

FOR LEASE > OFFICE/WAREHOUSE

475 Industrial Way

BENICIA, CA 94510



Located Within the Benicia Industrial Park



Property Features

- > ±1,500 SF of Office and ±6,900 SF of Warehouse
- > Additional Mezzanine Area
- > Easy Access to I-680 and I-780
- > Ideal for R&D/Light Industrial
- > Zoned: General Industrial (allows light manufacturing & warehouse related uses)
- > Fenced trucking area for loading and storage
- > Abundant Parking

Please call for additional lease details

Building Features

- > 400 Amps @ 120/208 – 3 Phase – 4 wire power with 480 volt step-up transformer
- > Clear Height: 16' – 18'
- > Epoxy Floor in Warehouse
- > Fire Sprinklers
- > Kitchen Area
- > Rear yard area (±110' w x ±60' d)
- > One (1) Roll-up Grade Level Doors (12' x 14')
- > One (1) Dock Door w/manual leveler & bumper (±12' x ±14')
- > Warehouse Lighting and Space Heater

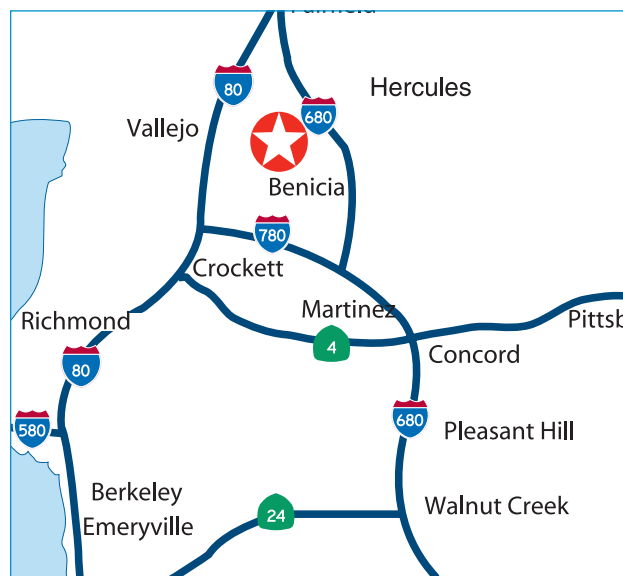
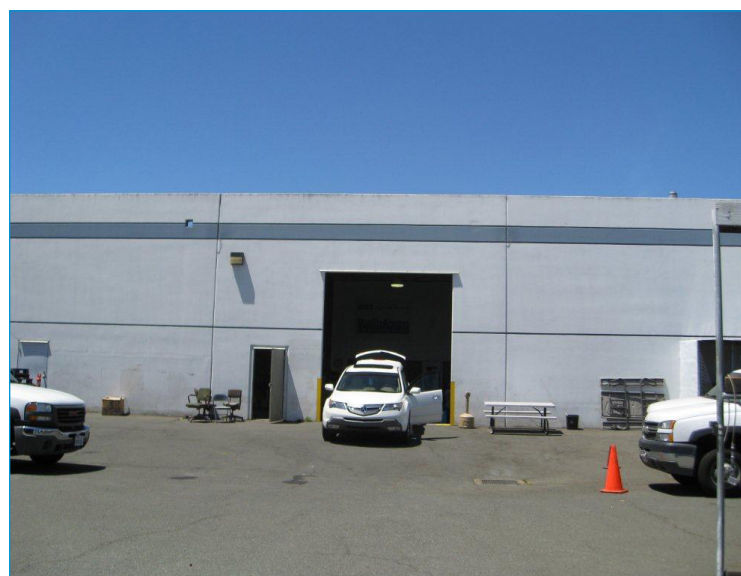
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