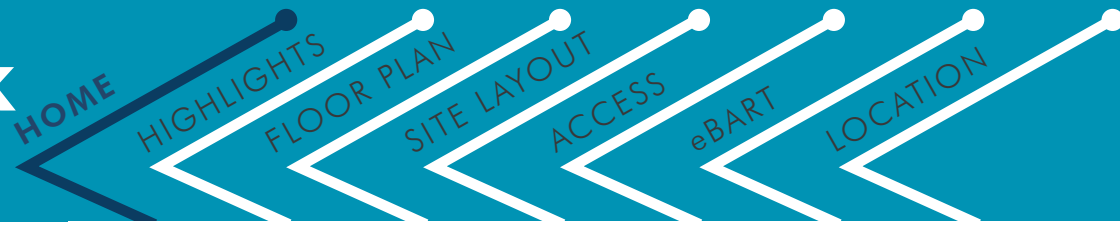


FOR LEASE

# Empire Business Park

701 Willow Pass Road, Pittsburg, CA



**MFG/WHSE: ±58,311 SF**



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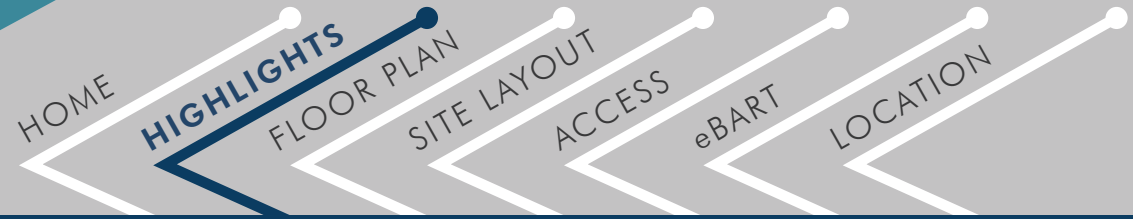
**CUSHMAN & WAKEFIELD**

[View Site Specific COVID-19 Prevention Plan](#)

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## Suite Highlights

Available	MFG/WHSE: ±58,311 SF <ul style="list-style-type: none"><li>Rear loaded</li><li>Dimensions: ±160' W x ±360' D</li></ul>
Office	±2,500 SF administrative office ±800 SF shipping office
Restrooms	Three (3)
Clear Height	±20' – 28'
Column Spacing	±20' W x ±60' D
Loading	DOCK HIGH: Three (3) ±9' H x ±10' W doors (Additional doors to suit) GRADE LEVEL: One (1) ±12' x ±14' doors
Power	600 amps @277/480 volts / 3 phase
Lighting	High bay T8 motion sensor warehouse lighting
Sprinklers	ESFR system
Slab Thickness	6"-8" slab with rebar reinforcement at 4"-12" on center
Staging	±135' concrete staging apron

## Project Highlights:

Gross Building SF:	±411,606 SF Building
Total Land:	±35.51 Acres
Year Built:	1952
APNs:	085-280-010-1
Distances:	1.8 mi Highway 4 via Railroad Ave 1.5 mi to New Pittsburg BART station 10 mi to Hwy 4/I-680 interchange 33.6 mi to Port of Oakland
Zoning:	Industrial Park - Limited Overlay (IP-O)



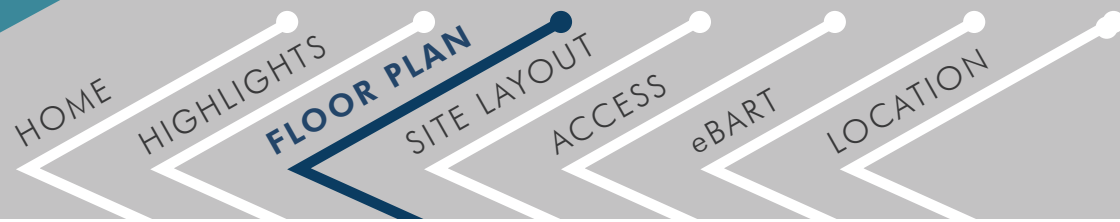
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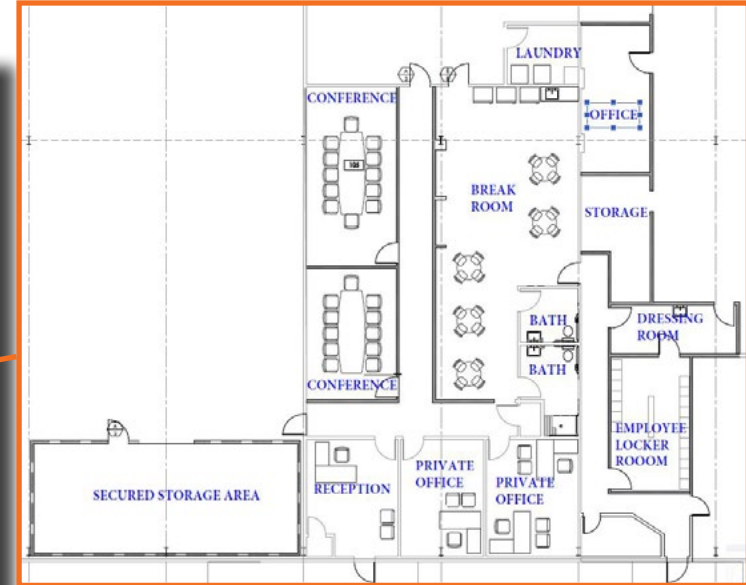
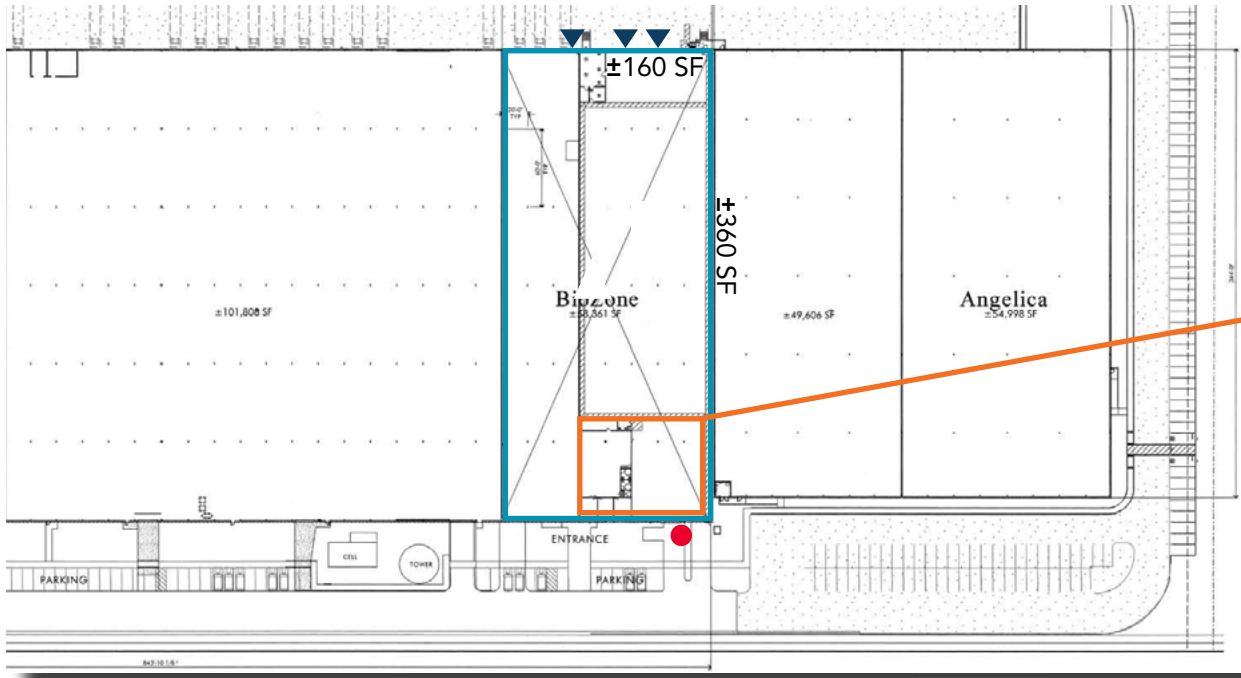
# Empire Business Park

701 Willow Pass Road, Pittsburg, CA



## Floor Plan

- ▼ = Dock High Loading
- = Grade Level Loading



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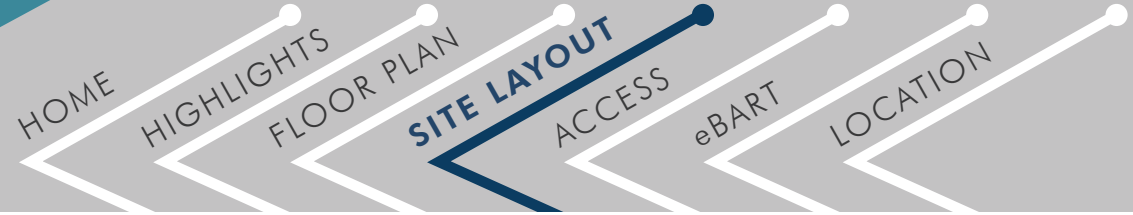
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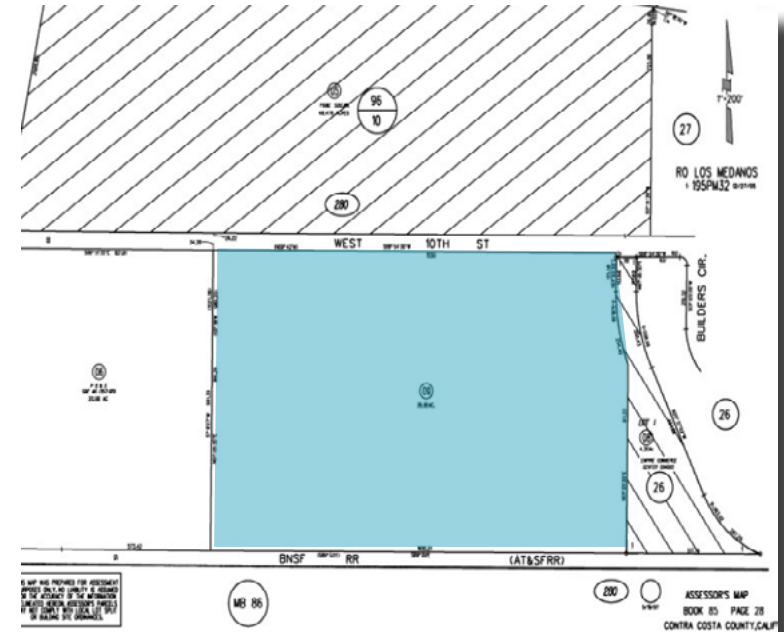
701 Willow Pass Road, Pittsburg, CA



## Site Layout



## Parcel Map



\*Excess land (Area 1 & Area 2) has existing plans. Please inquire on availability.

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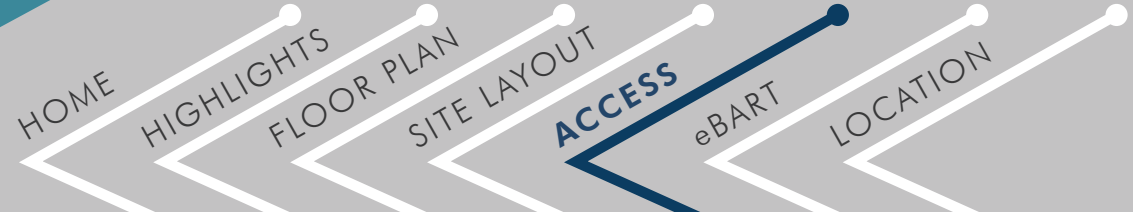
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# Empire Business Park

701 Willow Pass Road, Pittsburg, CA



## Access



\$1.3B in recent improvements to the local transport infrastructure:

- Freeway widening now complete; eight (8) lanes
- Two (2) new eBart stations (Railroad Ave and Hillcrest Ave-Antioch)
- New Hwy 160 overpass in Antioch

FOR LEASE

# Empire Business Park

701 Willow Pass Road, Pittsburg, CA

- HOME
- HIGHLIGHTS
- FLOOR PLAN
- SITE LAYOUT
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- LOCATION

East Contra Costa BART Extension (eBART) Passenger service now open!



Projected 9,750 daily riders between eBART stations and BART at the Pittsburg/BayPoint transfer platform (2030).

Watch the Pittsburg Center Animation



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## Location

