largest employment centers in Solano County. Additionally, the city benefits from its proximity to the greater Bay Area, allowing residents to participate in a broader regional economy while maintaining the quality of life found in a smaller community.

Local government initiatives have supported economic diversification through infrastructure investment and business-friendly development policies. The presence of long-standing anchor employers, including Valero and the City of Benicia itself, provide a steady employment base. Coupled with growing sectors such as healthcare, education, and professional services, the city's economy remains well-positioned for sustainable growth and long-term resilience.

Attractions

Benicia offers a blend of historical charm and recreational appeal that enhances its residential desirability. The city's historic downtown district, situated along the waterfront, features boutique shops, local restaurants, art galleries, and seasonal farmers markets—all fostering a walkable, community-oriented environment. Residents and visitors alike enjoy scenic views of the Carquinez Strait, waterfront trails, and public parks, making outdoor leisure a core part of the Benicia lifestyle.

In addition to its natural beauty, Benicia is rich in cultural and historical significance, having once served as the state capital of California. The Benicia Capitol State Historic Park, local museums, and regular community events reflect this legacy and provide year-round engagement for residents. Proximity to Napa Valley, San Francisco, and the broader North Bay region adds to its appeal, offering access to wine country, coastal attractions, and urban amenities all within a short drive.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **651 Stone Rd, Benicia, CA, 94510** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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