

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

PROPERTY HIGHLIGHTS

AERIAL

AVAILABLE SPACES

SPACE HIGHLIGHTS

Tim Schmid

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Bo Harkins



AERIAL

AVAILABLE SPACES

SPACE **HIGHLIGHTS**

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 pained exterior with updated signage

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SPACE HIGHLIGHTS

MUIR BUSINESS PARK

BUILDING 815 23,522 SF (17 Spaces)

Common Bathrooms		
Ste 122	Ste 124	
Bay 06	Bay 07	
Bay 05	Bay 08	
Bay 04	Bay 09	
Bay 03	Bay 10	
Bay 02	Bay 11	
Bay 01A	Bay 12	
Bay 01B		
Ste 120	Ste 118	
Common Bathrooms		

BUILDING 817 24,522 SF (18 spaces)

Bay 06A	Bay 07
Bay OOA	Bay 07
Bay 06B	
Bay 05	Bay 08
Bay 04	Bay 09
Bay 03	Bay 10
Bay 02	Bay 11A
	Bay 11B
Bay 01	Bay 12
Ste 100	Ste 60/70
Ste 40	Ste 50

BUILDING 825 23,640 SF (14 spaces)

Common Bathrooms		
Ste 110	Ste 116	
Bay 05	Bay 06	
Bay 04	Bay 07	
Bay 03	Bay 08	
Bay 02	Bay 09	
Bay 01	Bay 10	
Ste 112	Ste 114	
Common Bathrooms		

BUILDING 827 29,818 SF (21 Spaces)

•	•	•	
FIRST FLOOR			
Ste 150	Ste 140		
Bay 05			Ste 160
Bay 04			Bay 06
Bay 03			Bay 07
Bay 02			Bay 08
Bay 01			Bay 09
Ste 100			Bay 10
			Bay 11
		Ste 80	Ste 70
SECOND FLOOR			

SECONE	ND FLOOR		
	Ste 260		
	Ste 210	Ste 220	Ste 230

BUILDING 835

17,788 SF (10 spaces)

Common Bathrooms		
Ste 106	Ste 108	
Bay 03	Bay 04	
Bay 02	Bay 05	
Bay 01	Bay 06	
Ste 104	Ste 102	
Common Bathrooms		

BUILDING 841 1,312 SF (4 spaces)

Ste A
Ste B
Ste C
Ste D

BUILDING 837 & 839 30,060 SF (21 spaces)

Bldg 839

		•	
Ste 400			
Bay 06			Ste 600
Bay 05			Bay 07
Bay 04			Bay 08
Bay 03			Bay 09
Bay 02			Bay 10
Bay 01			Bay 11
Ste 200	Ste	210	Ste 220

FIRST FLOOR

SECOND FLOOR			
Ste 500			
Ste 310	Ste	320	Ste 330

BUILDING 847 3,300 SF (1 space)

100

KEY



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Available Spaces

AERIAL

AVAILABLE SPACES

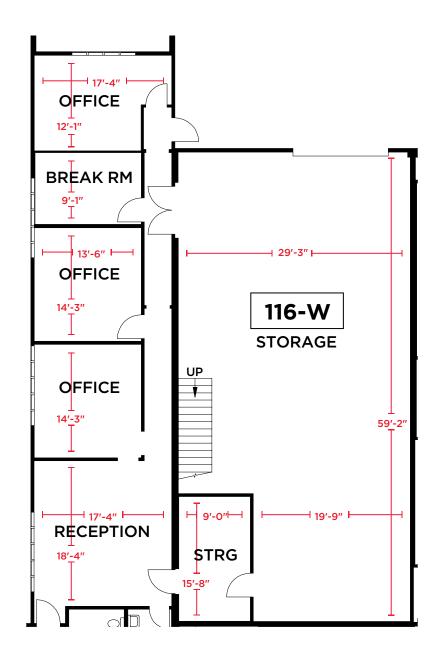
SPACE **HIGHLIGHTS**

MUIR BUSINESS PARK

Space Highlights 825 Arnold Drive

Suite 116 Bay $6 - \pm 3{,}182$ SF

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





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SPACE **HIGHLIGHTS**

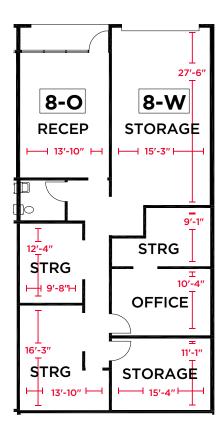
MUIR BUSINESS PARK

Space Highlights

827 Arnold Drive

Bay 8 $-\pm 1,744$ SF

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



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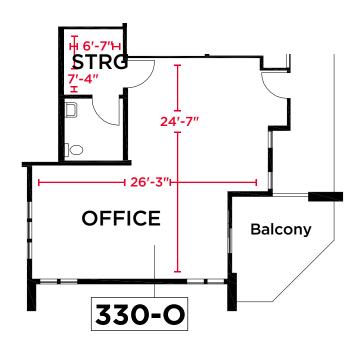
SPACE **HIGHLIGHTS**

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**

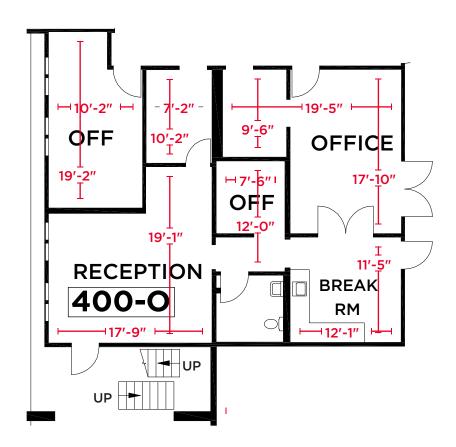
MUIR BUSINESS PARK

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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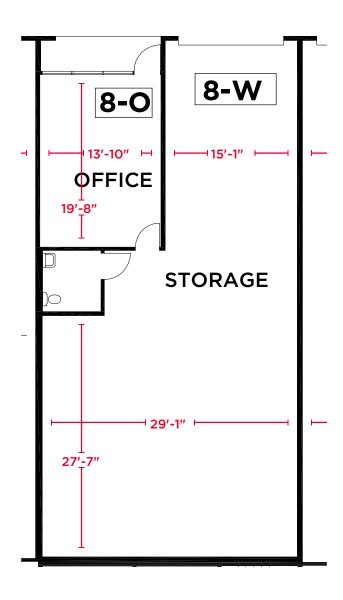
SPACE **HIGHLIGHTS**

MUIR BUSINESS PARK

Space Highlights 837 Arnold Drive

Bay $08 - \pm 1,737 \text{ SF}$

- 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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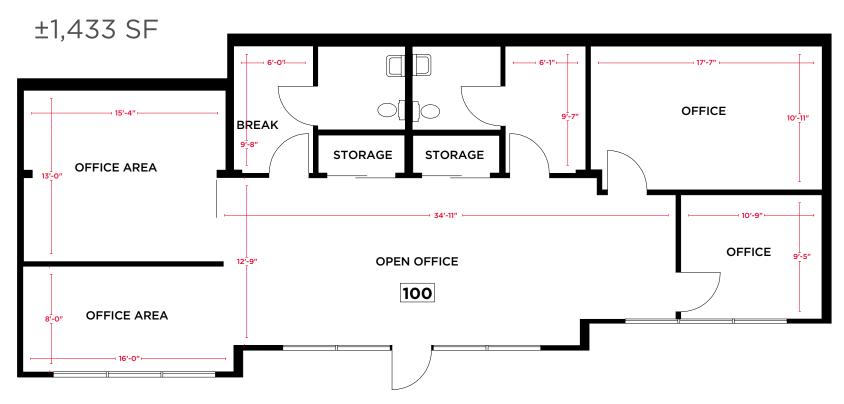
AVAILABLE SPACES

SPACE **HIGHLIGHTS**

MUIR BUSINESS PARK

Space Highlights

839 Arnold Drive



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

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