

5500

EAST 2ND STREET benicia

LIFE SCIENCE HQ OPPORTUNITY

±63,108 SF (46,069 SF OFFICE, 17,039 SF LAB)

FOR SALE OR LEASE - \$2.00/RSF/MO NNN

SALE ASKING - \$16,000,000

BROOKS PEDDER, SIOR

Executive Managing Director
brooks.pedder@cushwake.com
+1 925 627 2480

TONY BINSWANGER, SIOR

Executive Director
tony.binswanger@cushwake.com
+1 925 627 2482

RYAN HATTERSLEY

Vice Chairman
ryan.hattersley@cushwake.com
+1 510 891 5802



**CUSHMAN &
WAKEFIELD**

5500

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WALNUT CREEK

LAFAYETTE

ORINDA

CONCORD

MARTINEZ

CARQUINEZ STRAIT



Winebow GROUP

Biagi Bros.



BENICIA

PRO-FORM

MOLECULE LABS
E-LIQUID MANUFACTURING

Yandell
TRUCKAWAY, Inc.

Coca-Cola

EAST BAY TIRE CO.
FAMILY OWNED SINCE 1946

PODS



Dunlop

5500 E. 2nd Street
Benicia, CA

5500 EAST 2ND STREET

AERIAL



5500
EAST 2ND STREET
benicia

680

OFFERING & HIGHLIGHTS

The Offering

This ±63,108 square foot Office/Flex/Lab building located in Benicia, situated in South Solano County and adjacent to Contra Costa County in Northern California. The property is an ideal owner/user opportunity, Life Science, R&D or office property that can be leased, or purchased.

Real Estate/Area Strengths

- The Bay Area is the hottest biotech market in the world accounting for over 40% of the global biotech industry
- Benicia Industrial Park has a low vacancy rate and a strong tenant mix
- Excellent access to critical transportation arterials such as I-80, 680, I-5 and Highway 4 — strong product distribution and labor access capabilities
- Next to large potential labor pools coming from UC Davis and UC Berkeley biomedical graduate programs
- Convenient reverse commute pattern from Contra Costa and Alameda Counties

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PROPERTY DESCRIPTION

POWER
1600A@
277/480V

SITE
4.02
ACRES

BUILDING SIZE
63,108±
SQUARE FEET

BACKUP GENERATOR
±85 KW
DIESEL

PARKING
2.82/1,000
SQUARE FEET

LOADING
4 ROLL UP DOORS
1 DOCK & 3 GRADE

LAB
17,039±
SQUARE FEET

OFFICE
46,069±
SQUARE FEET

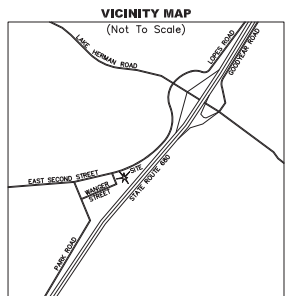
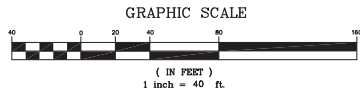
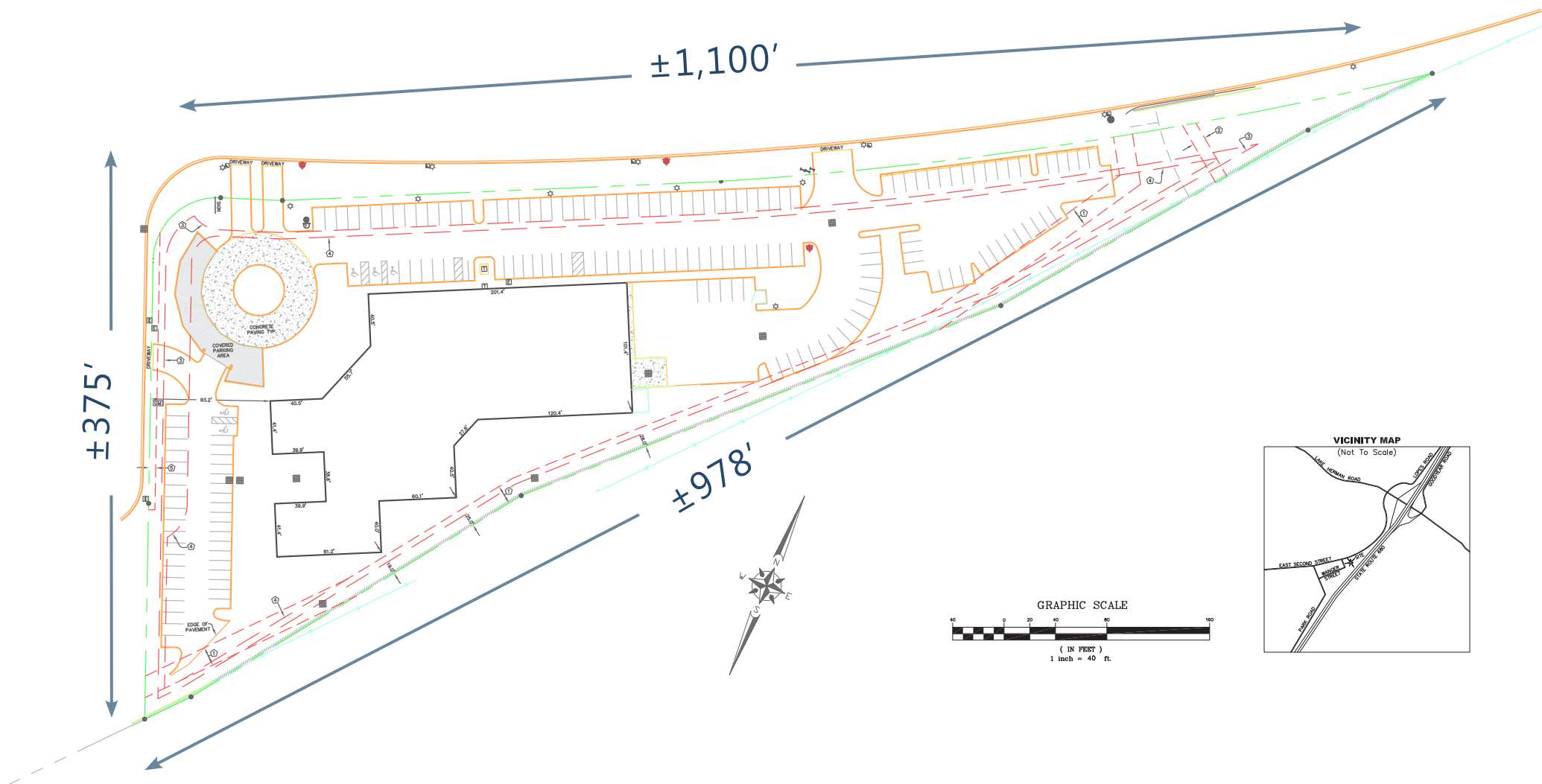
5500 EAST 2ND STREET, BENICIA, CA 94510

Site	175,111± square feet or 4.02 acres
Site Dimensions	±1,100' W x ±375' D (irregular)
Building	
Year Built	1987
Stories	2
Size	63,108± SF
Office (73%)	46,069± SF
Lab (27%)	17,039± SF
APN	0080-240-040
Zoning	IP (Industrial Park)
FAR	36% (18% on Footprint)

Construction Detail	2 stories of steel framed building with concrete and glass faces
Framing	Concrete tilt-up construction with steel floor deck and columns, wood deck over warehouse lab area
Exterior Walls	Concrete, glass and stucco
Roofing	Cap sheet, on wooden support trusses and plywood
Exterior Doors	Aluminum frame door with tempered glass inserts; fire rated metal doors and emergency exits
Loading Doors	1 large oversized dock (multiple truck positions) +3 grade level
Power	1600 amps@277/480 Volts
Sprinkler Capacity	1.6/3000 GPM
Backup Generator	±85 KW Diesel Generator in Place

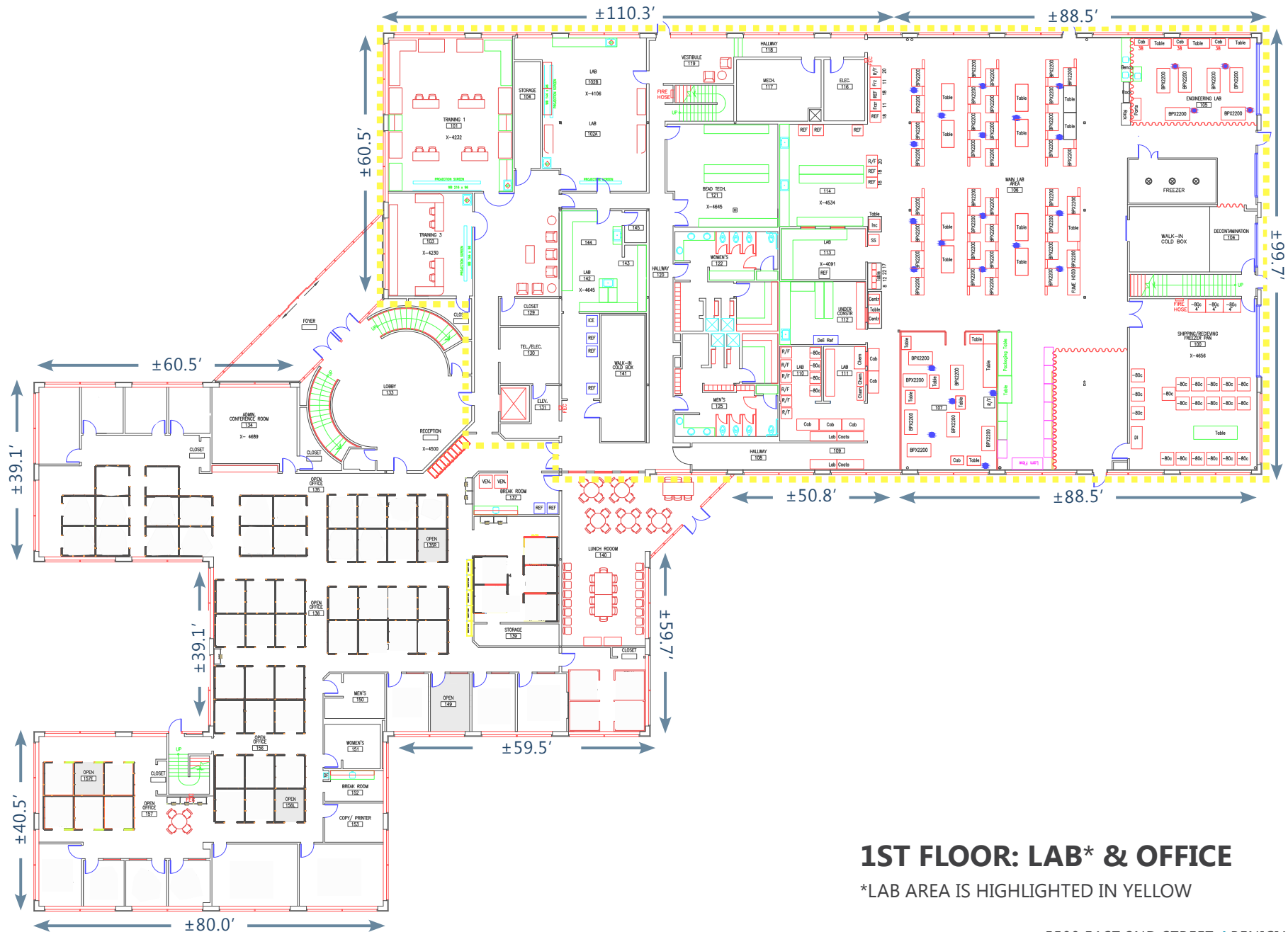
SITE PLAN

5500
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FLOOR PLANS - 1ST FLOOR

5500
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1ST FLOOR: LAB* & OFFICE

*LAB AREA IS HIGHLIGHTED IN YELLOW

5500
EAST 2ND STREET

**GRADE
LEVEL**

**GRADE
LEVEL**

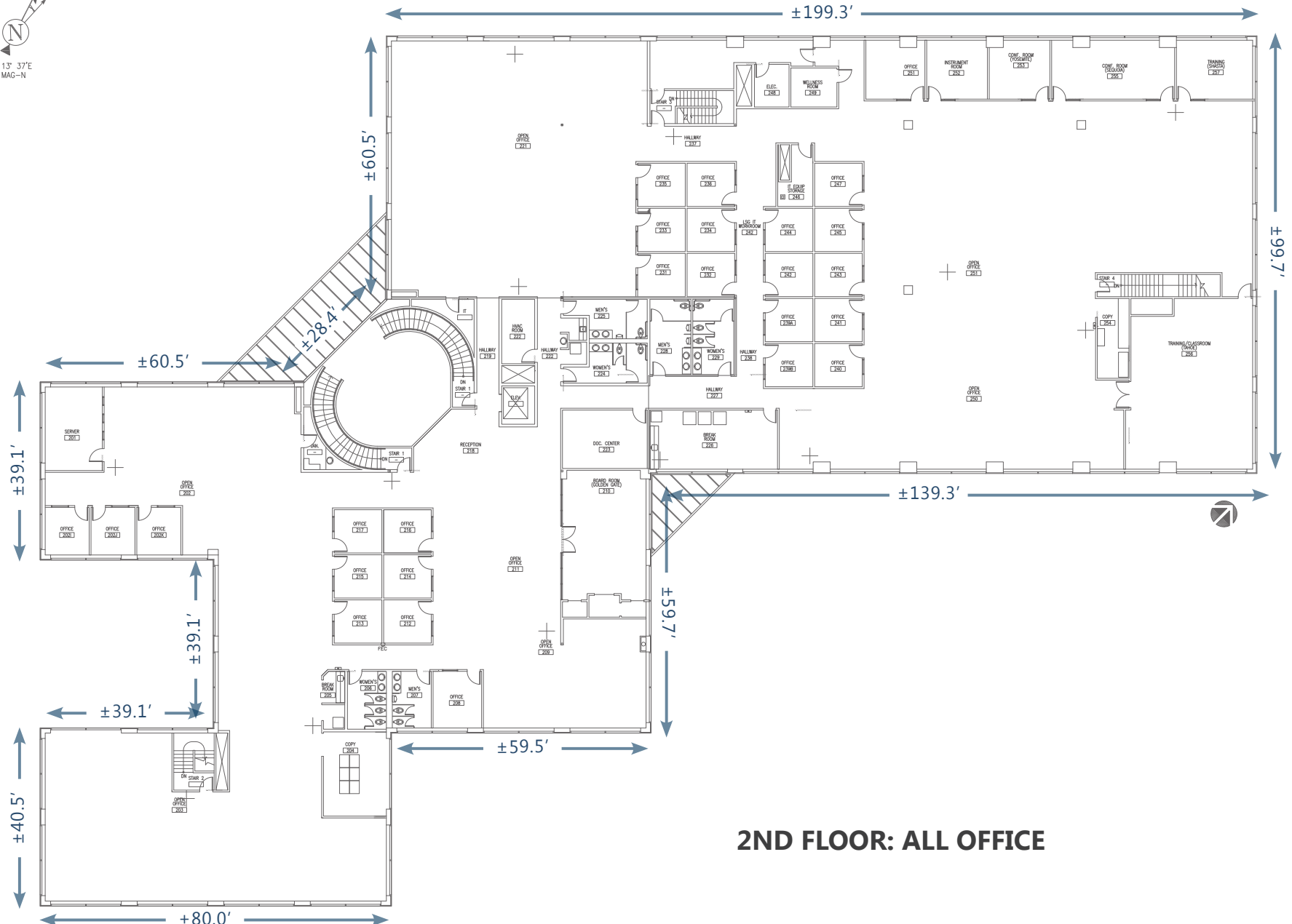
**GRADE
LEVEL**

LOADING DOCK



FLOOR PLANS - 2ND FLOOR

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2ND FLOOR: ALL OFFICE

AREA OVERVIEW

BENICIA INDUSTRIAL PARK

Benicia's strategic setting on the Carquinez strait, just off Interstate 680, has made it an attractive location as both a place to live and a place for industrial growth. Benicia is home to a large and thriving industrial park with six million square feet that includes everything from petroleum refining, manufacturing, construction, environmental engineering, steel fabrication and machining, and biotech.

The top 10 employers in the Benicia Industrial Park include:

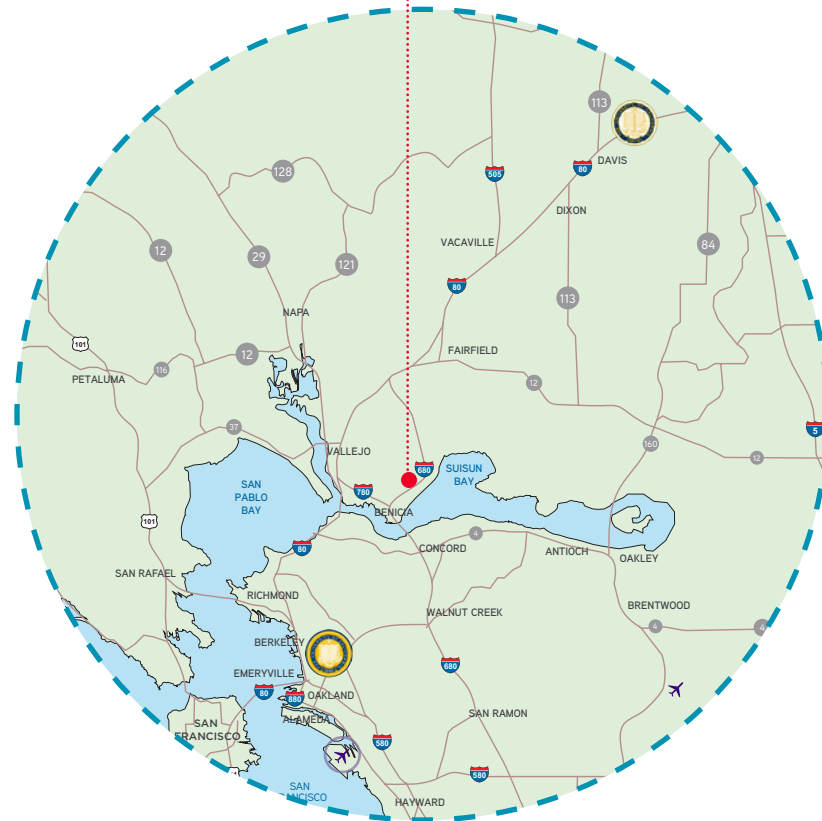
- Valero Refining Company
- Bio-Rad Laboratories
- Radiator Express Warehouse
- Coca-Cola Bottling Company
- The Pepsi Bottling Company
- Dunlop Manufacturing
- Henry Wine Group
- Yandell Trucking
- Cytosport
- Biagi Bros

The **Benicia Industrial Park** provides a strong sales tax base for the City, generating 64% of the City's sales tax revenue. Because of the city's excellent deep-water harbor facilities along the Carquinez strait, Valero's Northern California Petroleum Refinery is the industrial park's largest facility and largest activity generator. Amport, another large player in the Benicia industrial park, maintains distribution facilities in Benicia in which over 150,000 passenger cars and light trucks are processed annually

BENICIA ADVANTAGES FOR BIO-RAD

Proximity to:

- UC Berkeley medical campus
- UC Davis medical campus
- Affordable Residential Area
- Bio-Rad Headquarters in Hercules



- The subject property is located on the Southeast side of the East 2nd Street, just north of Wagner Ct, approximately .25 miles south of Lake Herman Rd and Interstate 680 exit 61 in the city of Benicia, which is a part of the North Bay/680 Corridor region of the San Francisco Bay area.

AREA OVERVIEW

SAN FRANCISCO BAY AREA and N. CONTRA COSTA/S. SOLANO COUNTIES

Transportation

Highways

The Bay Area's north-east county has long been known as the trade corridor for goods and services headed north and points east along I-80. Solano lies within a 50-mile radius of Sacramento and Bay Area markets and is also the gateway to Napa Valley and Sonoma wine regions.

With six highway corridors, Solano and Contra Costa counties boast a highly integrated transportation network. A robust public transportation system, highlighted by the Capitol Corridor train between the Bay Area and Sacramento, supports a regional workforce that extends well beyond county boundaries.

Interstate 80 is the only direct corridor between the San Francisco Bay Area and Sacramento. Solano is crisscrossed by 5 additional corridors:

- I-505 (to I-5 north)
- I-680 (to San Jose)
- I-780 (Benicia to Vallejo)
- SR-12 (to Napa and I-5)
- SR-37 (to US-101)

Air

One big advantage to operating in the north-east Bay Area is access to 3 international airports within a 60-mile radius. In addition to the commercial facilities, Travis Air Force Base, near Fairfield, operates the largest air mobility unit in the United States.

- Oakland International Airport — 47.6 miles
- Sacramento International Airport — 57.1 miles
- San Francisco International Airport — 57.1 miles
- San Jose International Airport — 76.1 miles

Ports

The Bay Area evolved as a port region from the California Gold Rush on, and it is no surprise that Solano County houses one port (Benicia) and has nearby access to four more. The Port of Benicia dates back to the 1800s and had a military connection until closure of The Arsenal in the 1960s. Today, the 3,000-acre Benicia Industrial Park operates adjacent to the port.

Port of Benicia—18.7 miles

Situated in the Benicia Industrial Park, this AMPORTS facility covers 640 acres and contains over 140 thousand square feet of processing buildings. The Port of Benicia's deep-water pier is 2401 feet long (760 meters) and can berth three vessels at the same time with an operating depth of 38 ft. MLLW. Customer needs can be met quickly with the efficient decision-making process resulting from the private ownership of this port.

- Port of Benicia — 2 miles
- Port of Oakland — 41.9 miles
- Port of Richmond — 32.4 miles
- Port of West Sacramento — 39.5 miles
- Port of San Francisco — 45.8 miles

N. Contra Costa/S. Solano Counties

The Bay Area's north-east county has long been known as the trade corridor for goods and services headed north and points east along I-80. Solano lies within a 50-mile radius of Sacramento and Bay Area markets and is also the gateway to Napa Valley and Sonoma wine regions.

With six highway corridors, Solano is a perfect location for goods movement. A robust public transportation system, highlighted by the Capitol Corridor train between the Bay Area and Sacramento, supports a regional workforce that extends well beyond county boundaries.

AREA DEMOGRAPHICS

BENICIA

2010 Summary	5 miles	10 miles	20 miles
Population	47,233	362,304	1,494,124
Households	18,241	129,144	553,259
Families	12,360	88,747	356,941
Average Household Size	2.54	2.77	2.63
Owner Occupied Housing Units	12,061	81,584	332,633
Renter Occupied Housing Units	6,179	47,557	220,626
Median Age	41.7	37.6	37.8
2020 Summary			
Population	48,589	391,821	1,626,047
Households	19,011	138,213	588,485
Average Household Size	2.51	2.81	2.68
Trends: 2022 - 2027 Annual Rate			
Population	48,246	395,234	1,638,556
Households	18,882	138,889	592,631
Families	12,691	94,901	379,153
Average Household Size	2.51	2.81	2.69
Owner Occupied Housing Units	12,672	87,207	354,302
Renter Occupied Housing Units	6,210	51,682	238,329
Median Age	44.0	39.3	39.2
Median Household Income	\$106,861	\$99,527	\$107,248
Average Household Income	\$141,287	\$131,888	\$155,567

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RYAN HATTERSLEY

Vice Chairman
ryan.hattersley@cushwake.com
+1 510 891 5802

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