

AVAILABLE

# 4355—4399 Industrial Way

BENICIA, CA



## Site

- > ±12.628 gross acres (±790' wide x ±702' deep)
- > APN's: 0080-291-03 & 04

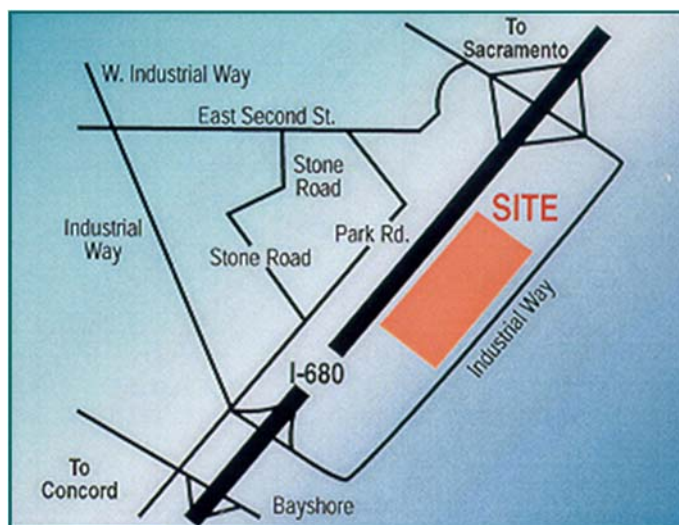
## Location

- > Located on I-680 at the Lake Herman Road off-ramp within the Benicia Industrial Park

## Building Highlights

- > **Building Size:** ±268,245 sq. ft. (±600' x ±450') distribution facility
- > **Available:** ±133,245 sq. ft. (±300' x ±450') including ±6,000 sq. ft. of office
- > **Parking:** ±100 stalls
- > **Column Spacing:** ±60' wide x ±45' deep
- > **Power:** ±400 amps @ 277/480 volts to main panel
- > **Loading:** Cross Loader
  - Dock High:** 22 doors (±9' x ±10') - with manual levelers
  - Grade Level:** 4 doors (±12' x ±14')
- > **Minimum Clear Height:** ±30'
- > **Staging:** ±130'-150'
- > **Concrete Apron:** ±45'
- > **Sprinklered:** ESFR

**Lease Rate:** Call broker for pricing.



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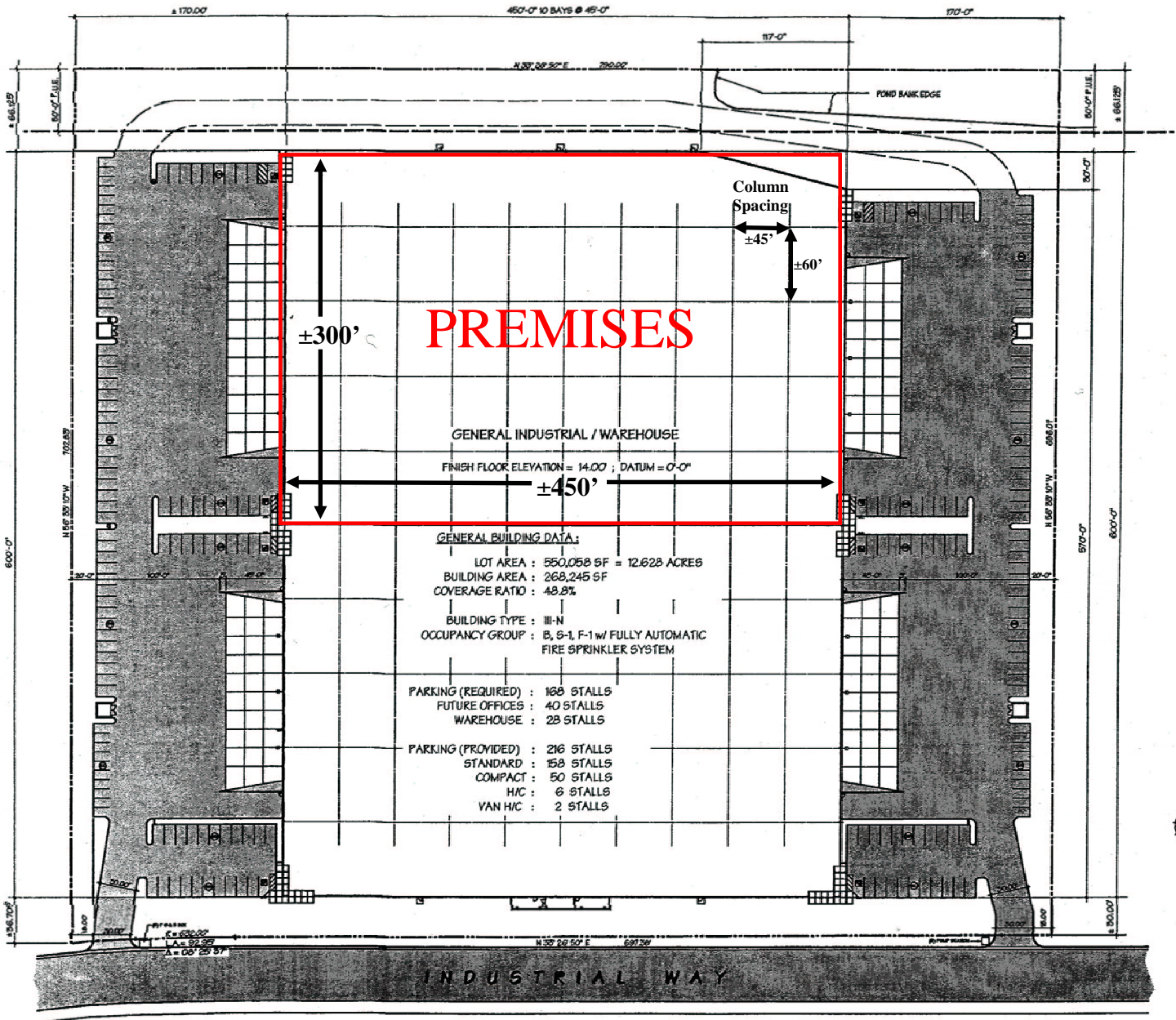
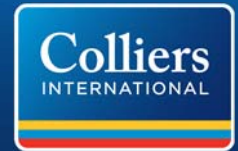
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