

4075 Folsom Court, Concord CA

Light Industrial Office and Warehouse with 5,000-
80,000sf Contactor Yard Space

For LEASE



Property Information

- ✓ **Usage:** Equipment Storage / Vehicle Parking / Warehouse Space
- ✓ **Yard Size:** 5,000 – 80,000 SF (**Yard-To-Suit**)
- ✓ **Warehouse:** 2,500 SF with Separate Office
- ✓ **Office Space:** One Standalone Office + One Office Trailer
- ✓ **Security Features:**
 - (3) Swing Gates
 - Slatted Perimeter Fencing
 - Security Cameras
 - Highly Secure Location
- ✓ **Lease Term:** 3–5 Years
- ✓ **Utilities:** Electricity & Water Available
- ✓ **Location:** North Concord
- ✓ **City Approval:** All uses to be approved by the City of Concord

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Property Features for Lease – North Concord Location

- **80,000 Sq Ft Graveled & Fenced Yard**
 - Fully graveled for durability and drainage.
 - Slatted perimeter fencing for privacy and security.
 - Ideal for contractor equipment, vehicle storage, or industrial use.
- **2,500 Sq Ft Warehouse Building**
 - 5 roll-up doors for easy access and logistics.
 - Spacious interior for storage, workshops, or operations.
- **Office Space**
 - Dedicated office building with professional amenities.
 - Additional office trailer for flexible workspace needs.
- **Utilities & Expandability**
 - Power and water hookups available for extra office trailers.
 - Scalable infrastructure to support growing businesses.
- **3 Separate Driveways with Swing Gates**
 - Individual gate access for tenant privacy and convenience.
 - Ample space for large vehicles and equipment movement.
- **Secure & Safe Environment**
 - 24/7 security cameras and perimeter lighting.
 - Gated access with controlled entry points.
- **Flexible Leasing Options**
 - Yard spaces available from **5,000–80,000 Sq Ft** (customizable).
 - Perfect for contractors, logistics, or storage businesses.

Prime Location: Situated in North Concord with easy highway access, surrounded by industrial and commercial hubs.

Act Now – Limited spaces available for secure, versatile storage and operations!