

PRIME INDUSTRIAL OPPORTUNITY NEAR WALNUT CREEK & PLEASANT HILL

FOR SALE at \$3,825,000.00



±15,723 SF OF WAREHOUSE ON ±1.35 AC

FOR SALE OR LEASE

999 BANCROFT ROAD
CONCORD, CA 94597

 CUSHMAN &
WAKEFIELD

999 BANCROFT ROAD

CONCORD, CA 94597

Property Summary

Parcel Size	±1.35 Acres
Approx. Warehouse Size	±15,723 SF
Approx. Office SF	Fully Permitted for Construction of ±5,197 SF
Clear Height	16'
Dock High Loading Doors	Two (2) and One (1) 3' "Pony" Dock Door
Grade Level Doors	Two (2)
Insulation	Fully Insulated
Power	Ample 3-Phase Electrical
Yard	Paved Yard in Rear
Parking	±60 spaces
Zoning	Zoning: C-M Controlled Manufacturing
Location	Located just over 1/2 mile from I-680 near the border of Pleasant Hill, Concord, & Walnut Creek. 1 Mile from BART

999 BANCROFT ROAD

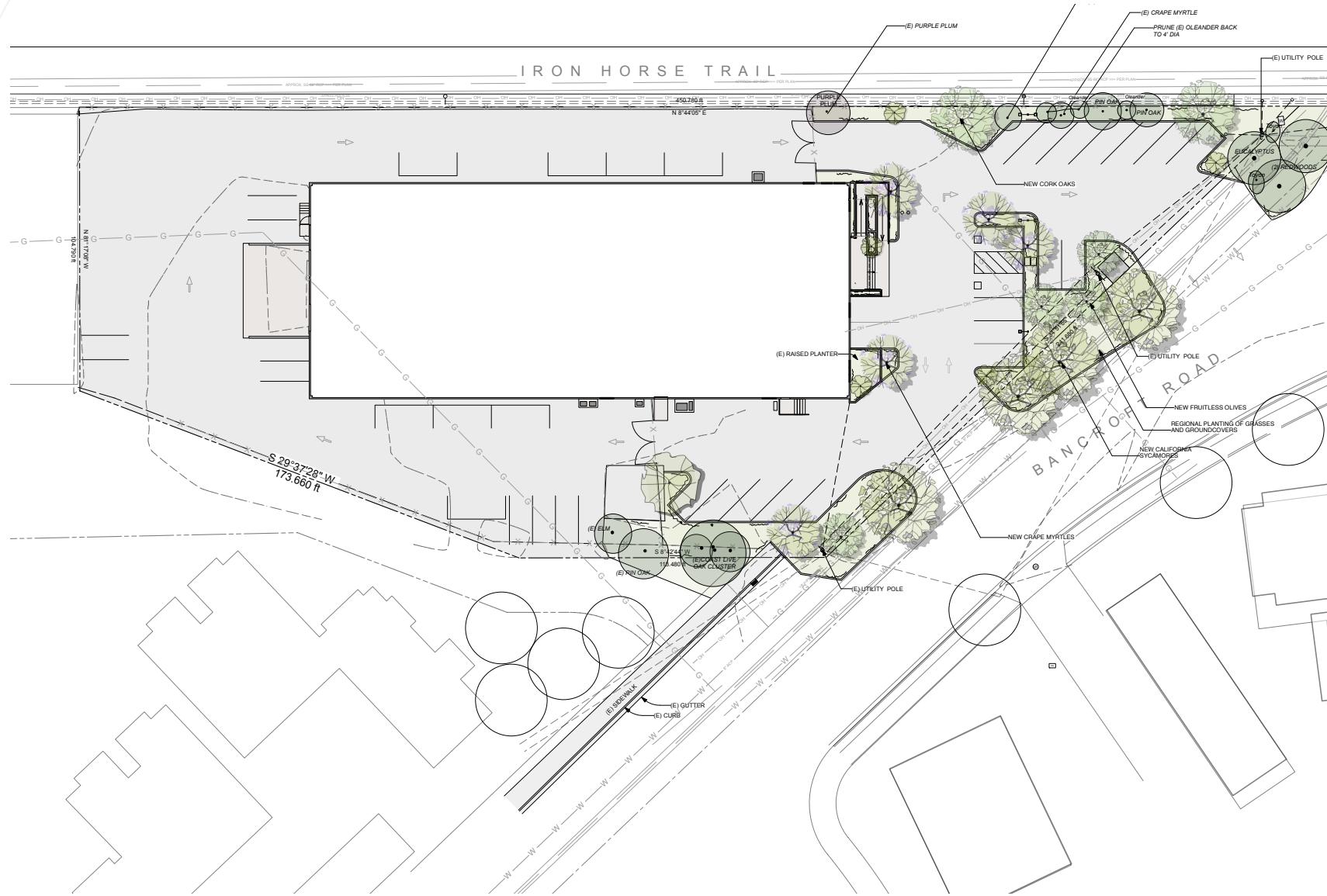
CONCORD, CA 94597



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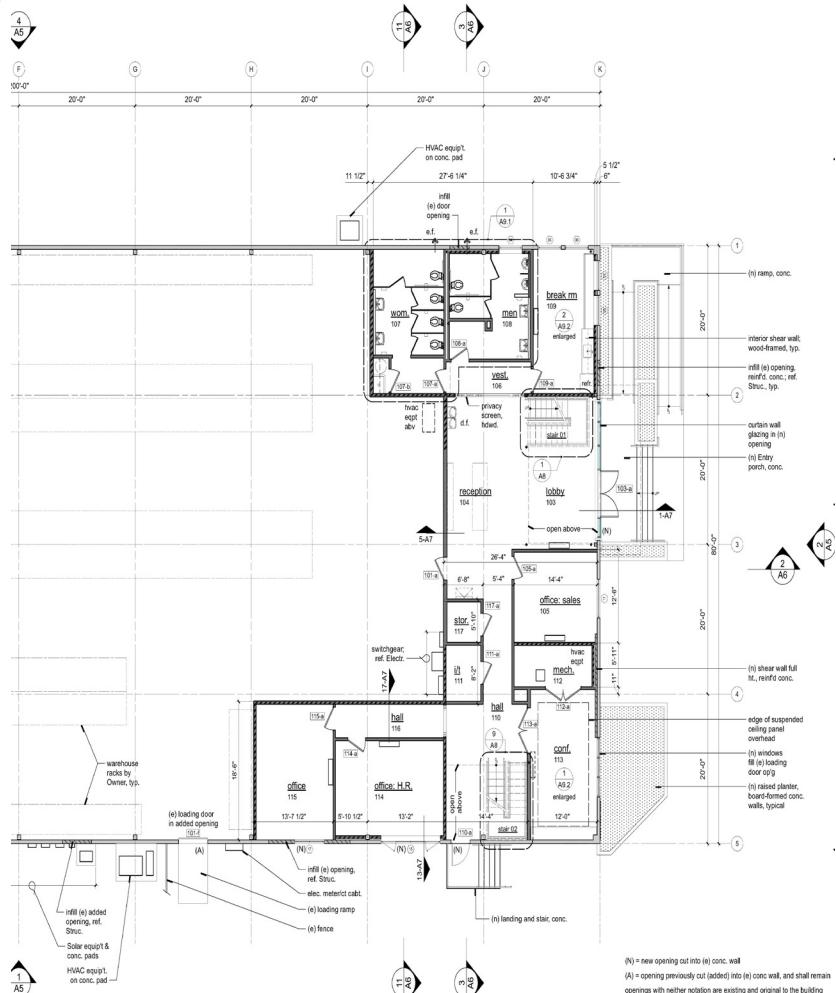
Site Plan



999 BANCROFT ROAD CONCORD, CA 94597

Approved Office Build-Out Plan

FIRST FLOOR



Floor Plan 1 Notes

1. Dimensions on Building Floor Plans are to be ft. & in. framing and ft. & in. o.c.o.s.
 2. Floors: Concrete floors are to be sealed concrete floor, 1" carpet tile over 2". Warehouse shall be concrete, unsealed.
 3. Walls & Ceiling: Office Occupancy and Research Room shall be g.w.b. painted, o.c.o.s. Warehouse shall be g.w.b. painted. Warehouse ceiling shall be exposed insulation cap sheet.
 4. Restrooms shall have sealed concrete floors; exposed conc. walls & ceiling shall be cleaned and sealed; other walls shall be g.w.b. painted, with led wainscoting to be white; ceiling shall be g.w.b. painted.
 5. Doors shall be solid core wood in steel frames, typ. u.o.n.
 6. See Elevations for windows.

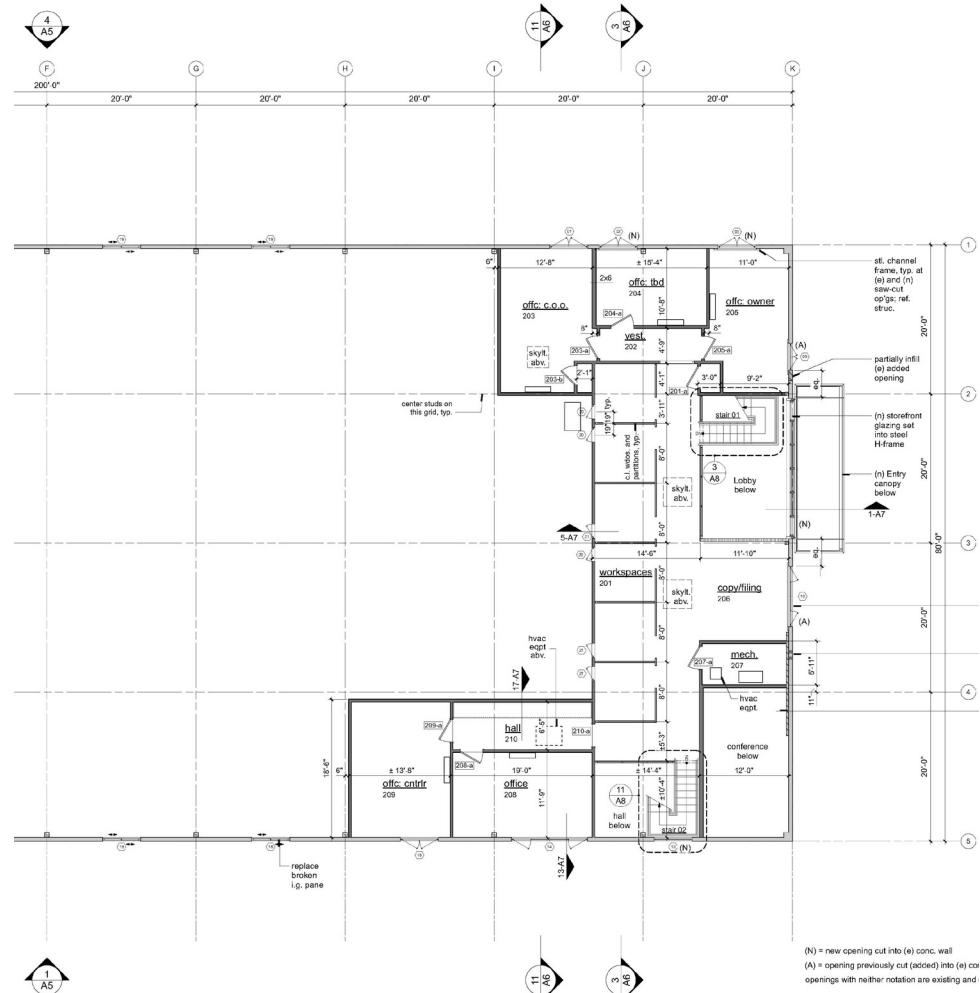
► (1) Corian Perimeter Rail
 ► (2) Corian Counter Top, Ref. (Std)
 ► (3) Acrylic, Clear, 1/4" (Std)
 ► (4) Acrylic, Clear, 1/2" (Std)
 ► (5) Satin White



PLAN NORTH



SECOND FLOOR



Floor Plan 2 Notes

1. Dimensions on Building Floor Plans are to f.o. framing and f.o. conc., u.o.n.
2. Floors: Office Occupancy shall be carpet, Floor 2.
3. Walls and Ceilings: Office Occupancy and Receiving Room shall be g.w.b., painted, u.o.n.. Warehouse side of frame walls shall be g.w.b., painted. Warehouse ceiling shall be exposed insulation cap sheet.
4. Doors shall be solid core wood in steel frames, typ. u.o.n.
5. See Elevations and Sect. 3/A/B for windows.



(N) = new opening cut into (e) conc. wall
(A) = opening previously cut (added) into (e) cor
openings with neither notation are existing and

WALLS LEGEND

- (C) Concrete Perimeter Wall
- (N) Reinforced Concrete Wall, R
- (D) Erased Wall, No.

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