

# MT. DIABLO INDUSTRIAL PARK

Concord | CA

125 Mason Cir

135 Mason Cir

150 Mason Cir

185 Mason Cir

1850 Bates Ave

1900 Bates Ave

4070 Nelson Ave

4075 Nelson Ave

4085 Nelson Ave

4090 Nelson Ave



## BO HARKINS

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## COURTNEY CURTIS

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# PROPERTY HIGHLIGHTS



Sprinklered



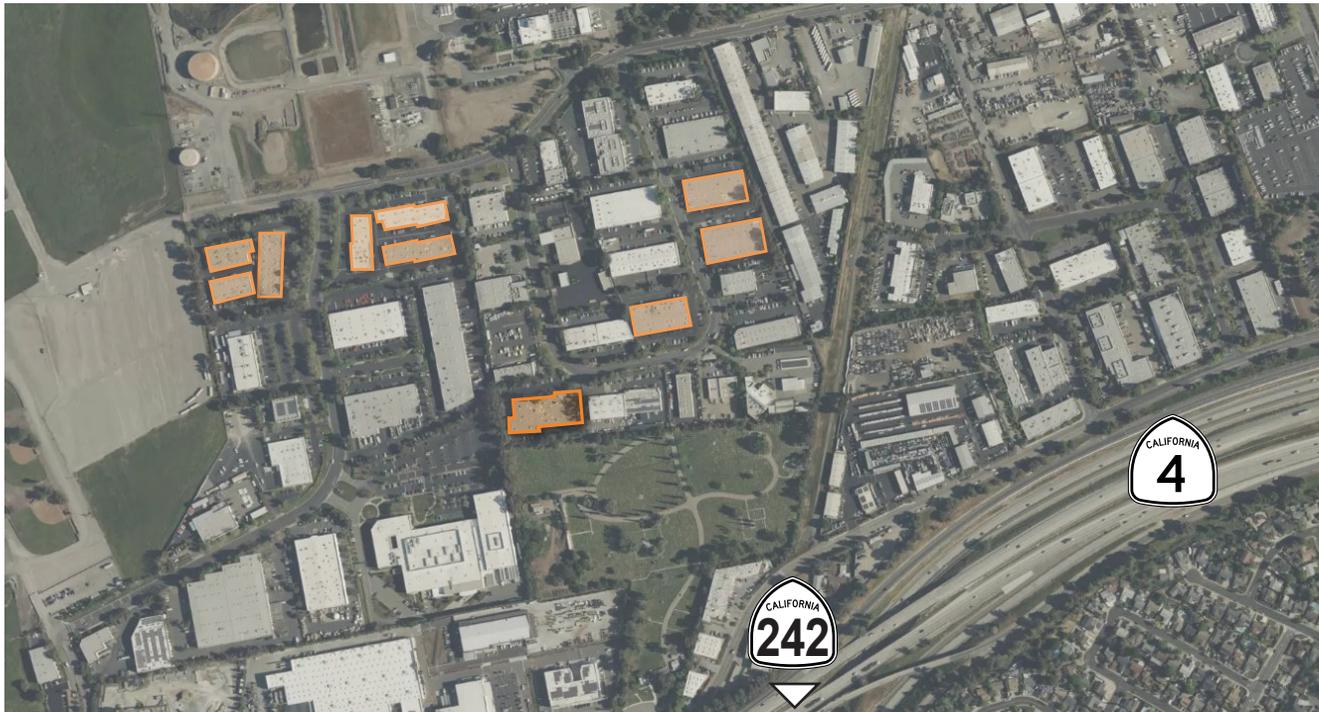
Close Proximity  
to Hwy 4/242  
and I-680



Shopping and  
Dining nearby



Market Ready



\*Photos are for representation purposes only



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- Ideal location in the North Concord industrial market with immediate & convenient access to Highways 4/242 and I-680.
- Close proximity to strong demographics and multiple surplus labor pools.
- Highly desirable central Contra Costa location.
- Prime position to take advantage of this area will benefit significantly from the forthcoming redevelopment of the 5,600 acre Concord Naval Weapons Station.





# FLOOR PLAN

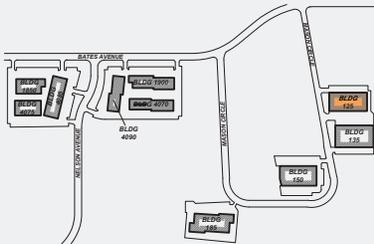
125 Mason Circle, Suite D  
±2,528 SF

## SUITE DATA:

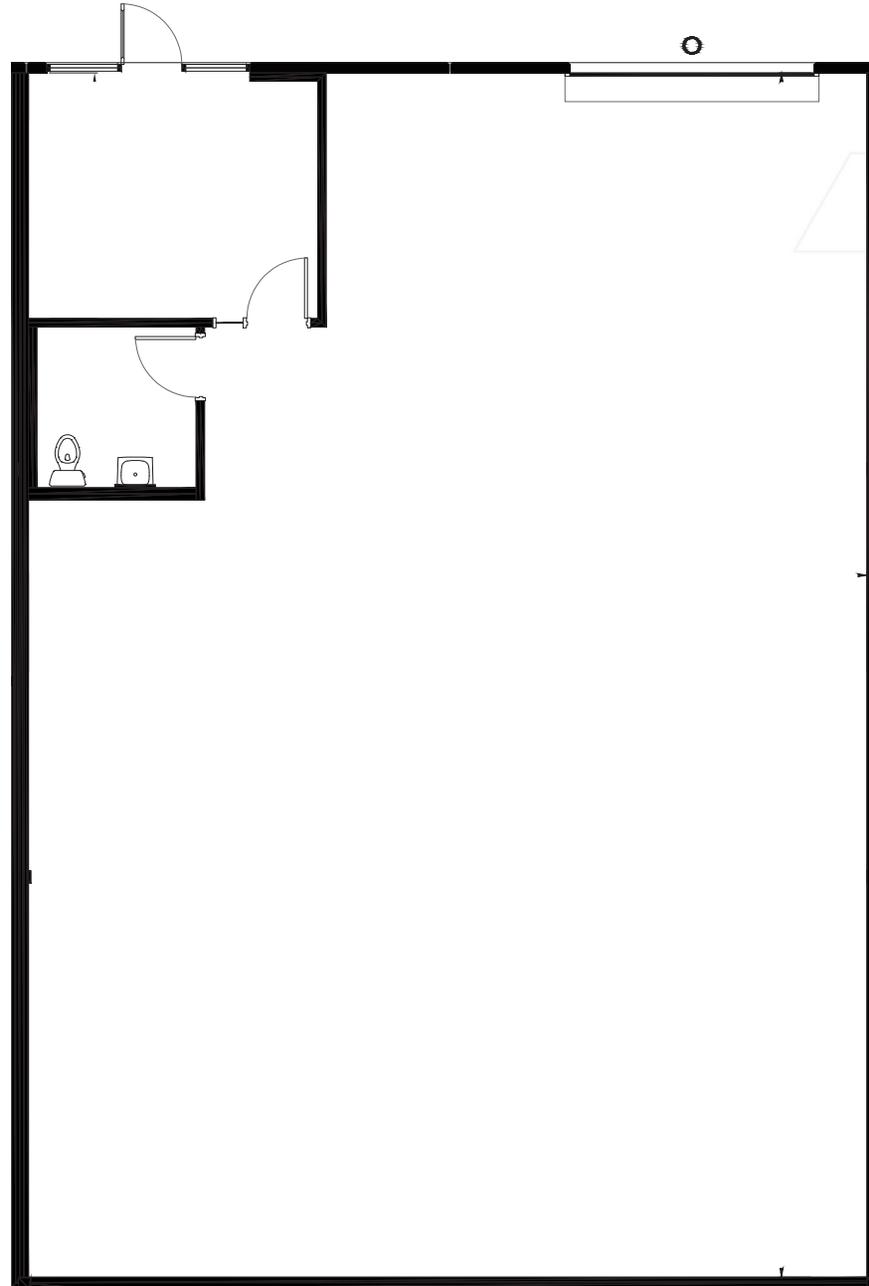
OFFICE	269 SF
A/C WAREHOUSE	2,259 SF
<b>TOTAL</b>	<b>2,528 SF</b>

CLEAR HEIGHT 17'-0" - 18'-6"  
○ GRADE LEVEL DOORS 1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



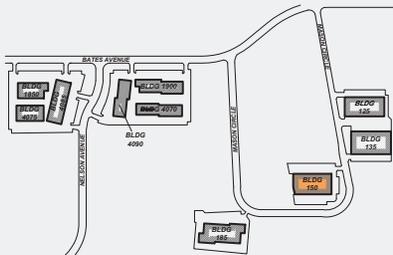
# FLOOR PLAN

150 Mason Circle, Suite L  
±2,560 SF

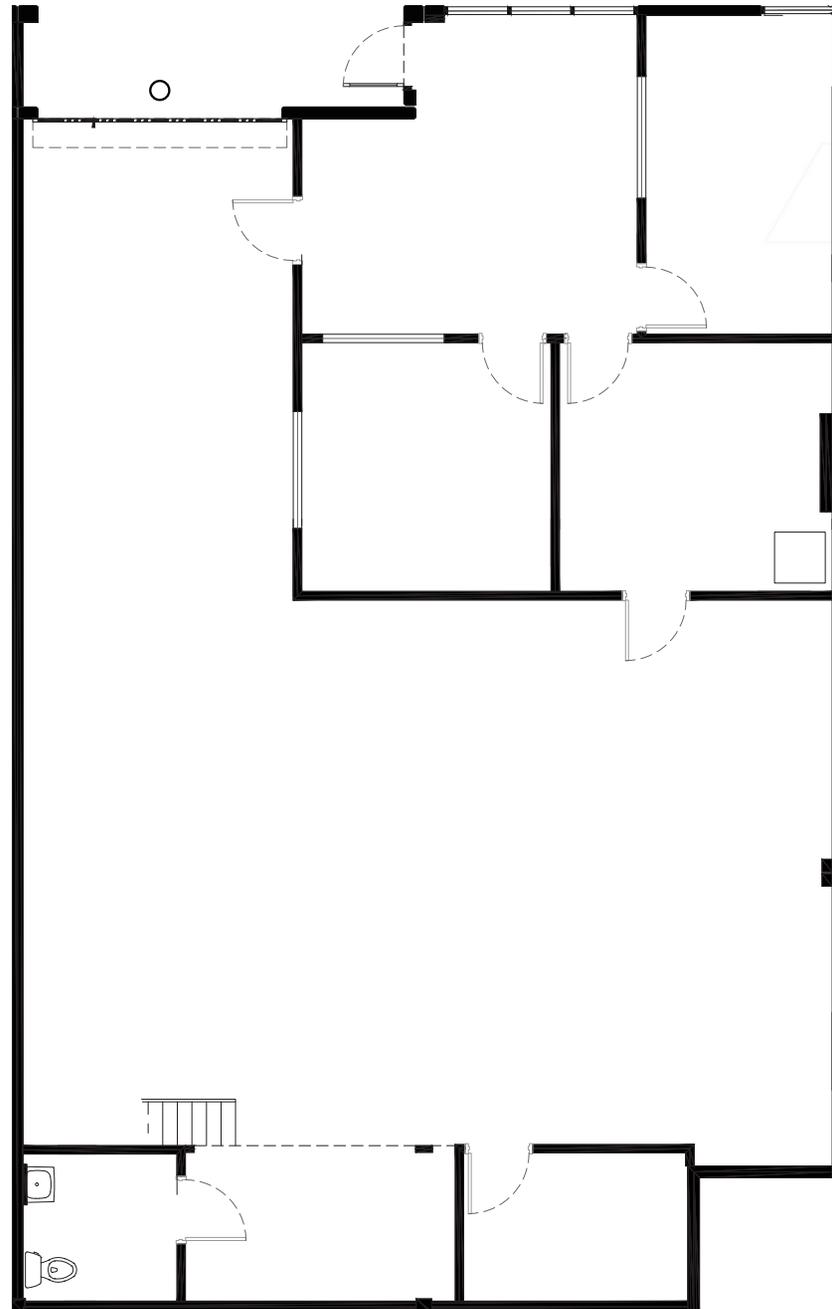
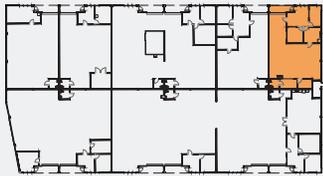
## SUITE DATA:

OFFICE	1,042 SF
WAREHOUSE	1,518 SF
<b>TOTAL</b>	<b>2,560 SF</b>
CLEAR HEIGHT	17'-0" - 18'-6"
O GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



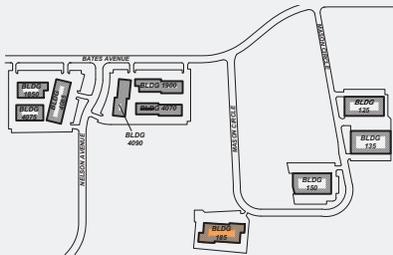
# FLOOR PLAN

185 Mason Circle, Suite E  
±10,975 SF

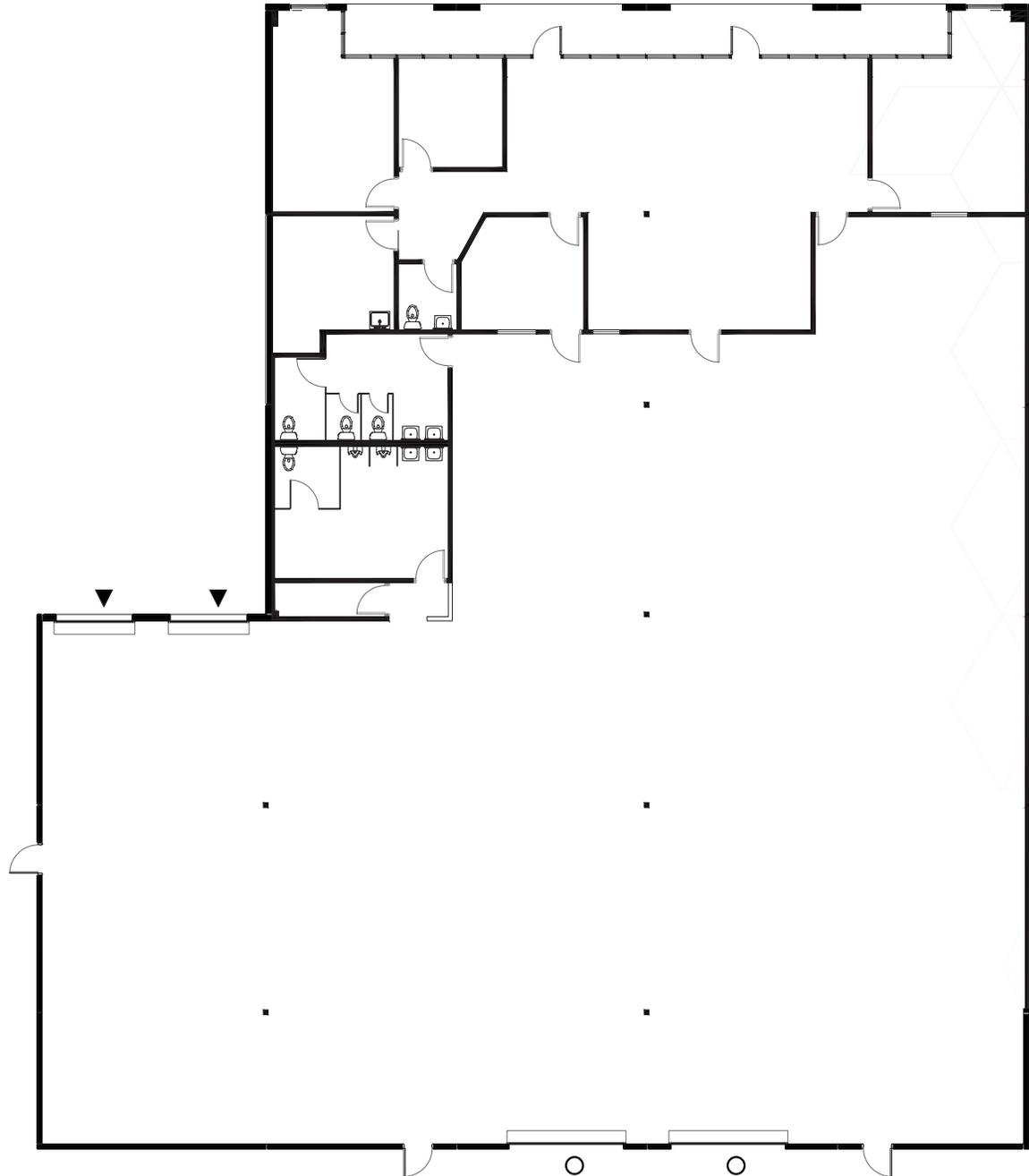
## SUITE DATA:

OFFICE	2,984 SF
WAREHOUSE	7,991 SF
<b>TOTAL</b>	<b>10,975 SF</b>
CLEAR HEIGHT	18'-6" - 20'-0"
○ GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	2

## SITE KEY PLAN:



## BUILDING KEY PLAN:



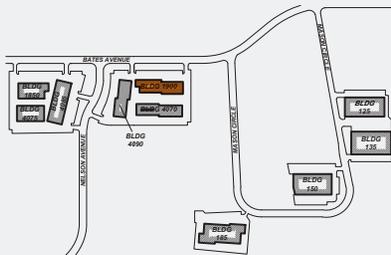
# FLOOR PLAN

1900 Bates Ave., Suite A-D  
±6,183 SF

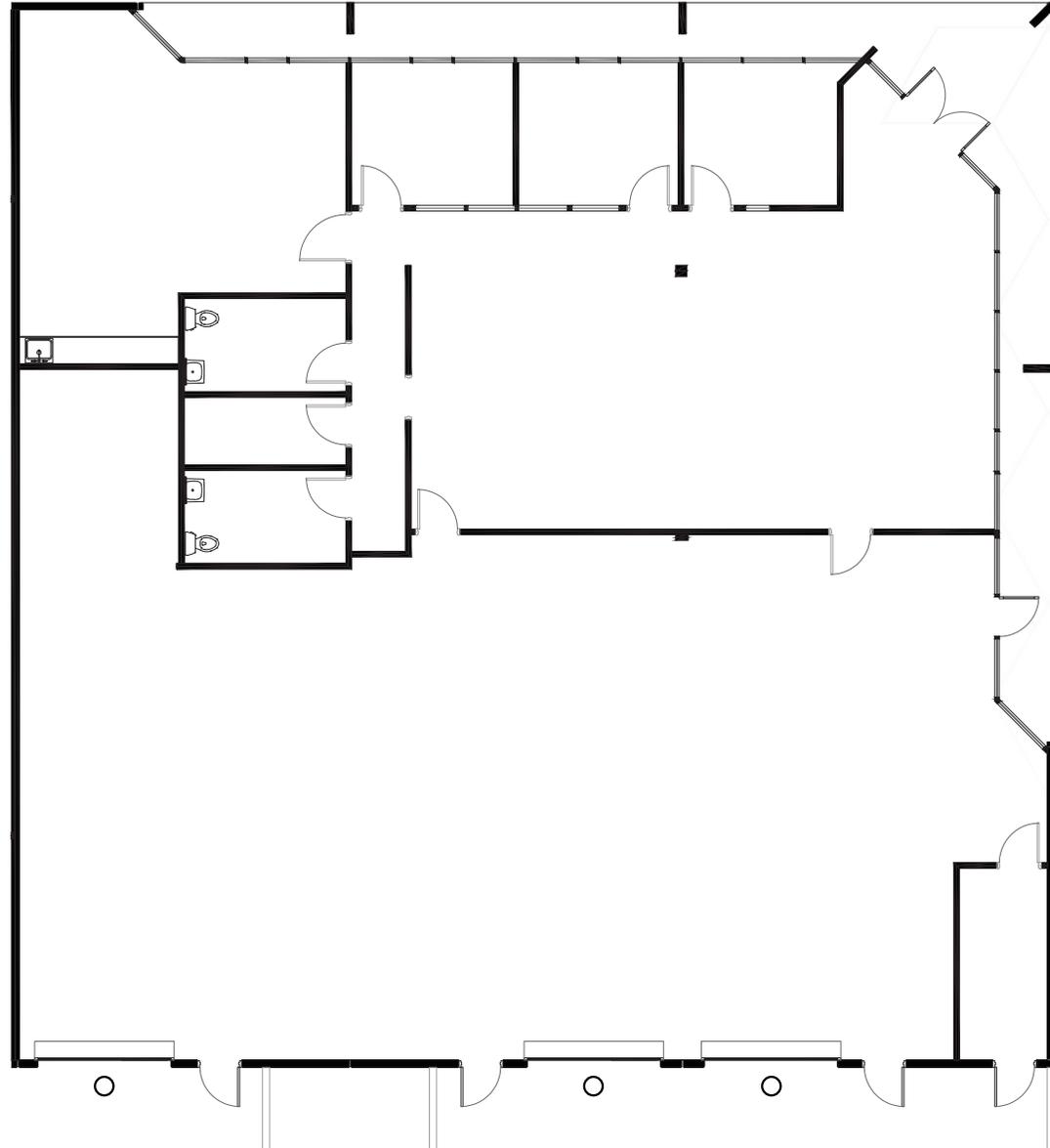
## SUITE DATA:

OFFICE	3,014 SF
A/C WAREHOUSE	3,169 SF
<b>TOTAL</b>	<b>6,183 SF</b>
CLEAR HEIGHT	12'-6" - 14'-0"
O GRADE LEVEL DOORS	3

## SITE KEY PLAN:



## BUILDING KEY PLAN:



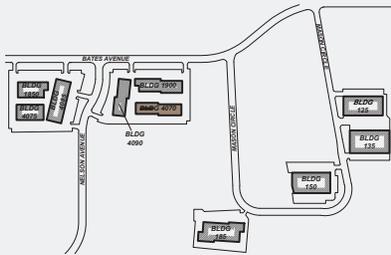
# FLOOR PLAN

4070 Nelson Ave., Suite D  
±1,991 SF

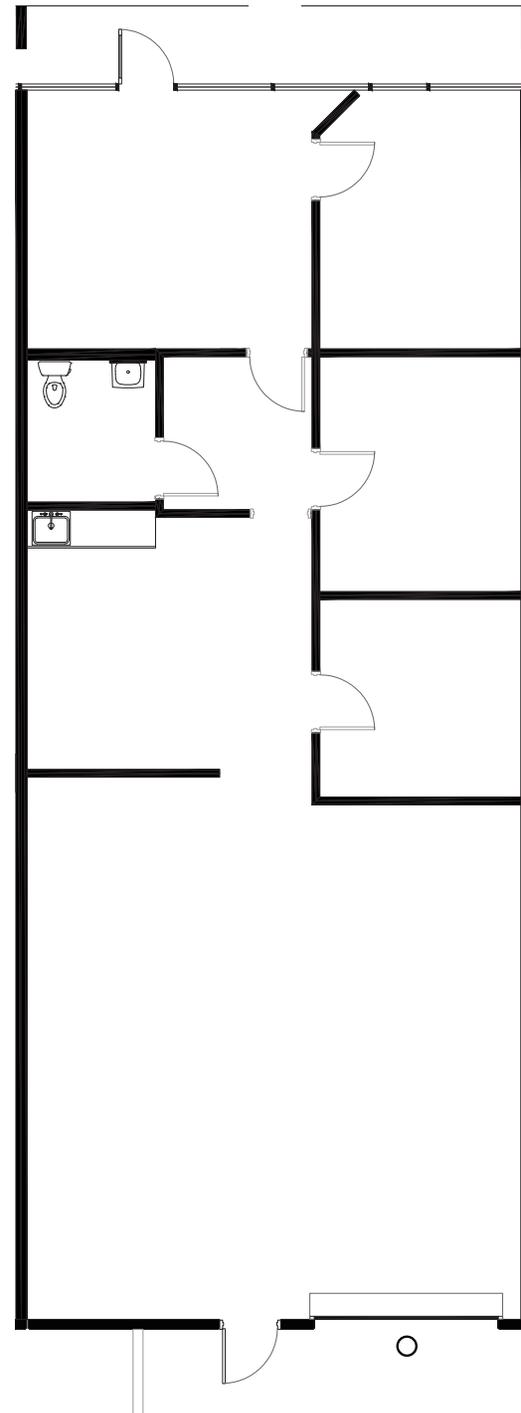
## SUITE DATA:

OFFICE	941 SF
A/C WAREHOUSE	1,050 SF
<b>TOTAL</b>	<b>1,991 SF</b>
CLEAR HEIGHT	15'-0" - 15'-6"
O GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



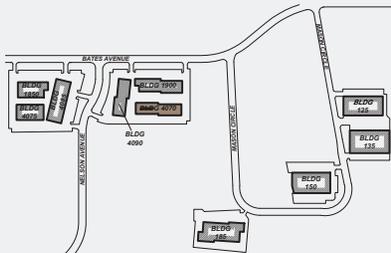
# FLOOR PLAN

4070 Nelson Ave., Suite F  
±1,811 SF

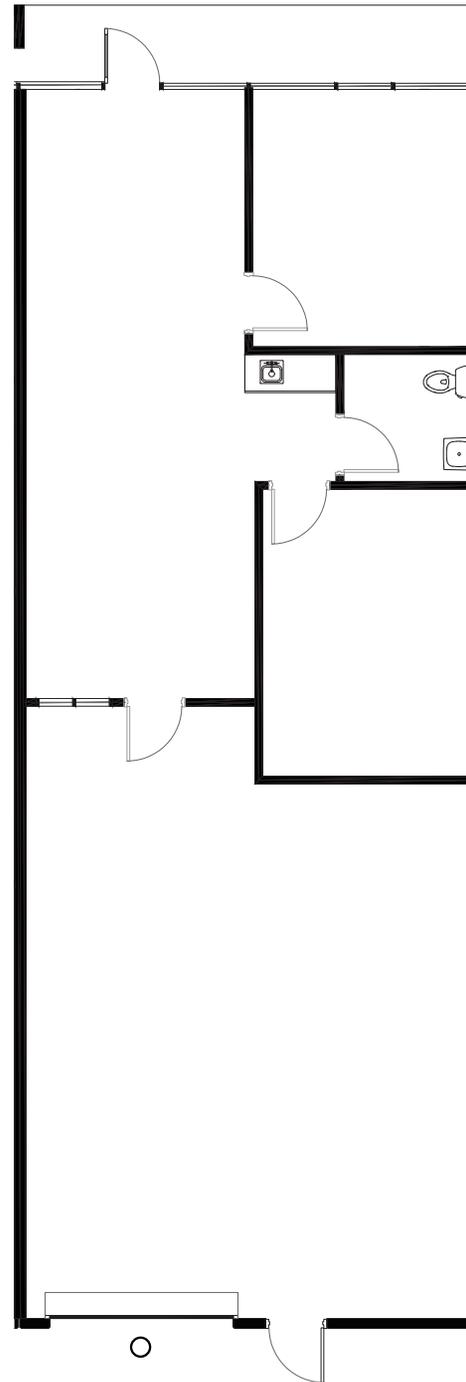
## SUITE DATA:

OFFICE	1,007 SF
WAREHOUSE	804 SF
<b>TOTAL</b>	<b>1,811 SF</b>
CLEAR HEIGHT	15'-0" - 16'-0"
O GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



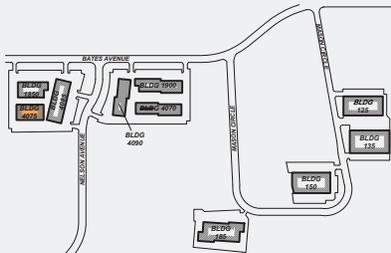
# FLOOR PLAN

4075 Nelson Ave., Suite G  
±2,353 SF

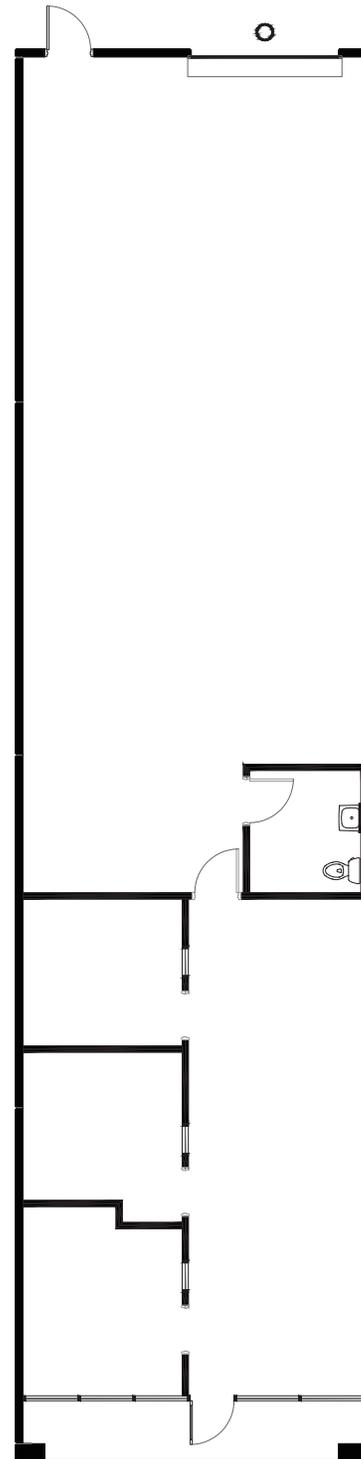
## SUITE DATA:

OFFICE	1,017 SF
WAREHOUSE	1,336 SF
<b>TOTAL</b>	<b>2,353 SF</b>
CLEAR HEIGHT	16'-0" - 17'-6"
O GRADE LEVEL DOORS	1

## SITE KEY PLAN:



## BUILDING KEY PLAN:



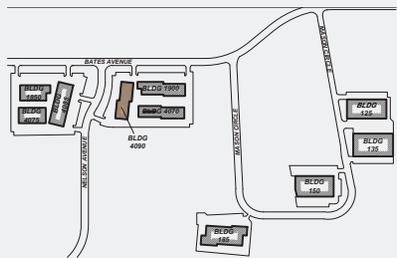
# FLOOR PLAN

4090 Nelson Ave., Suite A  
±9,256 SF

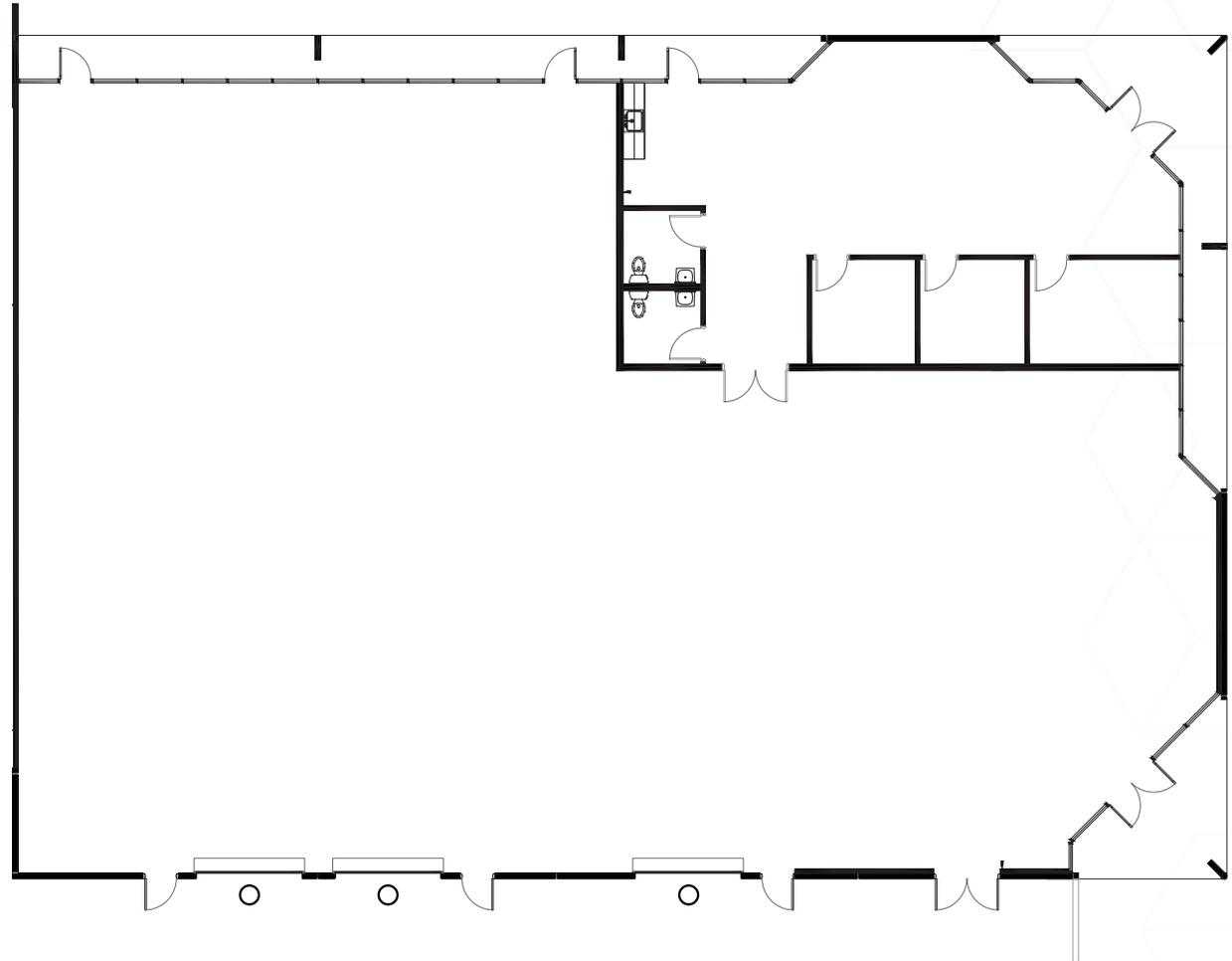
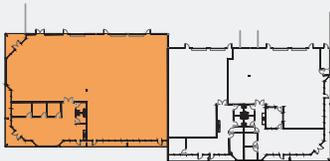
## SUITE DATA:

OFFICE	1,826 SF
A/C WAREHOUSE	7,430 SF
<b>TOTAL</b>	<b>9,256 SF</b>
CLEAR HEIGHT	12'-6" - 14'-0"
○ GRADE LEVEL DOORS	3

## SITE KEY PLAN:



## BUILDING KEY PLAN:



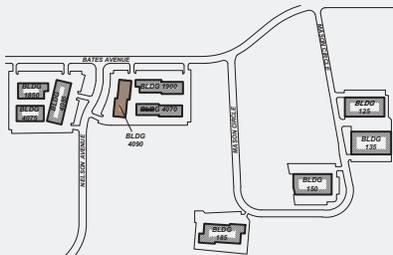
# FLOOR PLAN

4090 Nelson Ave., Suite C  
±3,908 SF

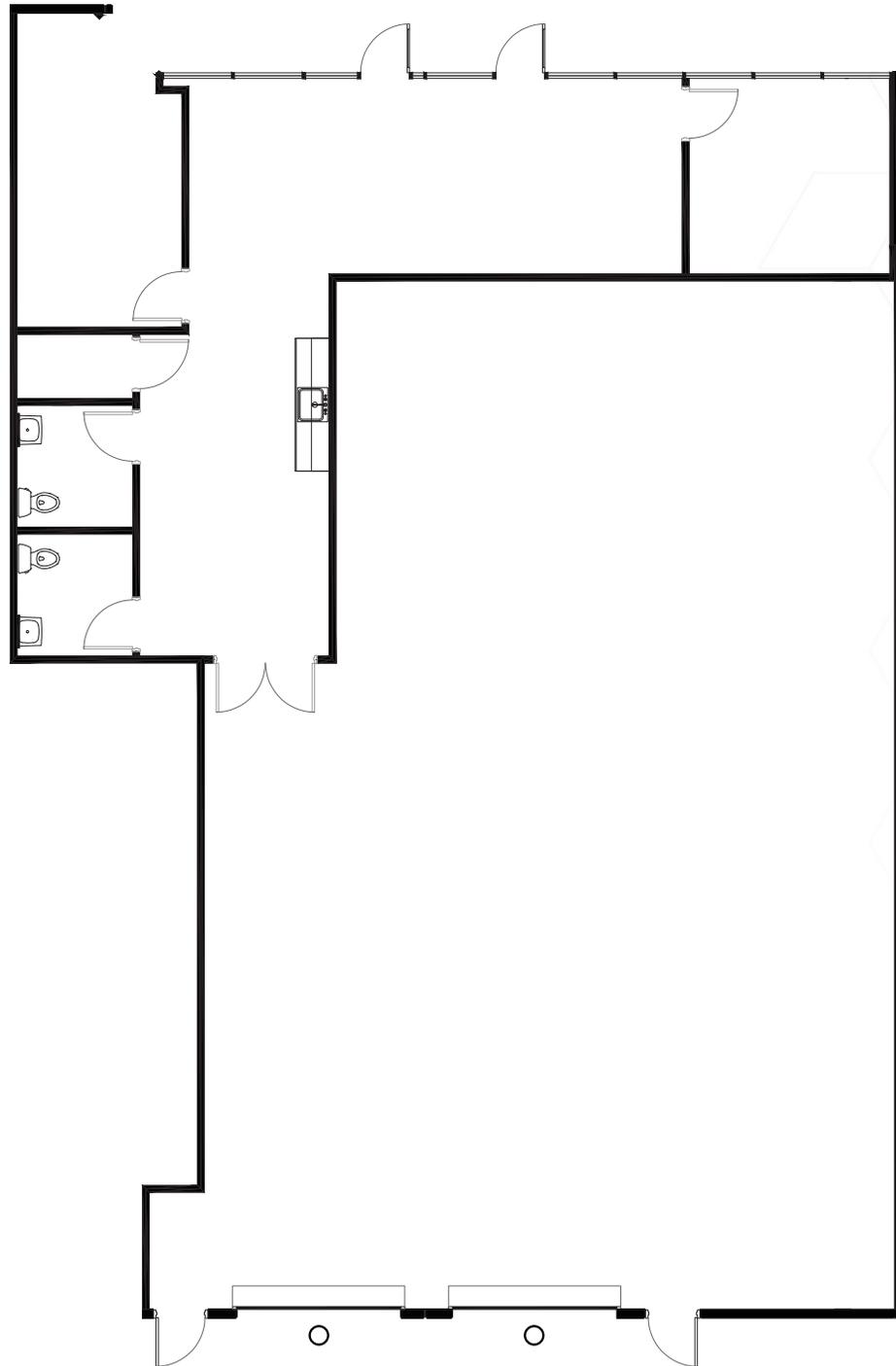
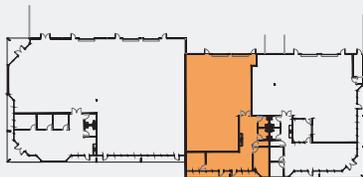
## SUITE DATA:

OFFICE	1,360 SF
A/C WAREHOUSE	2,548 SF
<b>TOTAL</b>	<b>3,908 SF</b>
CLEAR HEIGHT	12'-6" - 14'-0"
O GRADE LEVEL DOORS	2

## SITE KEY PLAN:



## BUILDING KEY PLAN:



# SITE PLAN

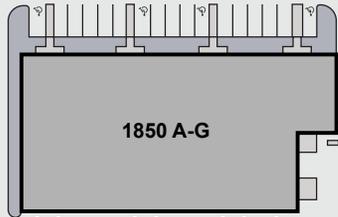
## LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

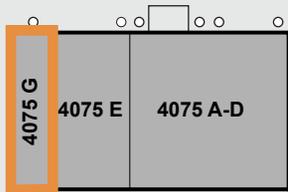


BATES AVE

1850 BATES AVE



1850 A-G

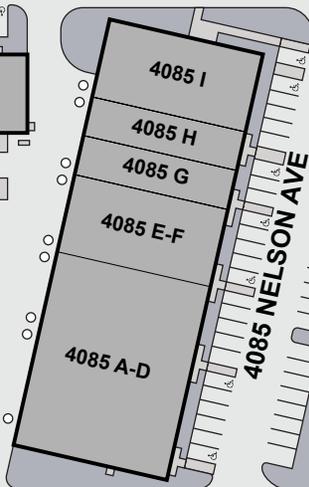


4075 G

4075 E

4075 A-D

4075 NELSON AVE



4085 I

4085 H

4085 G

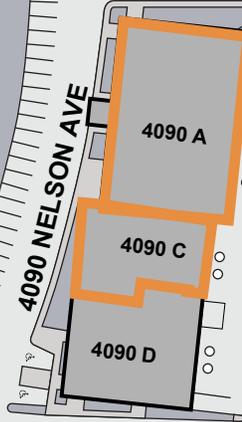
4085 E-F

4085 A-D

4085 NELSON AVE

NELSON AVE

4090 NELSON AVE

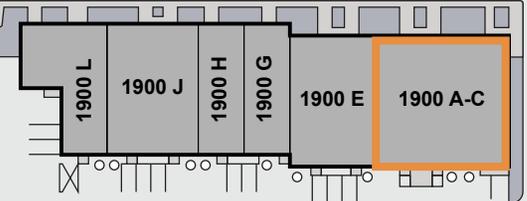


4090 A

4090 C

4090 D

1900 BATES AVE



1900 L

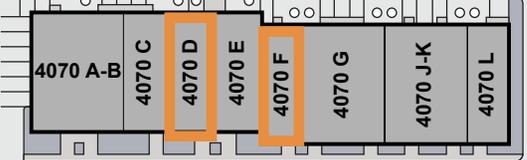
1900 J

1900 H

1900 G

1900 E

1900 A-C



4070 A-B

4070 C

4070 D

4070 E

4070 F

4070 G

4070 J-K

4070 L

4070 NELSON AVE

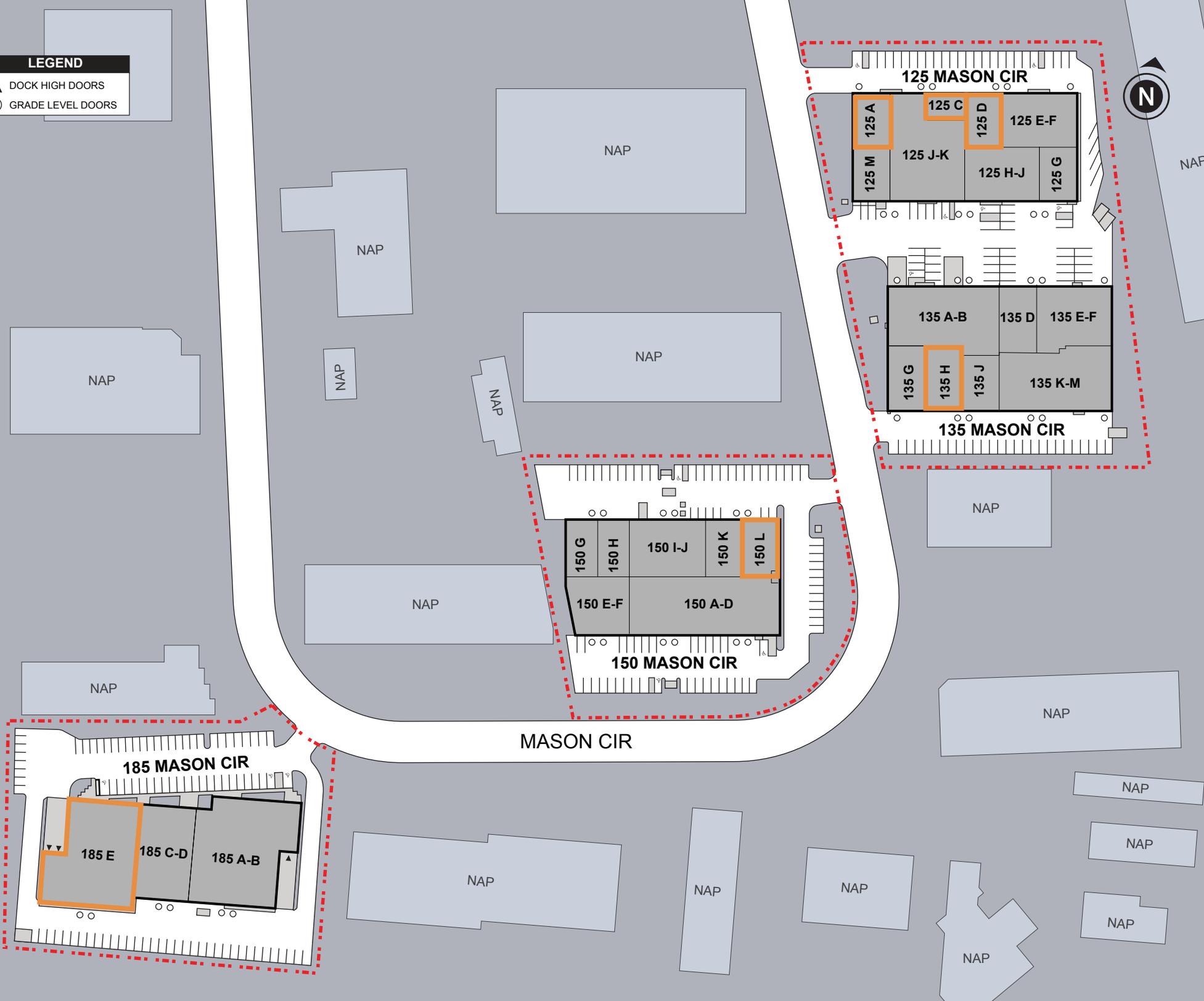
NAP

NAP

NAP

**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



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