

FREESTANDING INDUSTRIAL BUILDING WITH YARD FOR LEASE

3915 TEAL COURT

Benicia | CA

±7,745 SF ON
.73 ACRES OF LAND



TWO FENCED YARD AREAS!

NEWMARK

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AERIAL



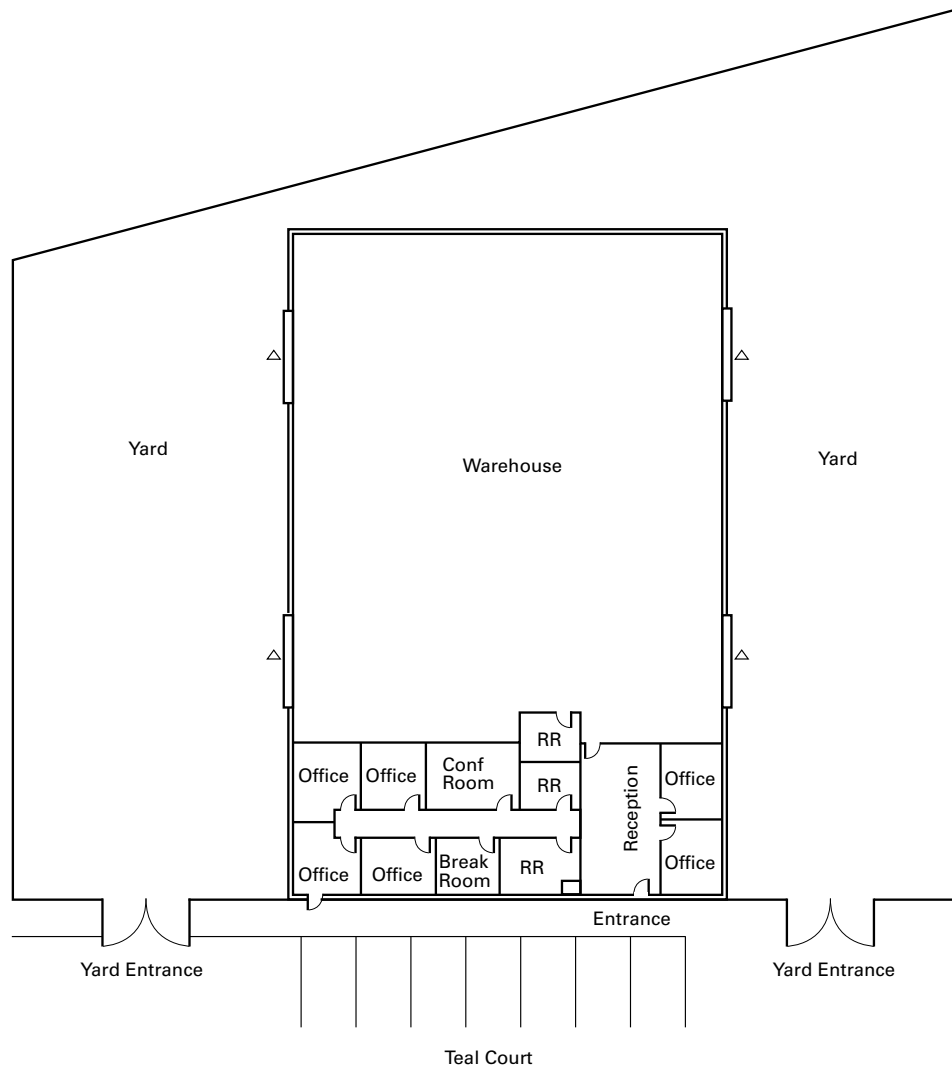
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BENICIA
INDUSTRIAL
BUILDING
FOR LEASE



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△ GRADE LEVEL DOORS

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SITE PLAN

BENICIA
INDUSTRIAL
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PROPERTY DESCRIPTION

Total SF	±7,745 SF
Occupancy (Leased through Feb.28,2025)	March 1, 2025
Year Built	1978
Lot Size	±.73 acres
Office Area	±1,800 SF
Exterior Walls	Metal
Clear Height	18'
Roll Up Doors	Four (4) 12'x14'
Zoning	IG (Industrial General)

Comments: One of Benicia Industrial Park's, most sought after freestanding Office/ Warehouse/ Yard Buildings. Includes reception area, six (6), private offices, conference room, breakroom and three (3) restrooms. Has 2nd story mezzanine for storage. Excellent access to I-680, I-780 and minutes from I-80.

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PROPERTY PROFILE

**BENICIA
INDUSTRIAL
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MAJOR REFINERIES



ABUNDANT & AFFORDABLE
Labor Supply



LOWER
Cost of Living



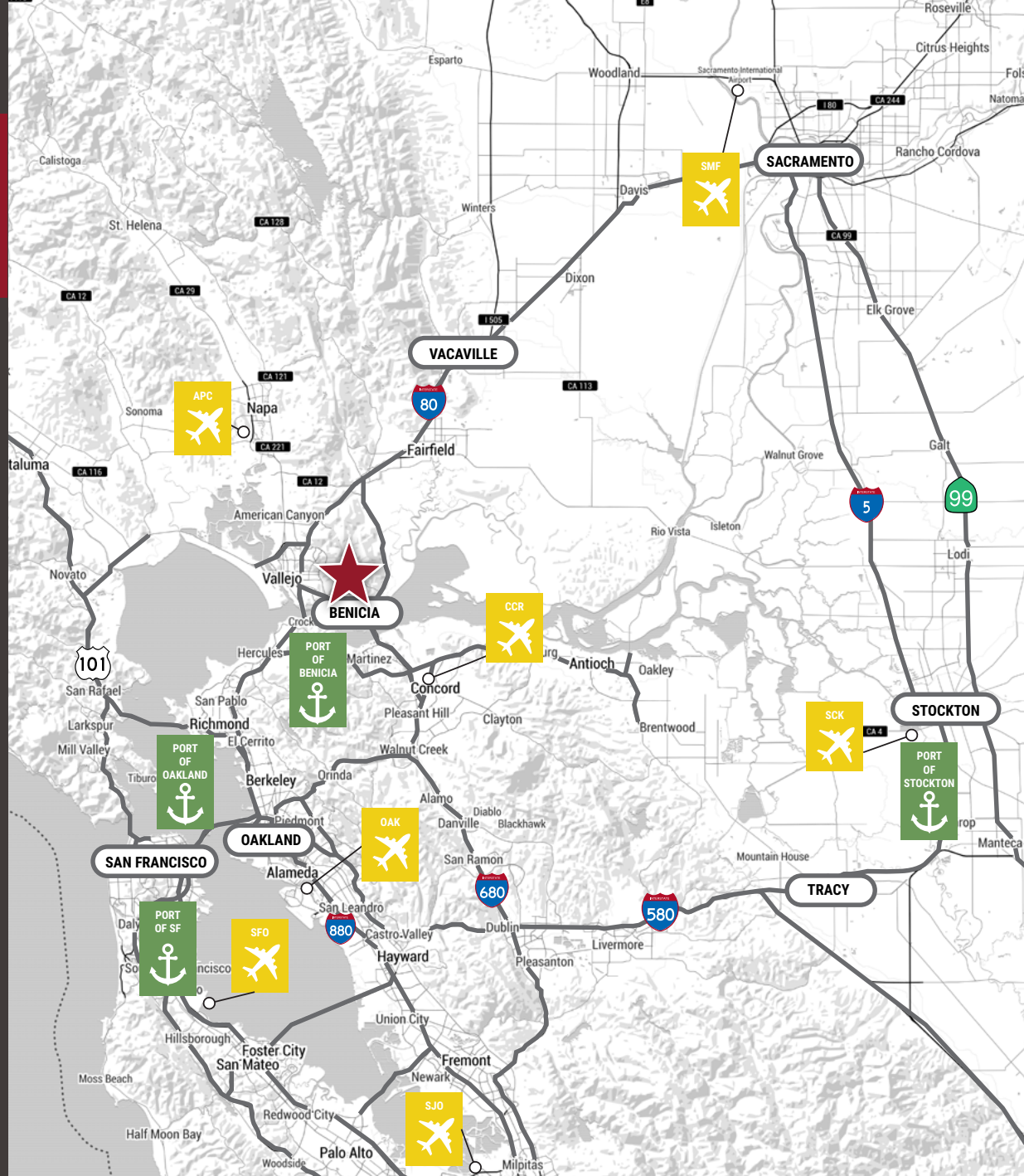
30 to 90 MINUTES

Less than 30 minutes to Oakland,
Marin, and SF; Less than 90 minutes
to even the farthest reaches of the
Bay Area and Silicon Valley



MILES TO BAY AREA LOCATIONS

Fairfield	20
Napa	29
Port Of Benicia / Amports	4
San Francisco	39
Port of Oakland	30
Walnut Creek	15
SFO Airport	48
OAK Airport	40



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