



**Light Industrial Condo for Sale**

**4690 E 2nd Street, Unit 5**

**±7,100 SF**

**CBRE**

**Bo Harkins**

First Vice President

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**INDUSTRIAL** | For Sale  
[www.cbre.com/walnutcreek](http://www.cbre.com/walnutcreek)

4690 E 2ND STREET UNIT 5  
BENICIA, CA 94510

# Property Overview

Rare opportunity to own a light industrial condo with high end finishes throughout the warehouse and office portions of the space. Attention to detail throughout the entire space makes this a perfect fit for a multitude of businesses.

## 4690 E 2nd Street , Unit 5



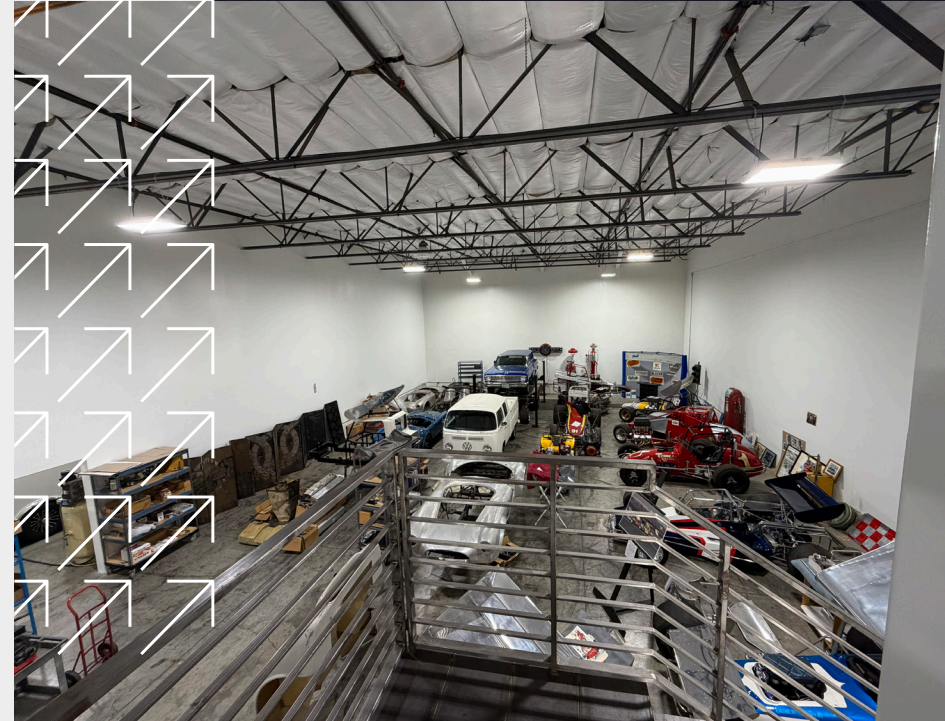


# Property Highlights

4690 E 2ND STREET UNIT 5  
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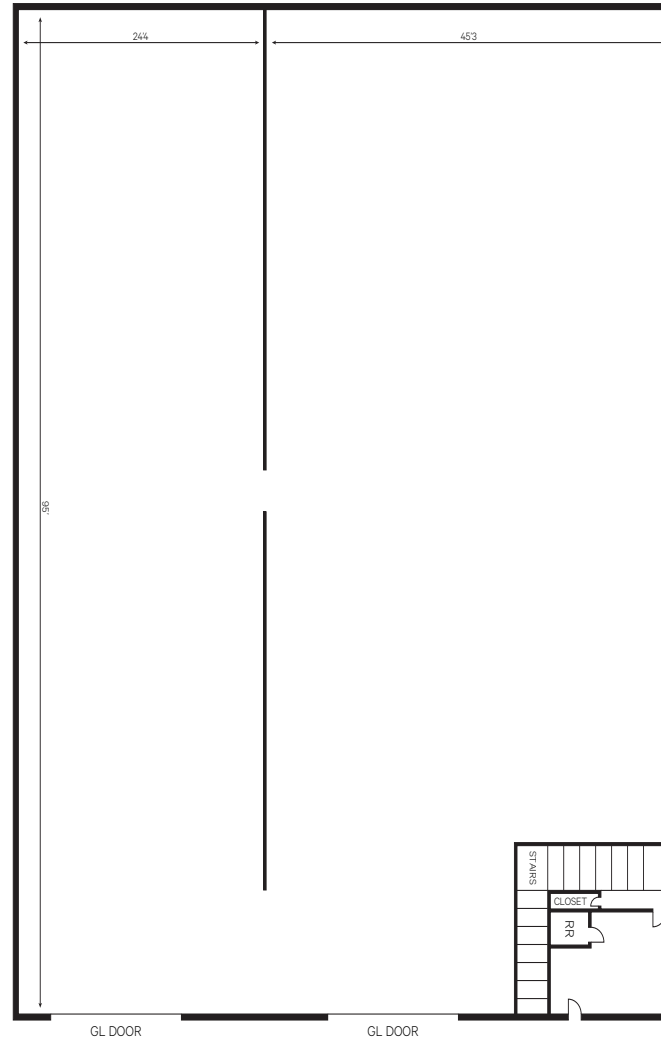


- $\pm 7,100$  SF Total  
 $\pm 6,600$  SF Ground Floor  
 $\pm 500$  SF Second Floor Office
- Two (2) 14'x14' Grade Level Doors (One (1) with man door)
- LED Lighting throughout
- Insulated warehouse
- Clear Height:  $\pm 22'$
- Power: 250 amps@277/480 volt  
Stepped down to 120/208
- Sprinklered
- Restroom
- Utility Closet
- Utility Sink
- Brand new carpet and paint throughout offices



# Floor Plan

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→ 7,100 SF



# Aerial Map





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