

FOR SALE

STAND-ALONE INDUSTRIAL BUILDING

5135-5141

PORT CHICAGO HIGHWAY

Concord, CA



PROPERTY HIGHLIGHTS

Rare opportunity to purchase a turnkey, standalone industrial property in North Concord Industrial Park.

- + +26,400 sf Office/Warehouse on 1.00 full AC of land designed for Single tenant or Multi-Tenant owners
- + Electrical needs replacement
- + 20' Clear height
- + Fenced Yard
- + Easily configured to single or multi-tenant property
- + 4 Grade Level Loading Doors
- + 31 Parking spaces located in the front of the property
- + Seller to consider As-Is sale, call broker to discuss
- + Located in the Cannabis Overlay Dist.



CONTACT US

JOHN SALAMIDA

Vice President
+1 925 296 7750
john.salamida@cbre.com
Lic. 01822505

CBRE, INC.

2175 N California Blvd Suite 300
Walnut Creek, CA 94596
+1 925 296 7700
www.cbre.com

www.cbre.com/walnutcreek

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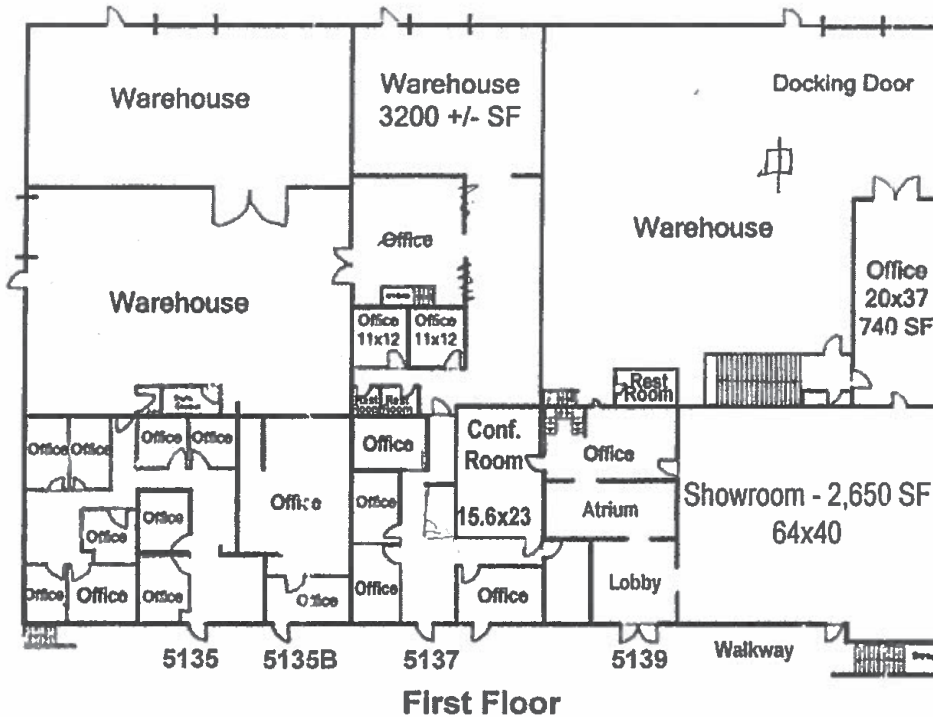
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SITE PLAN

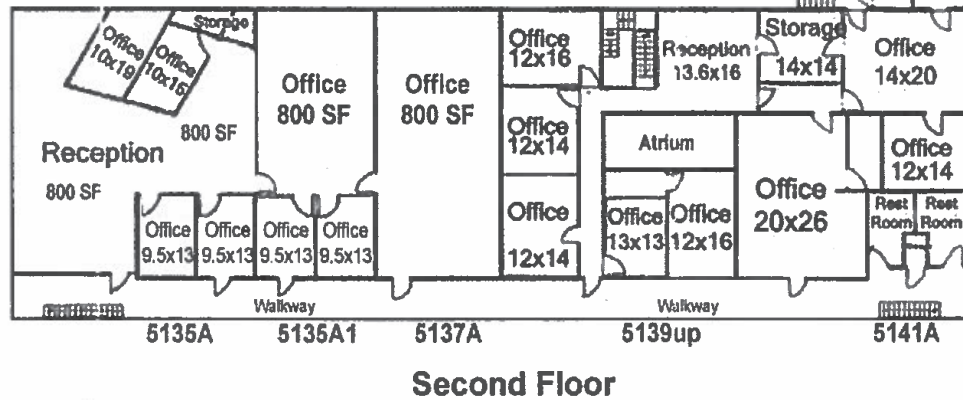


First Floor

5135	6,100 sf	- 1,600 sf office 4,500 sf warehouse
5135-B	800 sf	- all office
5137	4,800 sf	- 1,600 sf office 3,200 sf warehouse
5139	7,500 sf	- 3,300 sf office 4,200 sf warehouse

Second Floor

5135-A	1,600 sf	of office
5135-A1	800 sf	of office
5137-A	800 sf	of office
5139 up	1,800 sf	of office
5141-A	2,000 sf	of office



5135-5141 Port Chicago Highway

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PROPERTY PHOTOS & MAP



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