



815-847
ARNOLD DRIVE
MARTINEZ, CALIFORNIA

**SMALL WAREHOUSE
 AND OFFICE SUITES**

Office: ±525–±3,300 sq. ft.
 Warehouse: ±1,220 SF–±8,638 SF
 Aggressive Lease Rates!

HOME

Tim Schmid

Director

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LIC #01847650

**PROPERTY
 HIGHLIGHTS**

AERIAL

Bo Harkins

Director

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LIC #01943785

**AVAILABLE
 SPACES**

**SPACE
 HIGHLIGHTS**



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MUIR BUSINESS PARK

This eight building business park offers both light industrial and office spaces located in a park-like setting off of Highway 4. Onsite management contributes to a quiet, well maintained site with quality attention to our tenants.

- ±165,000 square feet
- Featuring storefront warehouse/office and exclusive office suites
- ±100 amps 110/208 volt, 3 phase electric service per bay
- Fire sprinkler system
- Interiors are designed to suite with pre-wired security systems
- Warehouses feature 12' x 14' roll-up doors and 18 ft. average clear height
- Non-exclusive off street parking available
- Freshly painted exterior with updated signage

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**Property
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MUIR BUSINESS PARK

TO BENICIA

MARTINEZ

680

AREA HIGHLIGHTS

- Freeway exposure to Highway 4, John Muir Parkway and 1.5 miles west of Interstate 680 via six lane freeway
- 8 minutes, 4 miles to Buchanan Field Airport
- Walking distance to County Connection Transit Line
- Close to restaurants, gas stations, Walmart, and Home Depot

VINE HILL

SUBJECT

NORTH CONCORD

ALHAMBRA AVE

HOWE RD

ARNOLD DRIVE

PACHECO

CONCORD

4

4

680

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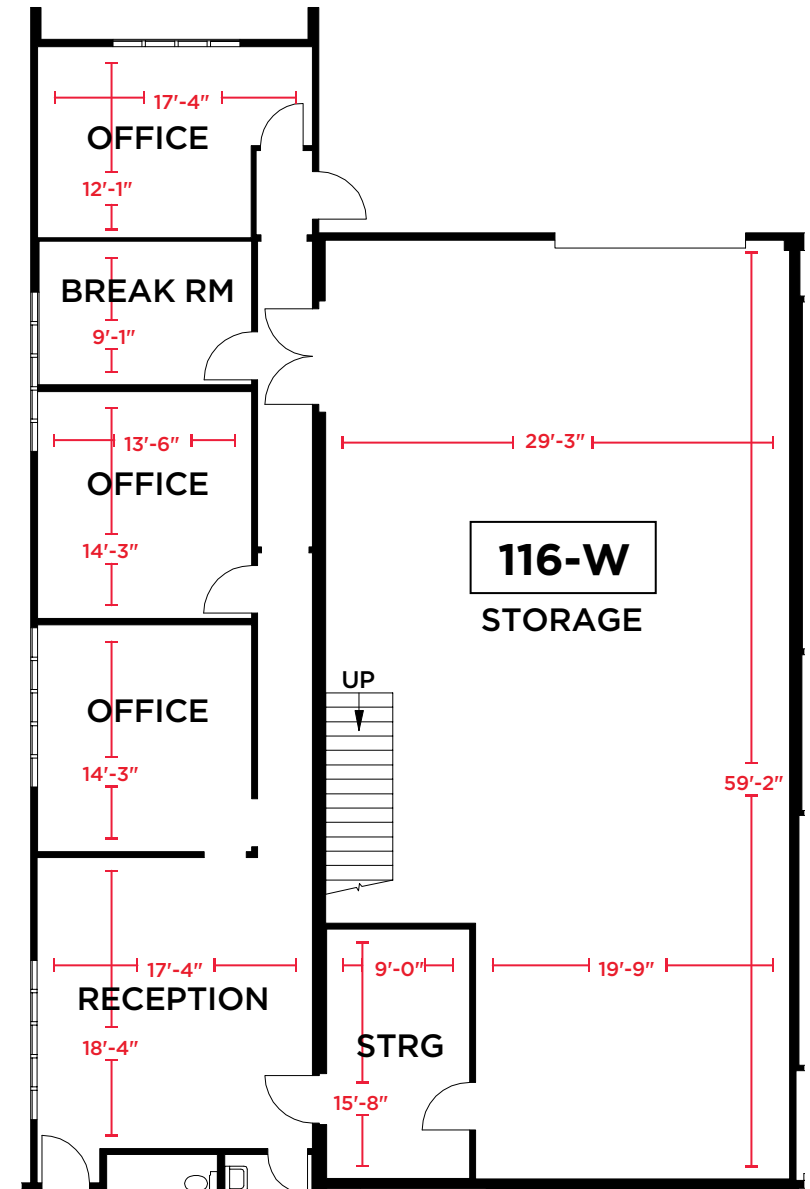
MUIR BUSINESS PARK

Space Highlights

825 Arnold Drive

Suite 116 Bay 6 — ±3,182 SF

- Four private offices
- Open office reception area
- ±400 SF mezzanine in warehouse
- 12' x 14' grade-level motorized rollup door
- 100 amp 120/208 volt 3-phase power



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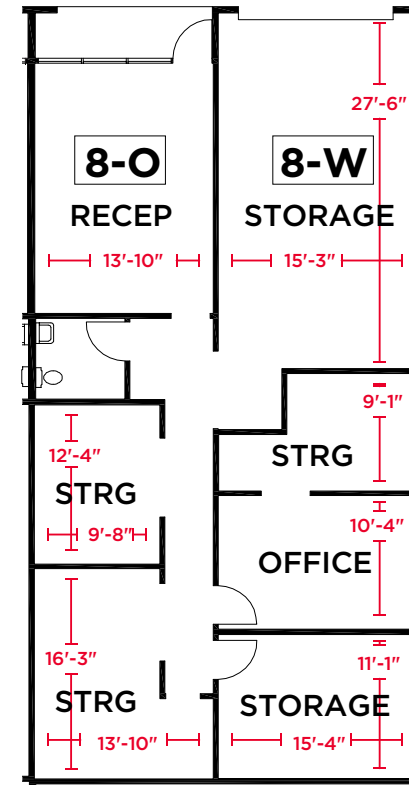
MUIR BUSINESS PARK

Space Highlights

827 Arnold Drive

Bay 8 — ±1,744 SF

- ±1,744 SF
- One (1) 12' x 14' Grade level door
- One (1) restroom
- ±100 amps 120/208 volt 3-phase power



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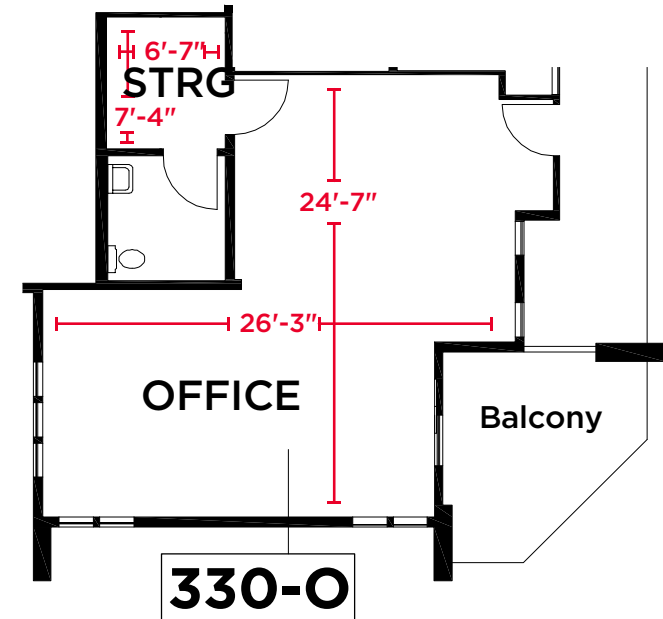
MUIR BUSINESS PARK

Space Highlights

837 Arnold Drive

Suite 330 — ±633 SF

- ±633 SF Office Suite
- Window Lined Corner Office
- Private Deck
- Restroom
- Storage Area



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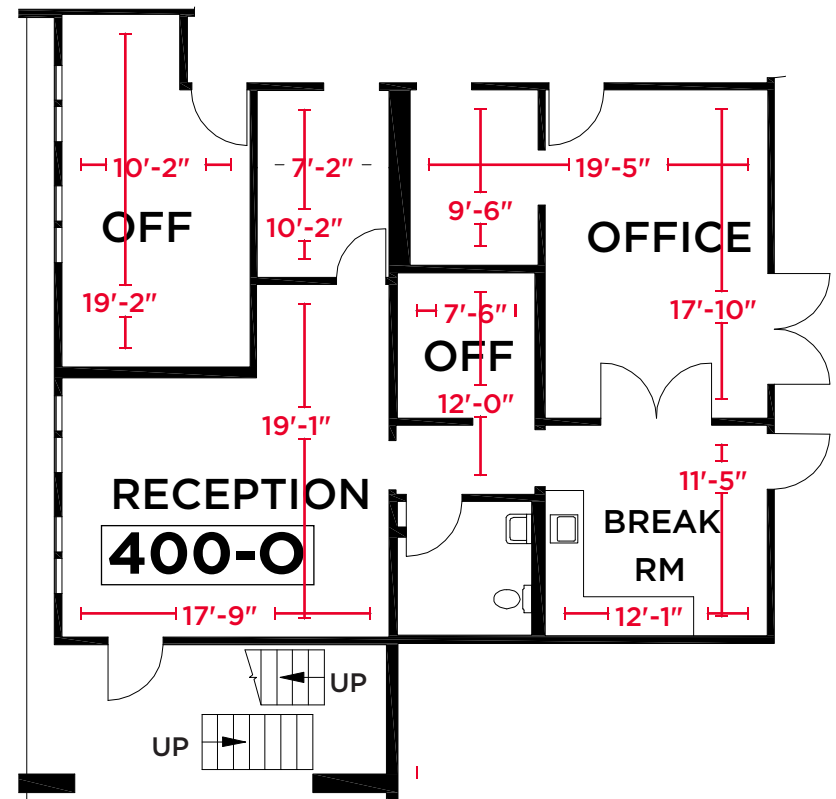
Space Highlights

837 Arnold Drive

Suite 400 Bay 06

±2,705 SF

- ±2,705 sq. ft.
- ±880 sq. ft. of warehouse expandable to ±1,800 sq. ft.
- Full kitchen
- Large gas heater
- Several glass lined private offices
- One 12' x 14' grade level door
- 100 amps 110-220 3 phase



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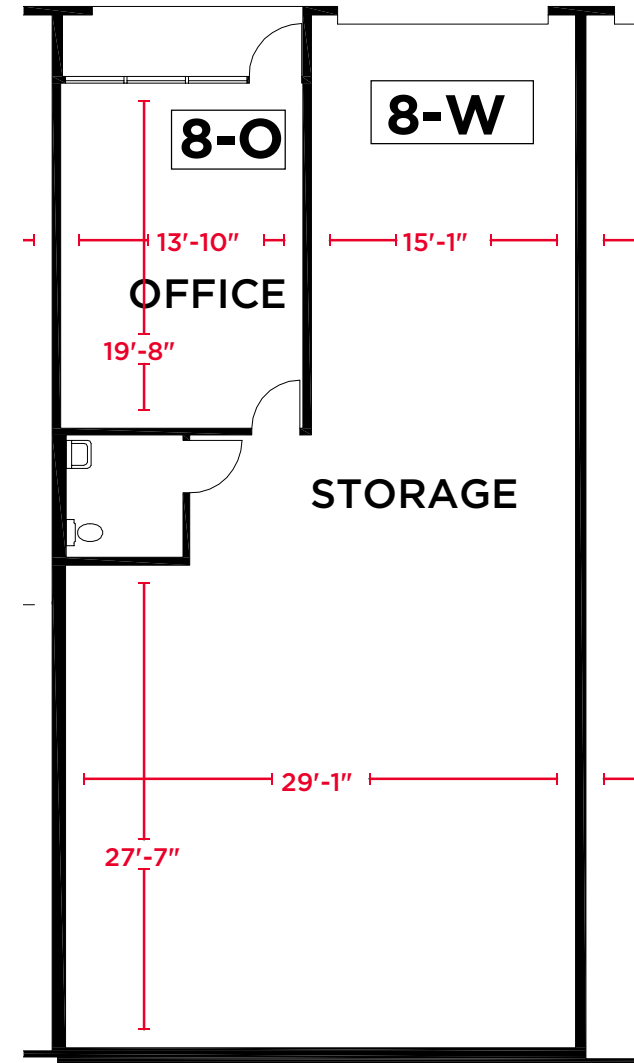
MUIR BUSINESS PARK

Space Highlights

837 Arnold Drive

Bay 08 — ±1,737 SF

- One (1) small office/reception area
- One (1) restroom
- One (1) 12'x14' grade level door
- ±100 amps 120/208 volt
3-phase power
- ±18' clear height



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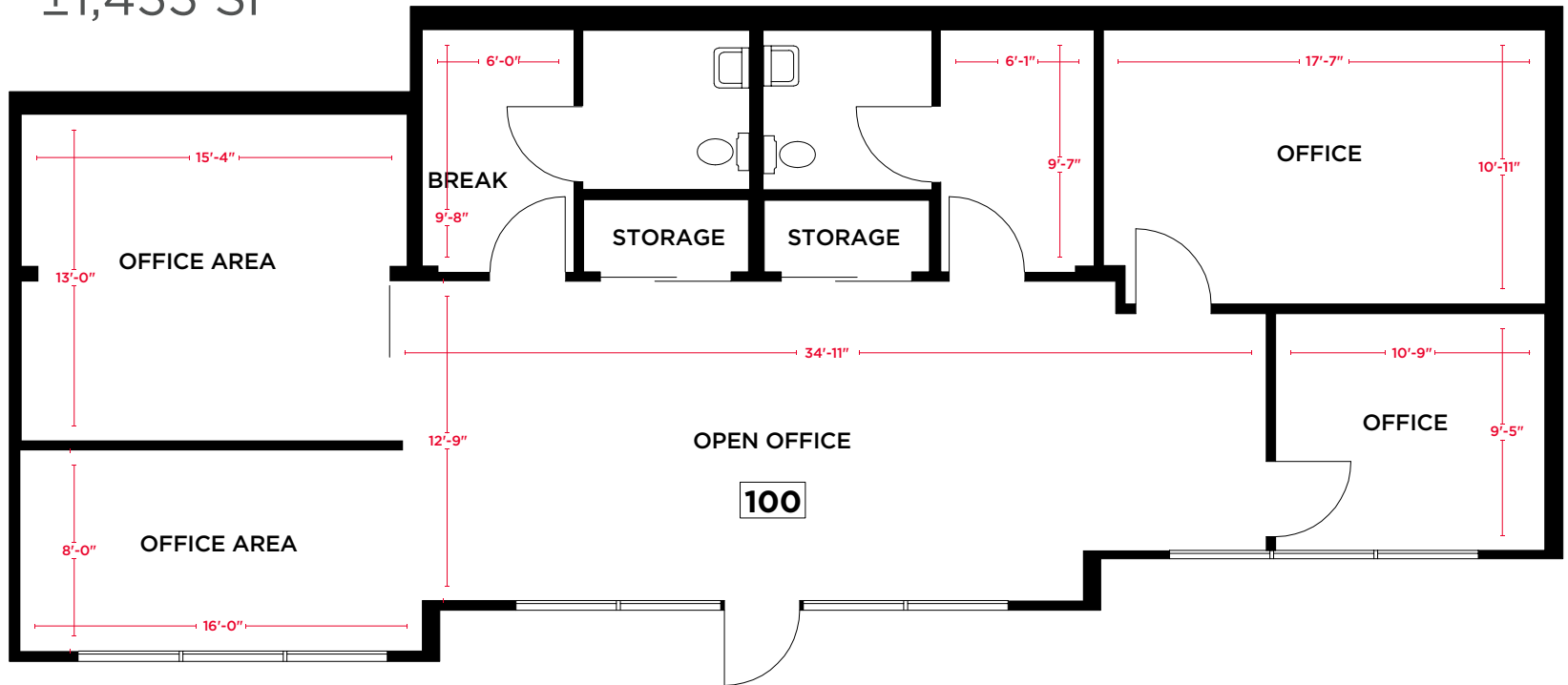
SPACE HIGHLIGHTS

MUIR BUSINESS PARK

Space Highlights

839 Arnold Drive

±1,433 SF



- Four private offices
- Open office reception area
- Kitchenette
- Two private restrooms

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