

**FOR SALE**

**4690 E 2nd Street, Unit 8**

**Benicia, CA**

HOME

FEATURES

4690 FLOOR PLAN

PARCEL MAP



- LIGHT INDUSTRIAL CONDO WITH SHARED DOCK RAMP ACCESS
- ±10,100 SF GROSS
- USER OR INVESTOR
- UNIT 5 (6,915 SF) ALSO AVAILABLE

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### Property Features

- End cap light industrial condo
- Zoning: IG: General Industrial
- Year Built: 1998
- Minimum clear: ±22'-24'
- Sprinklers — specs to be verified
- Construction: Concrete tilt-up
- Rare light industrial condo with easy access to I-680 via E 2nd/Lake Herman Road
- Estimated 2019 association dues: \$.07/SF per month

**Pricing: Call Broker**

### Unit 8

- ±8,432 SF (Footprint)  
±10,100 SF (Gross)
- Office  
±1,670 SF  
Two (2) restrooms  
Break room  
Two (2) private offices  
One (1) conference room  
Reception
- Warehouse: ±6,792 SF
- Large mezzanine ±1,670 SF
- APN: 0080-050-750
- Loading: Two (2) ±14' × ±14' grade doors
- Direct access to one (1) shared dock ramp
- Power: 325 amps @ 277/480 volt,  
250 amps @ 120/208 volt to be verified

[Click to View Zoning Map](#)

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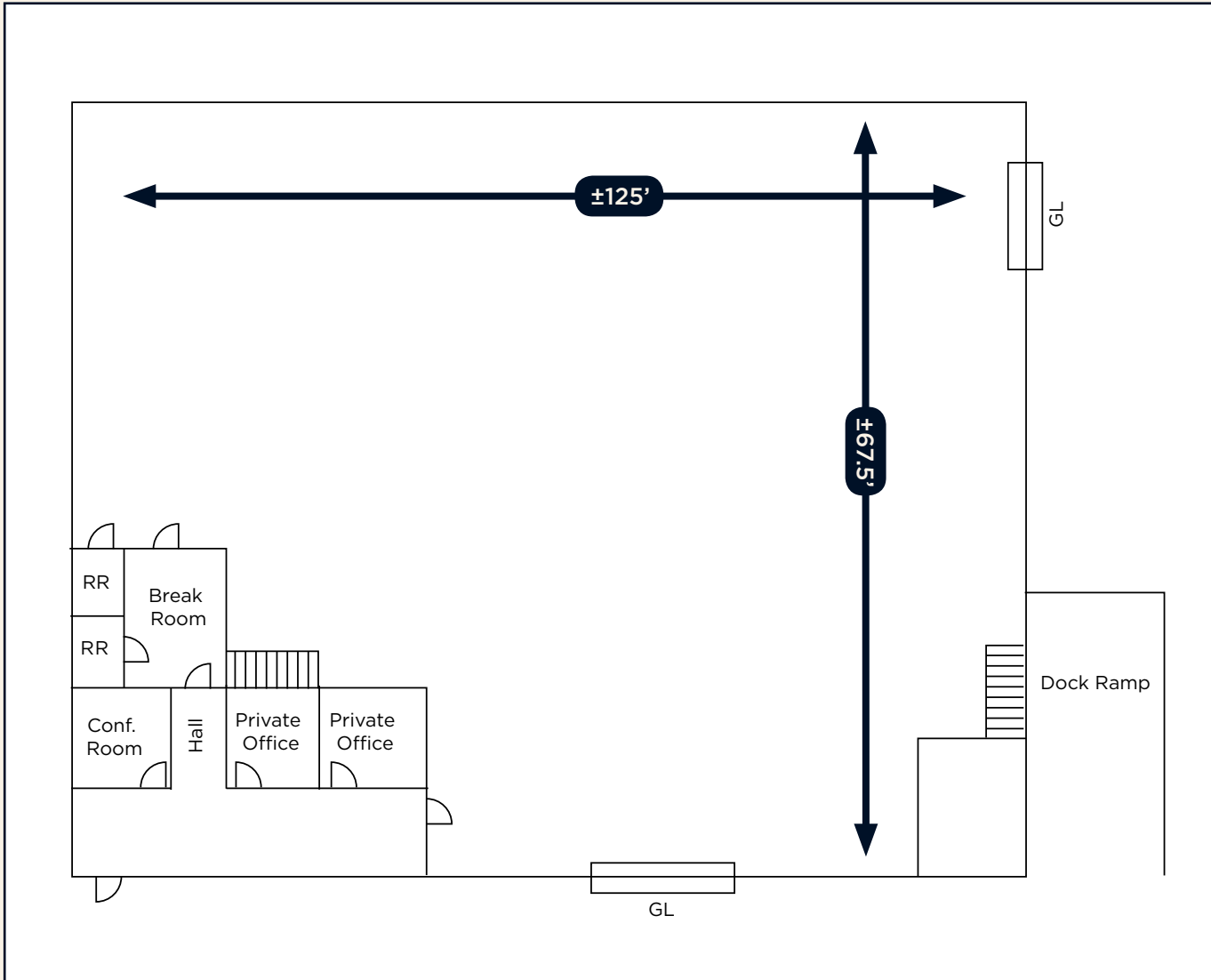
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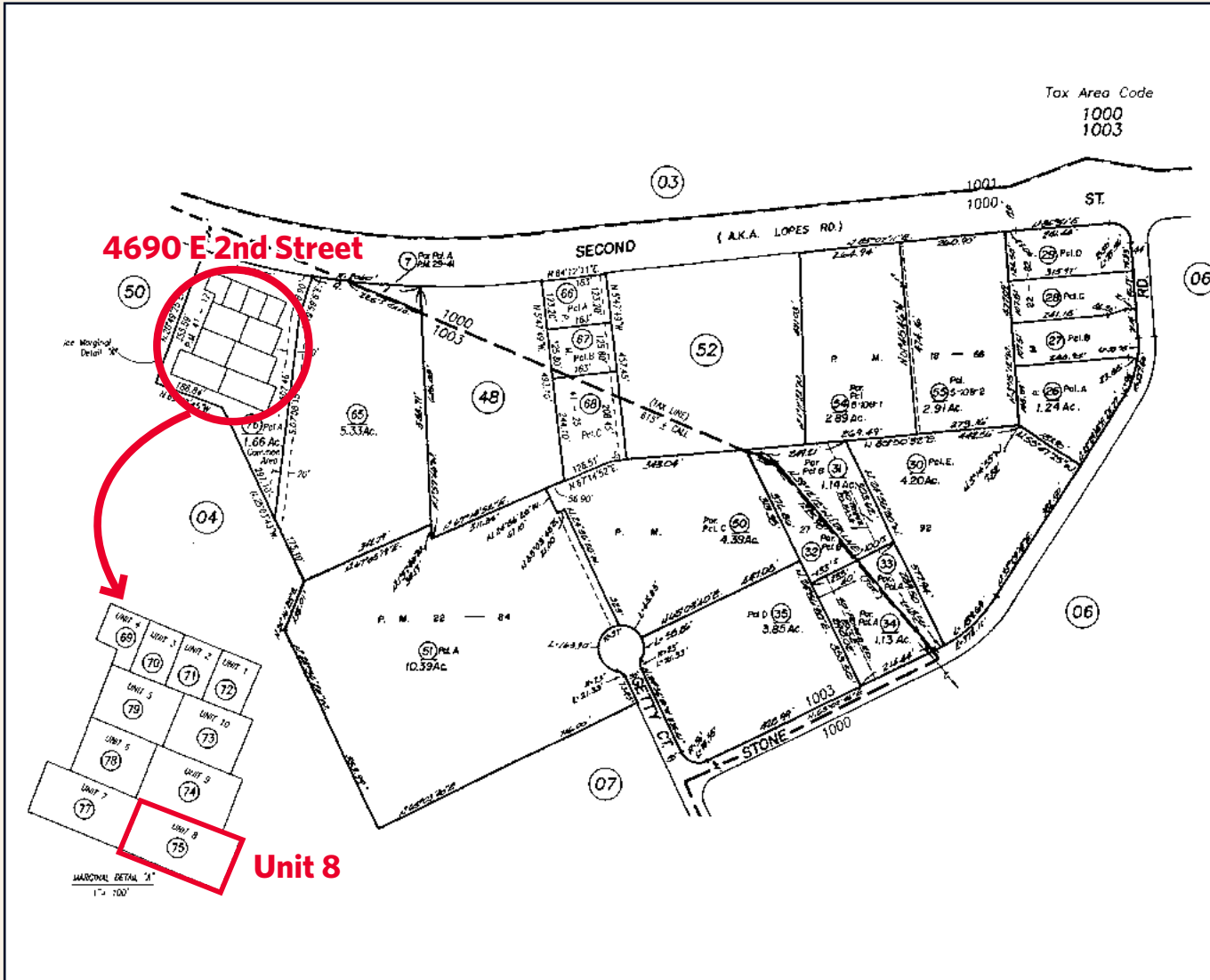
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