

# 2500

**ANNALISA DRIVE**  
CONCORD, CA

## FOR SALE

EXCEPTIONAL OWNER/USER OR INVESTMENT OPPORTUNITY



**FREESTANDING ±14,559 SF FACILITY ON ±0.57 ACRES. IDEAL FOR ALL LIGHT INDUSTRIAL USES:**  
WAREHOUSE, MANUFACTURING, ASSEMBLY, PRODUCTION, FOOD PRODUCTION, WITH ADMINISTRATIVE OFFICES

**CBRE**



# BUILDING HIGHLIGHTS



**BUILDING SF**  
±14,559 SF on ±0.57 Acre Parcel



**TWO STORY OFFICE**  
±8,209 SF



**WAREHOUSE/PRODUCTION**  
±5,000 SF



**OUTSIDE REFRIGERATOR OR FREEZER** - ±1,350 SF



**FORMER FOOD PRODUCTION USE**

- Floor Drain
- Grease Trap
- ±1,000 Gallon Tank
- Food Grade Production Room
- Refrigerator/Freezer
- Packaging Area



±1,200 AMP, 120/208V, 3 PHASE ELECTRICAL SERVICE



**ADDITIONAL MEZZANINE AREA (NOT INCLUDED IN SQUARE FOOTAGE)**



**THREE (3) GRADE-LEVEL DOORS (±14' X ±14')**



**FENCED PARKING/ YARD AREA**



±20' CLEAR HEIGHT



**GREAT LOCATION AND ACCESS TO I-680 AND HWY 4**



**ZONING - CONTRA COSTA COUNTY:** Light Industrial (L-I)



**YEAR BUILT**  
±1983



**JIB CRANE (1 TON)**



**APN**  
159-362-001



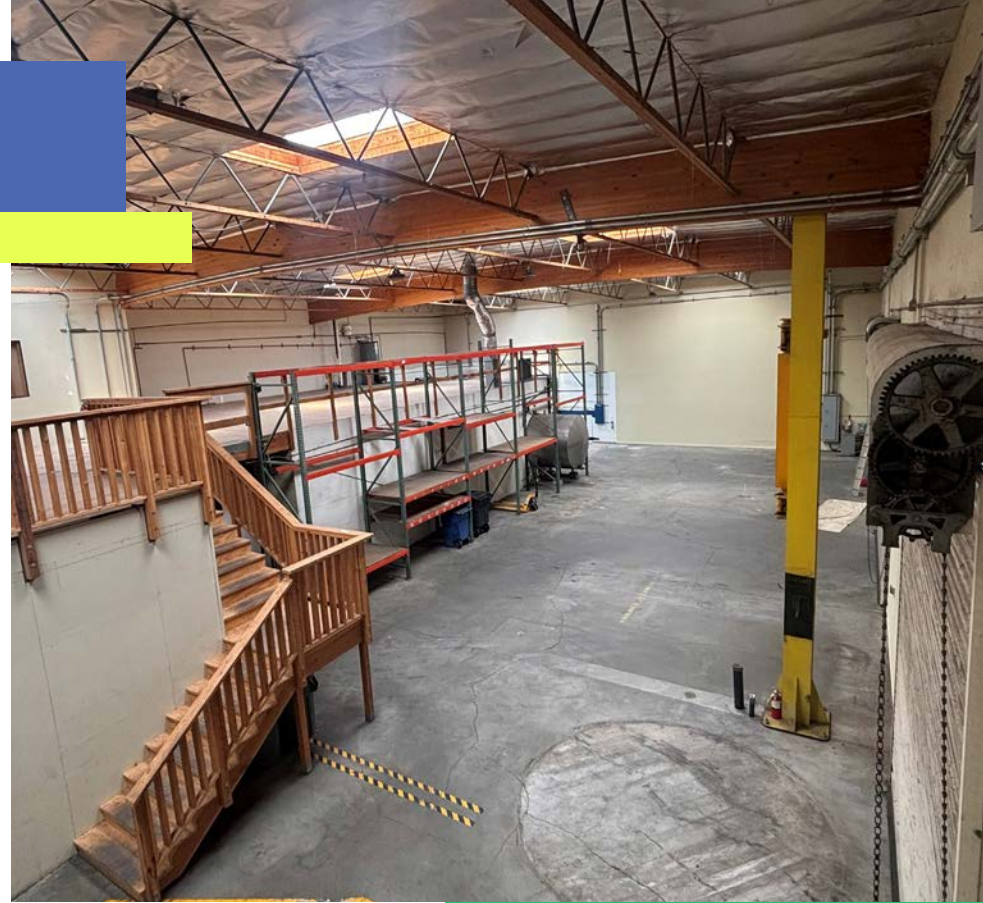
**AERIAL**



**CBRE**



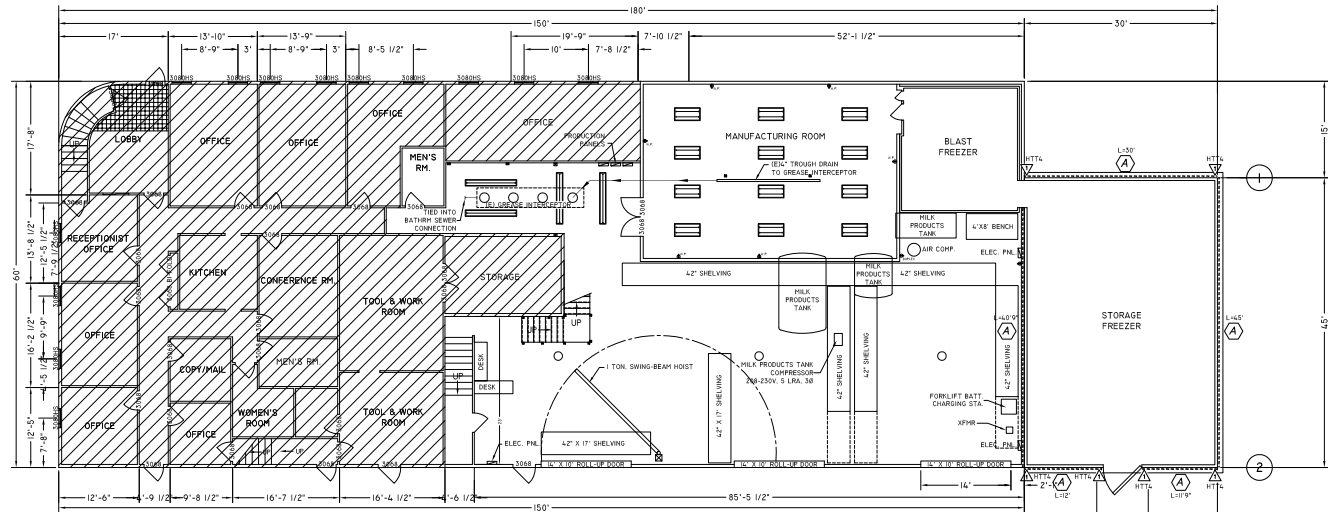
# PROPERTY IMAGES



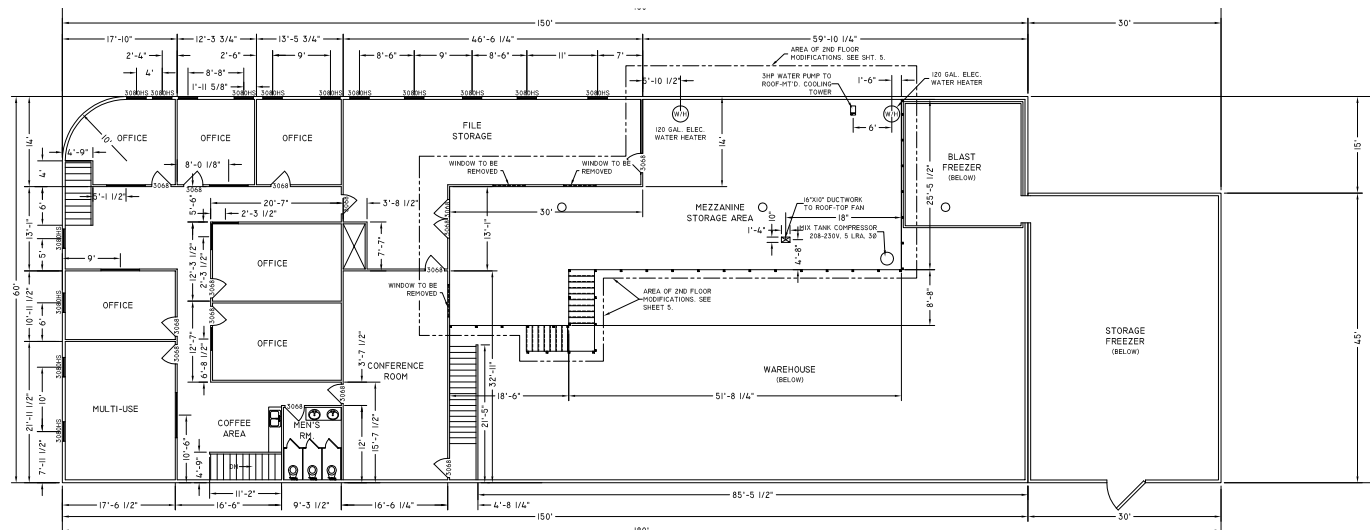


# FLOOR PLANS

## 1ST FLOOR PLAN



## 2ND FLOOR PLAN



\* FLOORPLANS ARE INFORMATIONAL IN PURPOSE ONLY.  
Measurements and layout should not be relied upon until verified by Buyer

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# DISTANCE MAP

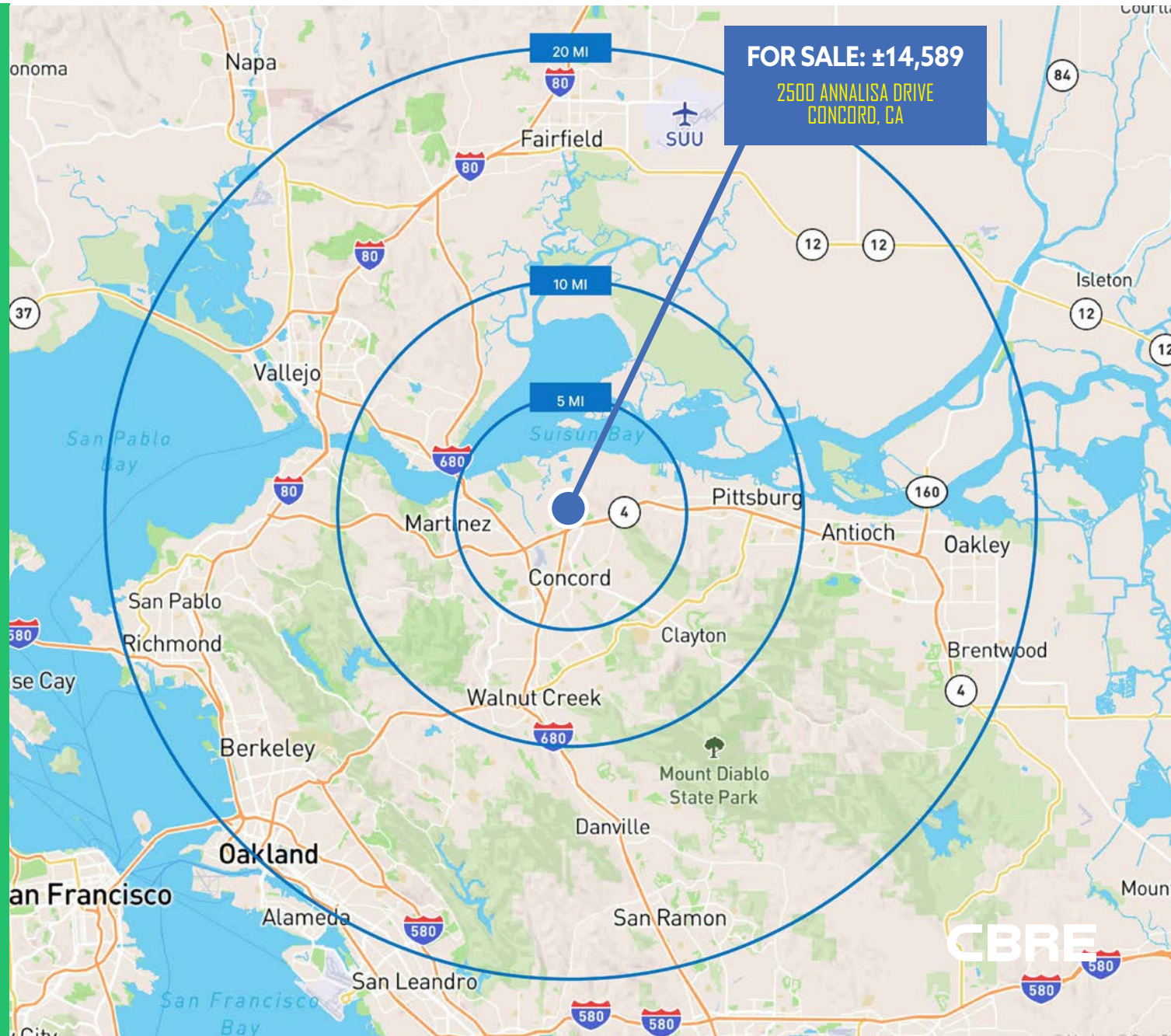
Outstanding Access to Greater Bay Area and Sacramento - I-680, Hwy 4, Hwy 24, I-80 and I-580

## DRIVE TIMES

TO CITIES	DISTANCE (MILES)
NAPA	27
OAKLAND	30
SAN FRANCISCO	39
SACRAMENTO	60
STOCKTON	60
SAN JOSE	63
TRACY	80
FRESNO	180

TO PORTS	DISTANCE (MILES)
PORT OF BENICIA	11
PORT OF OAKLAND	28
OAKLAND INTERMODAL	29
PORT OF STOCKTON	55
PORTS OF LA/LONG BEACH	400

TO AIRPORTS	DISTANCE (MILES)
NAPA AIRPORT	28
SFO INTERNATIONAL AIRPORT	50
OAKLAND AIRPORT	35
SAN JOSE AIRPORT	57





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FOR MORE INFORMATION  
PLEASE CONTACT:

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