

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**



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Property Summary

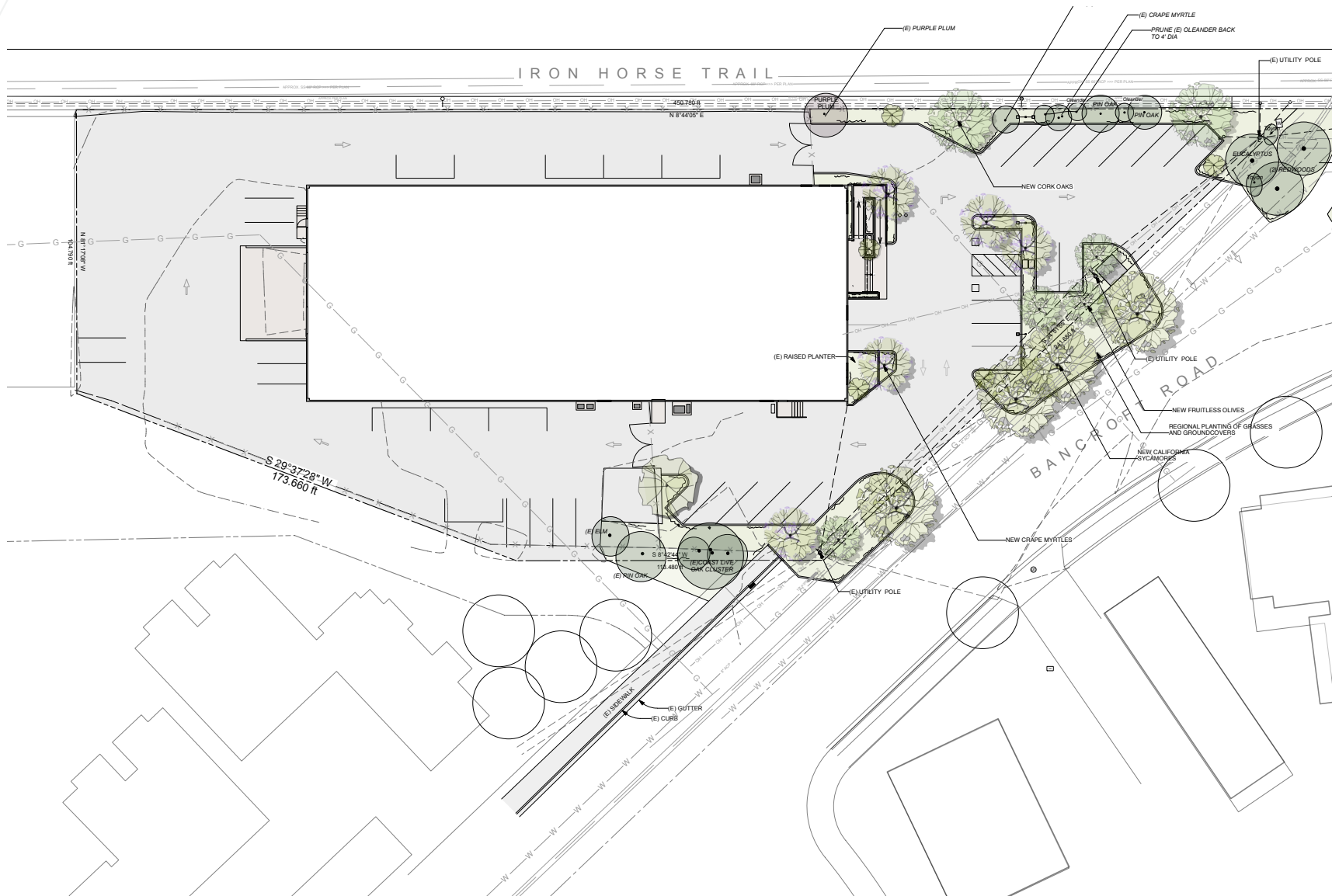
Parcel Size	±1.35 Acres
Approx. Warehouse Size	±15,723 SF
Approx. Office SF	Fully Permitted for Construction of ±5,197 SF
Clear Height	16'
Dock High Loading Doors	Two (2) and One (1) 3' "Pony" Dock Door
Grade Level Doors	Two (2)
Insulation	Fully Insulated
Power	Ample 3-Phase Electrical
Yard	Paved Yard 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

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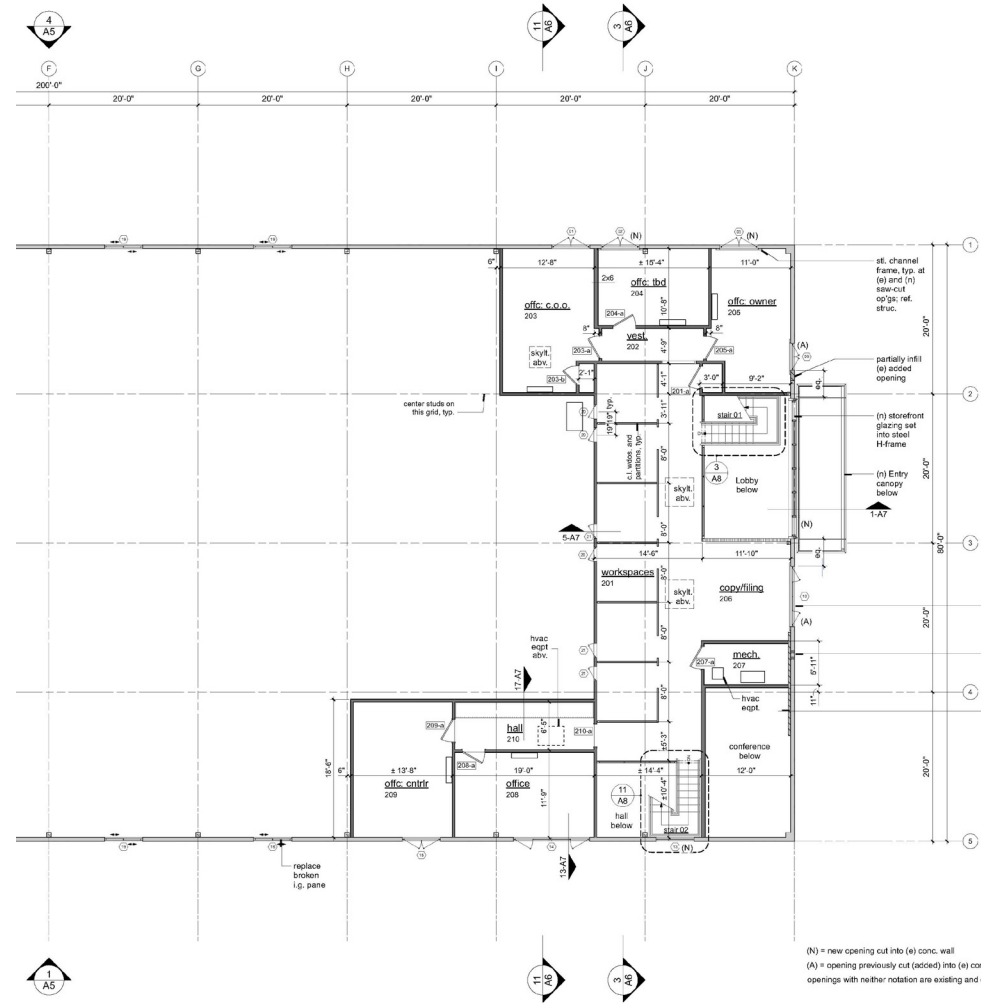


Site Plan



Approved Office Build-Out Plan

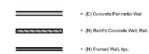
SECOND FLOOR



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/A6 for windows

WALLS LEGEND



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