

# 1025 SHARY CIRCLE

BUILDING WITH YARD FOR LEASE  
±10,000 SF ON ±1.84 ACRES OF LAND | CONCORD | CA



HARD TO FIND FREESTANDING COMBINATION OF YARD/OFFICE/WAREHOUSE IN CENTRAL CONCORD

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## HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- + Freestanding building on ±1.84 acres
- + ±10,000 sf total (±6,800 sf of offices/±3,200 sf of warehouse)
- + Over 300 feet of frontage on Shary Circle with 3 ingress/egress points
- + Three Grade Level Doors
- + Fenced, lighted and paved yard
- + Powered access gate to yard
- + Centralized location with easy access to Walnut Creek, Concord, Pleasant Hill and Clayton
- + Flexible Industrial Business Park (IBP) Zoning
- + 600 Amps, 120/208 volt, 3 phase electrical service

CONCORD  
INDUSTRIAL  
FOR LEASE

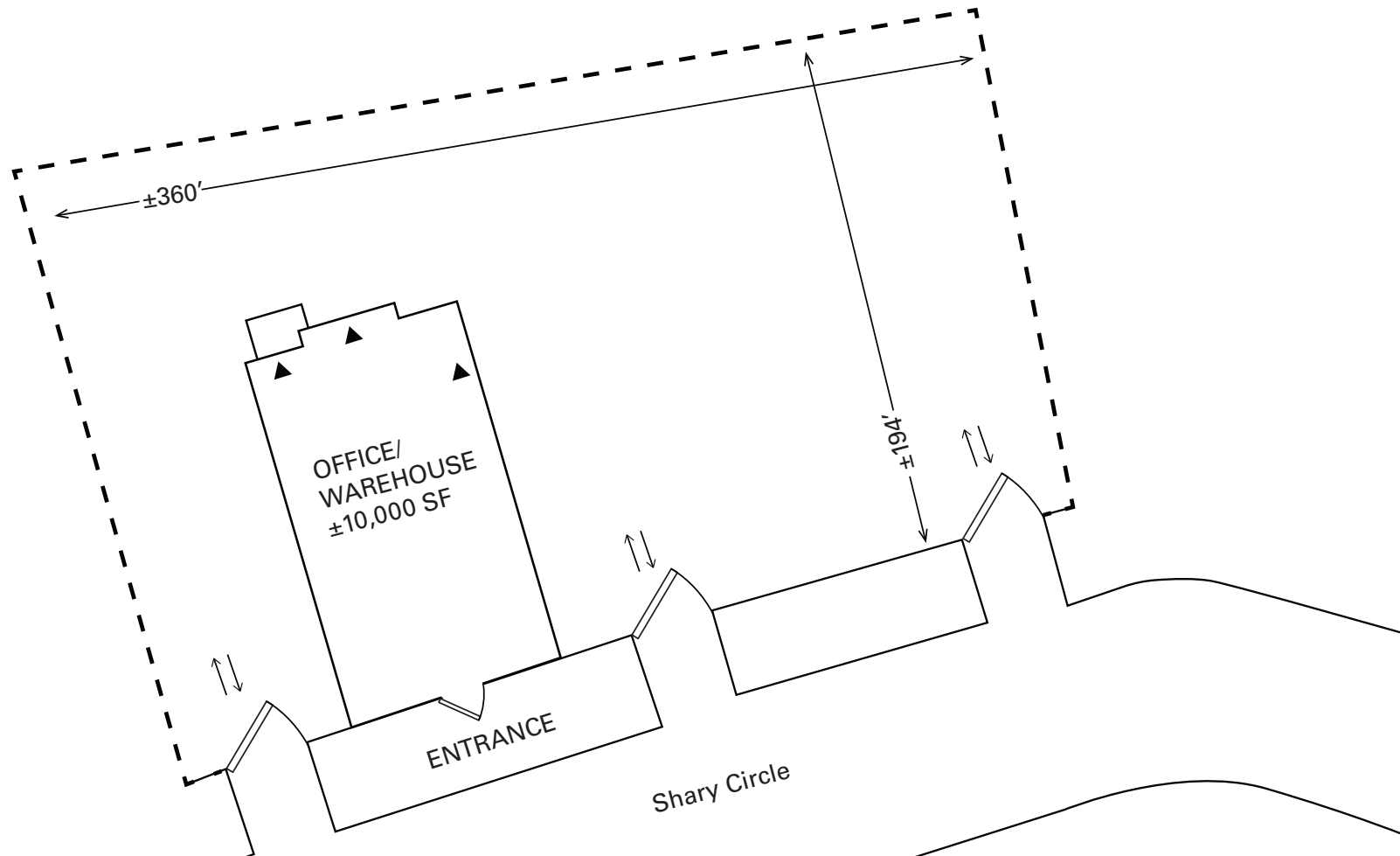


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▲ Grade Level Door

## SITE PLAN

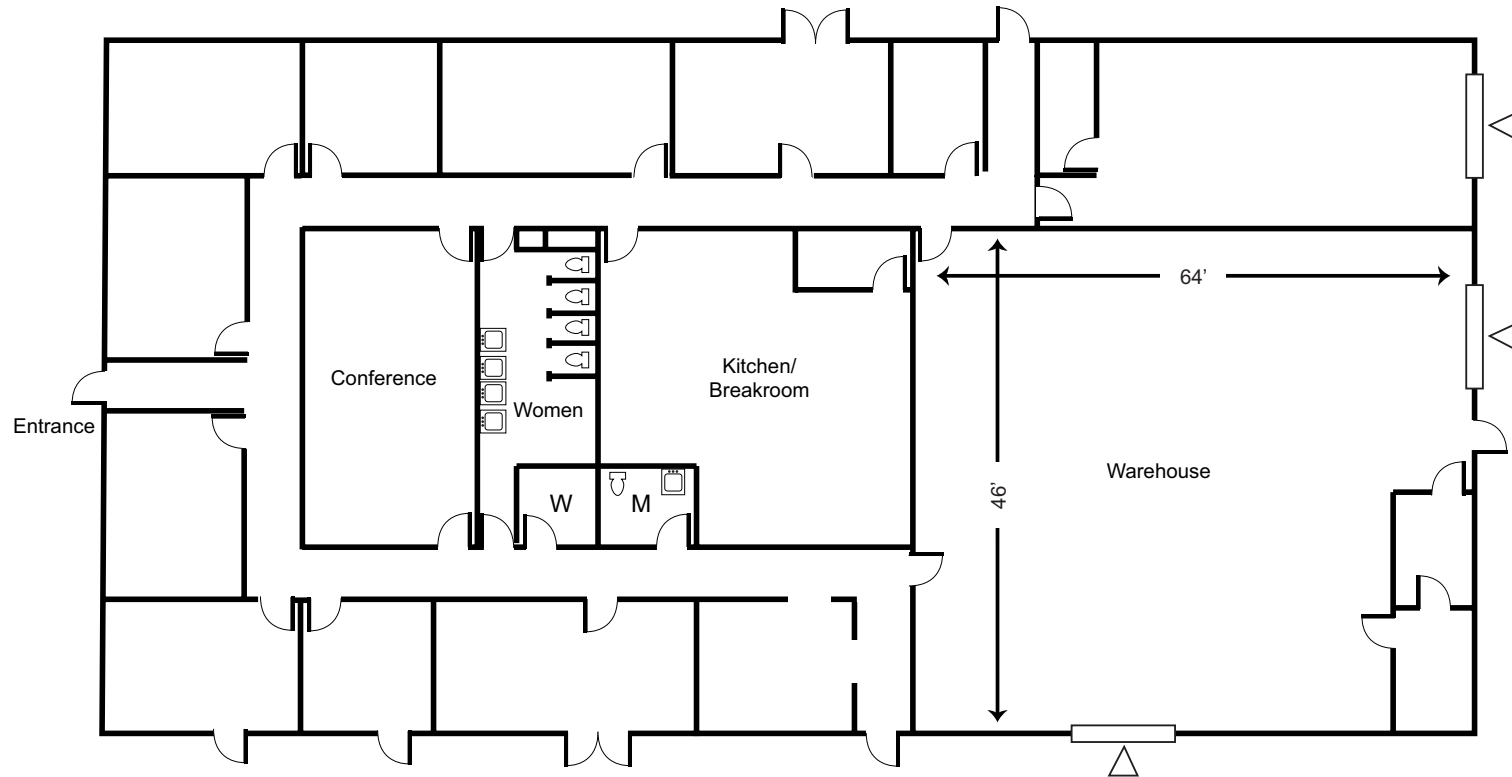


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## FLOOR PLAN



△ GRADE LEVEL DOORS

## OFFICE/WAREHOUSE PLAN

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