



## Retail/Office/Warehouse Flex

2685 E Leland Rd, Pittsburg, CA 94565



**Fred Fuller**

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# Retail/Office/Warehouse Flex

\$2,950,000

Commercial Building available with approximately 2000 sf of Retail/Office space with storefront and a huge Light Industrial/Warehouse Space in the rear with 22 feet ceilings and a roll up door. Building has 2 handicap bathrooms. Cold Storage Freezer Room with 2 doors. Gated Yard. Property has ample parking. Commercial Truck Driveway goes around the building for ease of deliveries. Close access to the Highway 4 On-ramp. Perfect Owner User Building with unlimited possibilities....

- Monument Sign
- Huge Warehouse Space with 22 foot ceilings and Roll up Door.
- Truck Driveway goes around the Building for ease of deliveries.



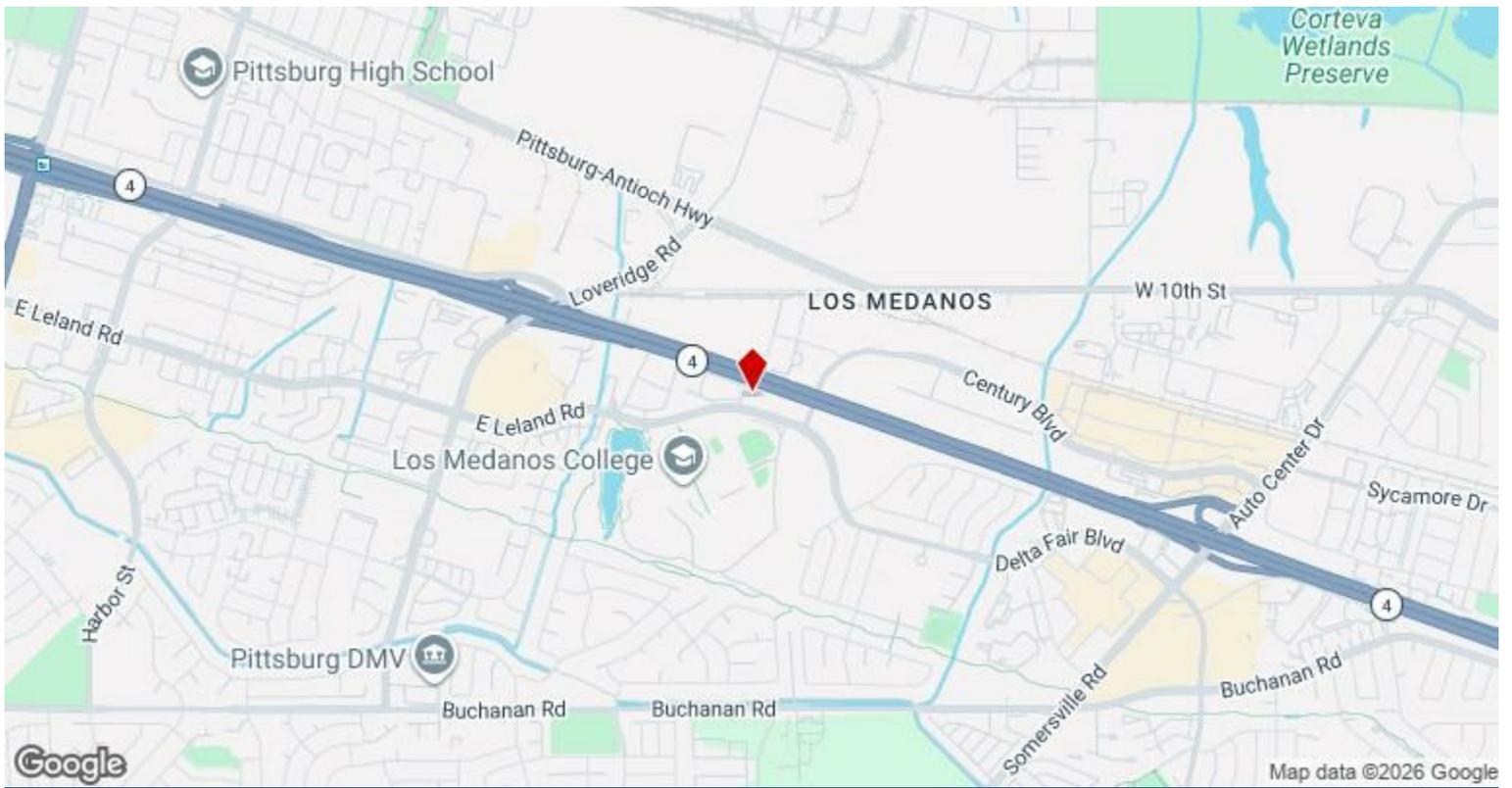
Price:	\$2,950,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Owner User
Lot Size:	0.90 AC
Gross Building Area:	12,000 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1987
Tenancy:	Single
Parking Ratio:	4.56/1,000 SF
Clear Ceiling Height:	22 FT
Zoning Description:	C2
APN / Parcel ID:	088-152-017-5

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Fishermens Catch, Inc.	-	March 2031
Lumber Liquidators	-	October 2021



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# Property Photos



Leland Side 4



Leland Side 3

# Property Photos

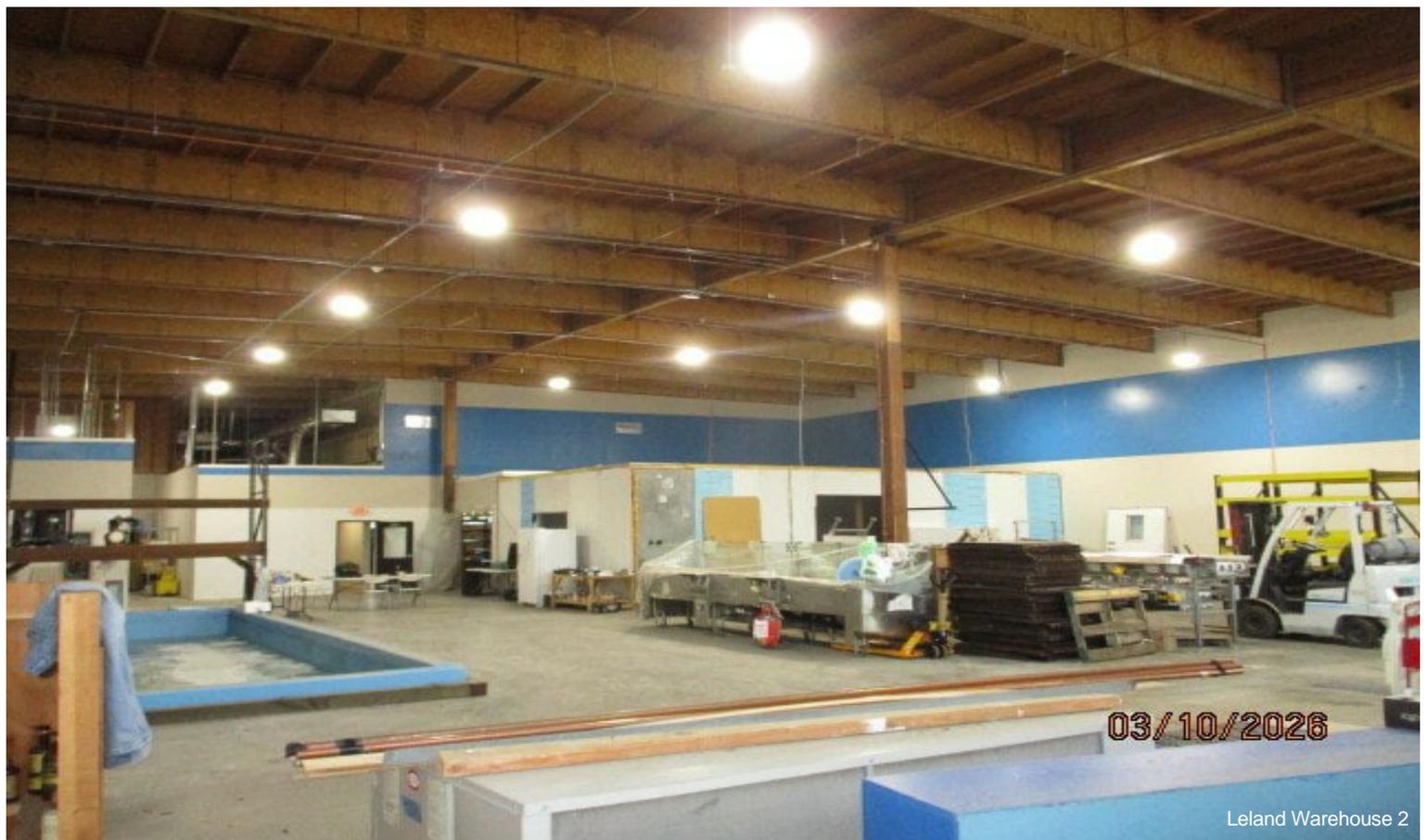


Leland Side 2



Leland Rear 2

# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



03/10/2026

Leland Monument Sign