

# 2500

ANALISA DRIVE  
CONCORD, CA

## FOR SALE

EXCEPTIONAL OWNER/USER OR INVESTMENT OPPORTUNITY



**FREESTANDING  $\pm$ 14,559 SF FACILITY ON  $\pm$ 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**

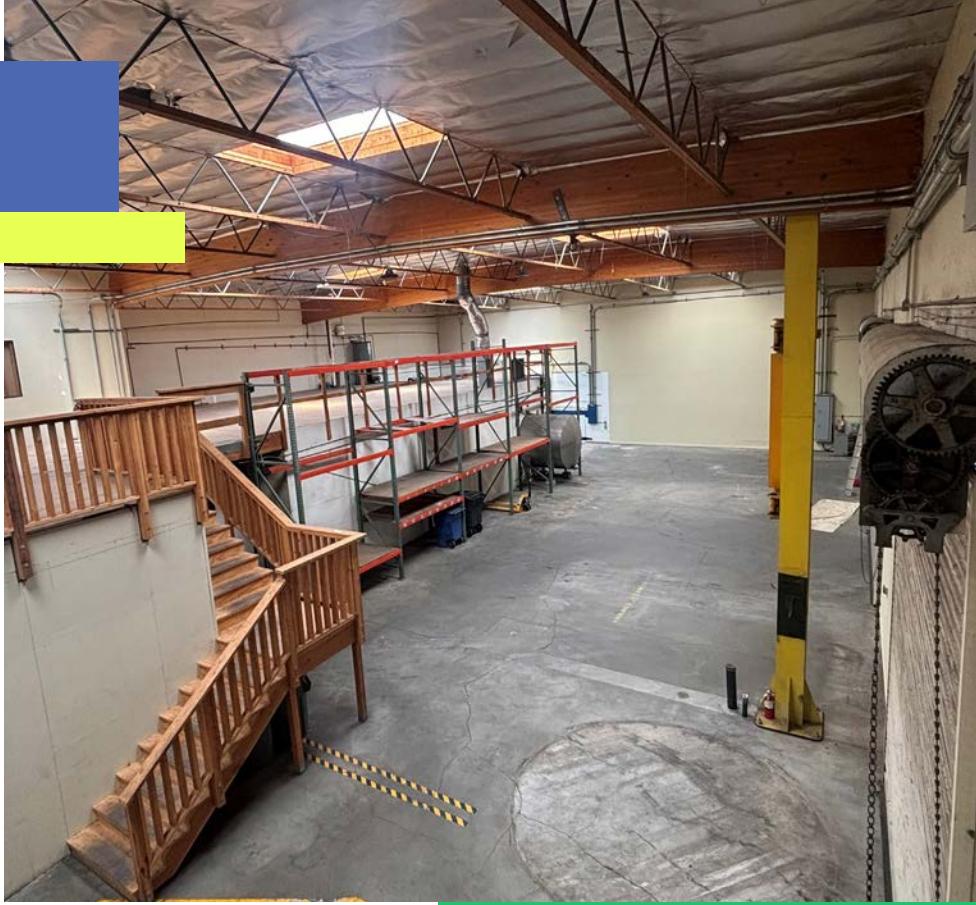
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AERIAL



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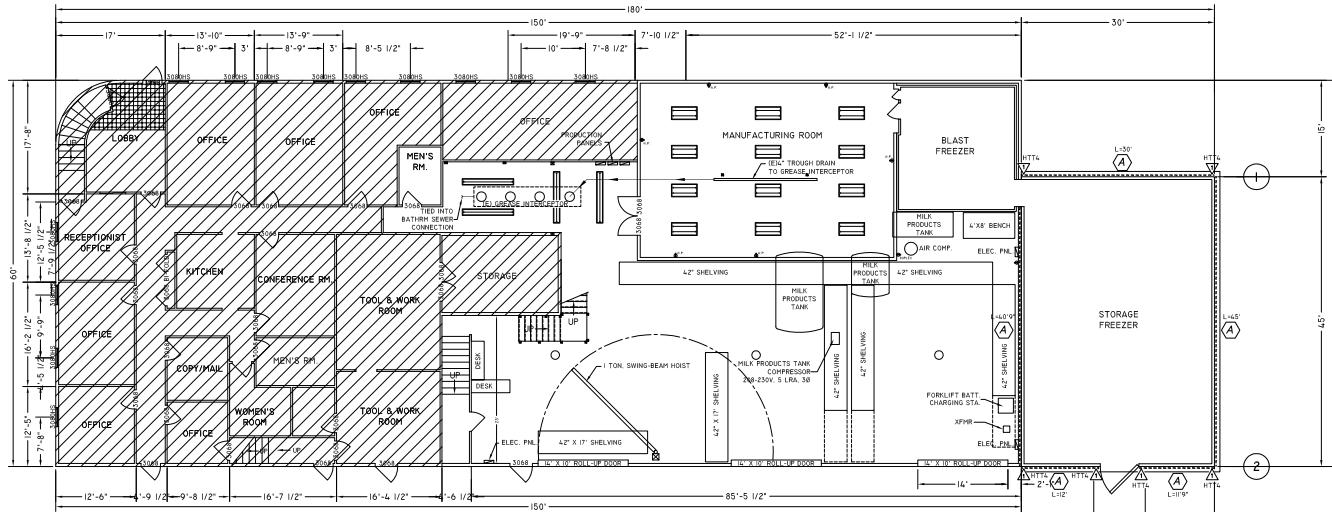
# PROPERTY IMAGES



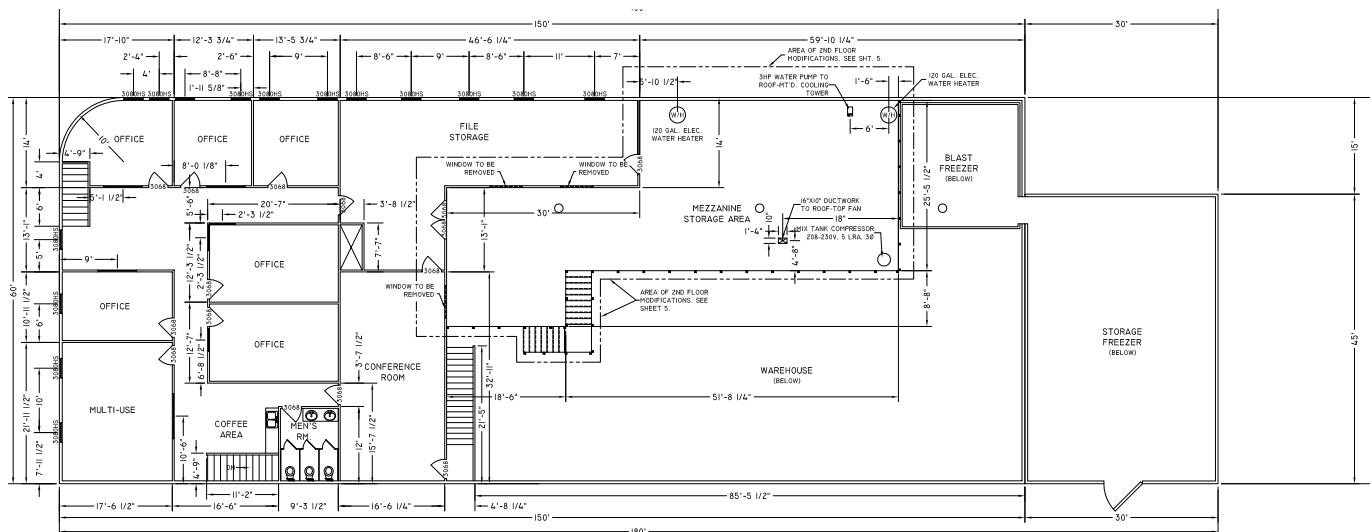
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# FLOOR PLANS

## 1ST FLOOR PLAN



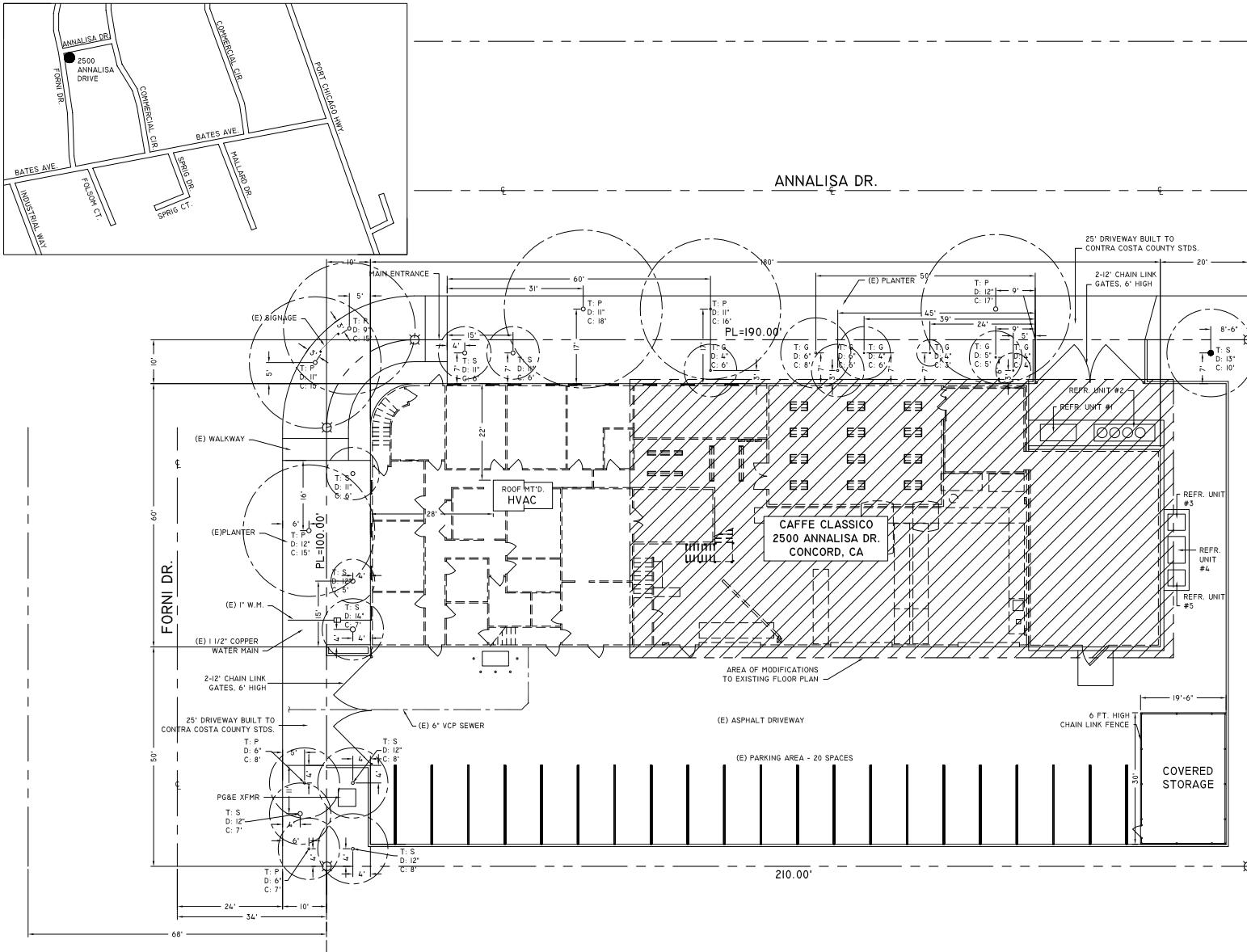
## 2ND FLOOR PLAN



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

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# SITE PLAN



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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)

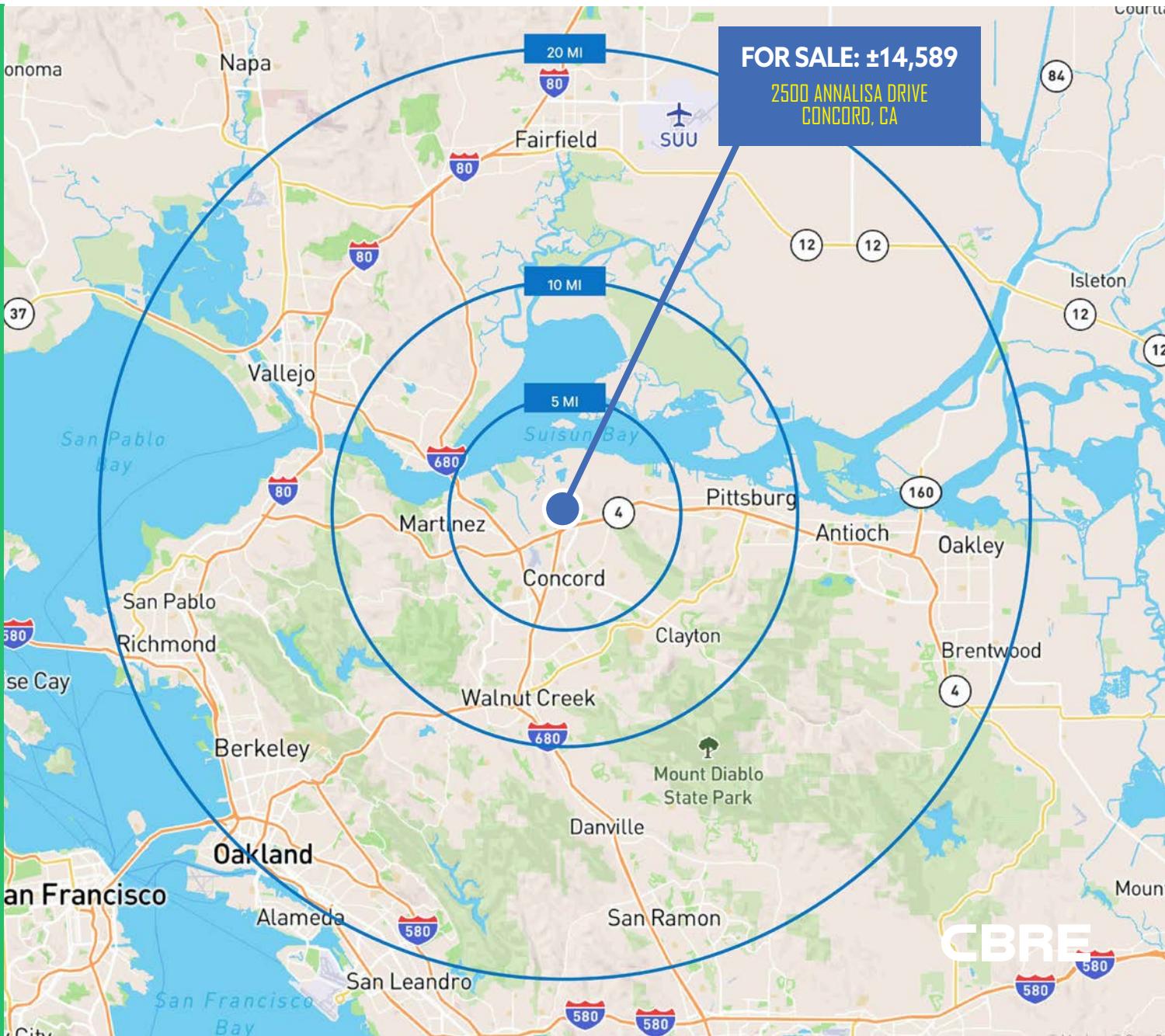
TO CITIES	DISTANCE (MILES)
NAPA	27
OAKLAND	30
SAN FRANCISCO	39
SACRAMENTO	60
STOCKTON	60
SAN JOSE	63
TRACY	80
FRESNO	180

### TO PORTS DISTANCE (MILES)

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)

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



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CONCORD, CA

FOR MORE INFORMATION  
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