

RARE ±12,000 SF STANDALONE LIGHT INDUSTRIAL BUILDING



AVAILABLE FOR OCCUPANCY NOW

2245 VIA DE MERCADOS
CONCORD, CA



NEWLY REFURBISHED STAND-ALONE LIGHT INDUSTRIAL/SERVICE COMMERCIAL BUILDING IN CENTRAL CONCORD

SITE

- » Approximately ±.5 Acres (±21,780 SF)
- » Dimensions: ±135' W x ±160' D
- » APN: 126-010-063
- » Located in Central Concord close to amenities
- » Service Commercial Zoning

BUILDING

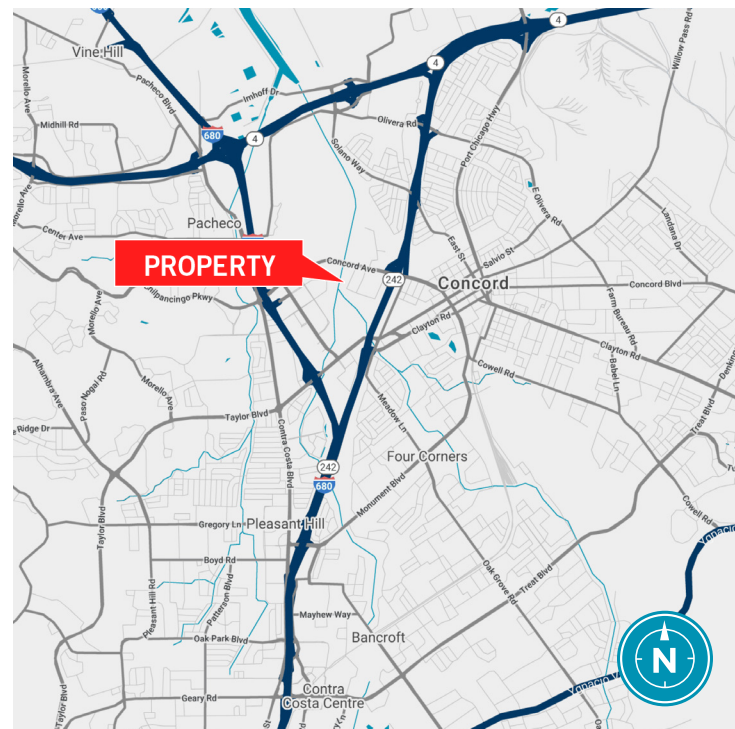
- » Available: ±12,000 SF
- » Dimensions: ±100' D x ±120' W
- » Construction: Concrete tilt-up
- » Parking: ±1/1,000 (additional on street parking)
- » Column Spacing: ±50' D x ±20' W
- » Power: TBD
- » Loading: Four (4) Grade Level Doors
 - Two (2) 12' x 12': One (1) oversized 16' x 14', One (1) 12' x 14'
 - Conversion possible to add one (1) additional loading door (front)
- » Clear Height: ±16'
- » Sprinklered: .18/3,000 GPM

OFFICE / SHOWROOM

- » ±3,000 SF

WAREHOUSE

- » ±9,000 SF
- » ±750 SF Mezzanine
- » Compressed Air Lines
- » Natural gas with three (3) warehouse heaters
- » Insulated



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

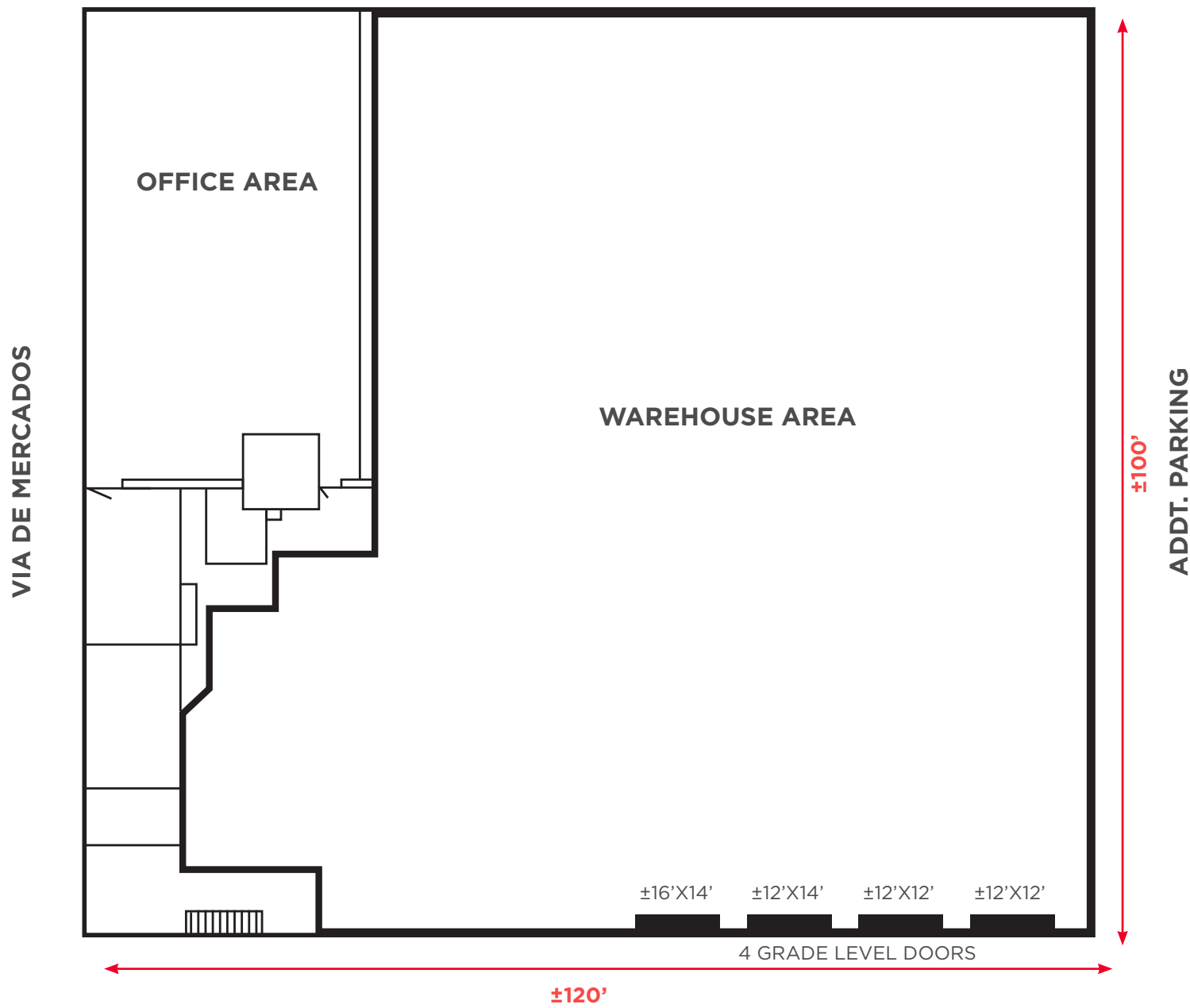
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FLOOR PLAN



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PHOTO GALLERY

