

PLEASANT HILL INDUSTRIAL PARK

PLEASANT HILL'S PREMIER OFFICE/ WAREHOUSE INDUSTRIAL PROJECT

2420 - 2495 ESTAND WAY, PLEASANT HILL, CA 94523



FOR LEASE

For more information:

TYLER EPTING

Managing Director
Direct: 925 627 2897
Mobile: 925 548 3484
tyler.epting@cushwake.com
Lic #01317533

KRIS HAGAR, SIOR

Senior Director
Direct: 925 627 2497
Mobile: 925 382 8887
kris.hagar@cushwake.com
Lic #02009499

JOSH MESSING

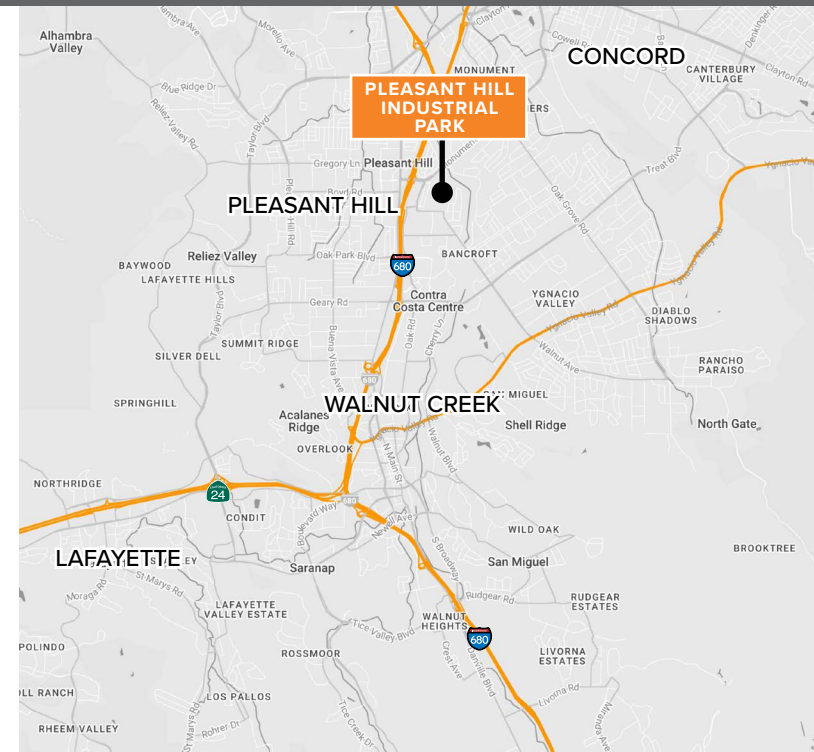
Associate
Direct: +1 925 621 3847
Mobile: +1 925 849 2702
josh.messing@cushwake.com
Lic #02344579

2442 ESTAND WAY | ±6,000 SF

2475 ESTAND WAY | ±5,500 SF

PROPERTY FEATURES

- » Four (4) Concrete Tilt-up Buildings with Premier Pleasant Hill Location
- » Excellent Proximity to I-680 & CA-242
- » Dock & Grade-Level Loading Access
- » Abundant Parking
- » Project Offers Multiple Size Ranges & Interior Layouts
- » Professionally-managed Project with High-quality Image
- » Sprinklered & Insulated
- » Zoning: Light Industrial (City of Pleasant Hill)

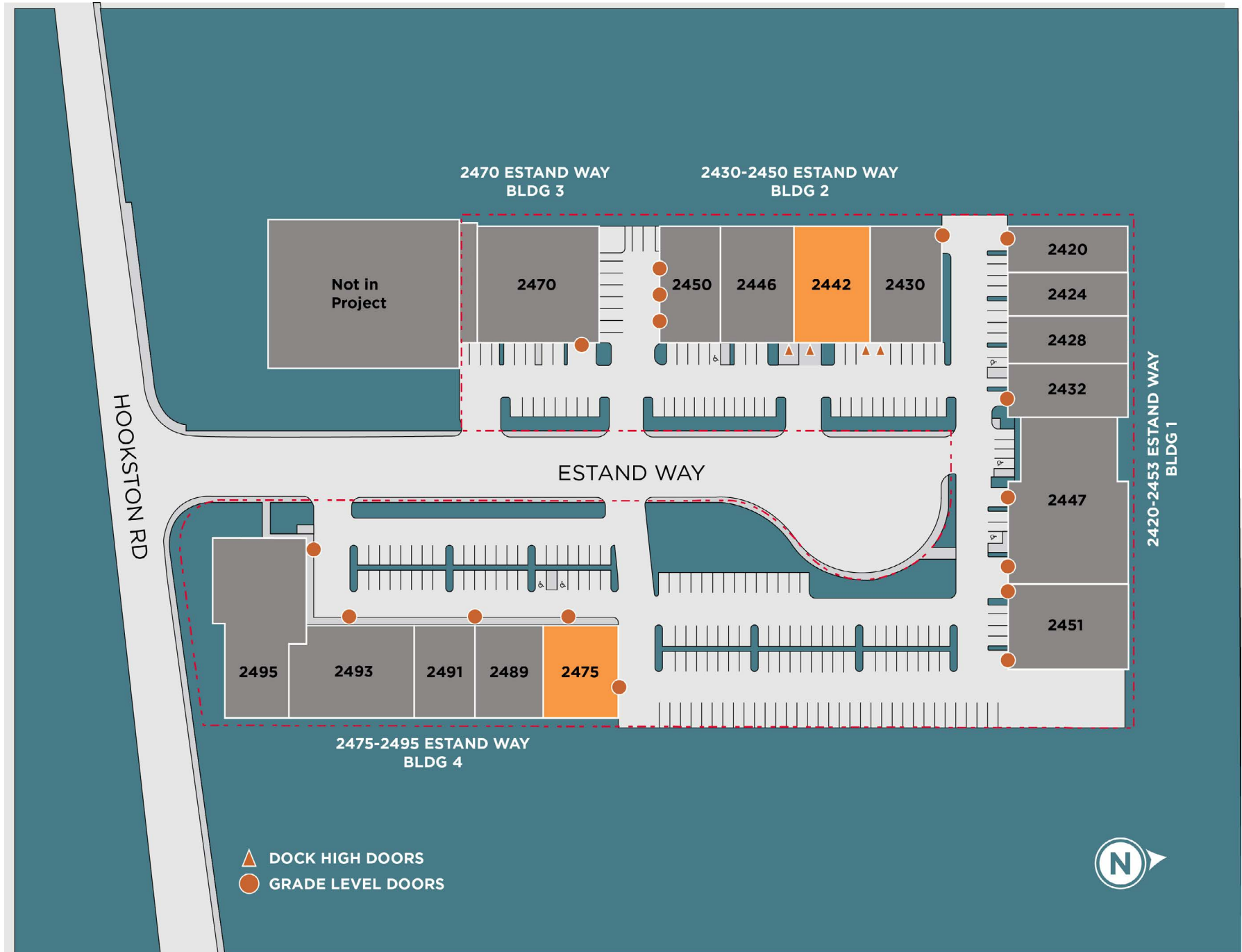


PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



SITE PLAN

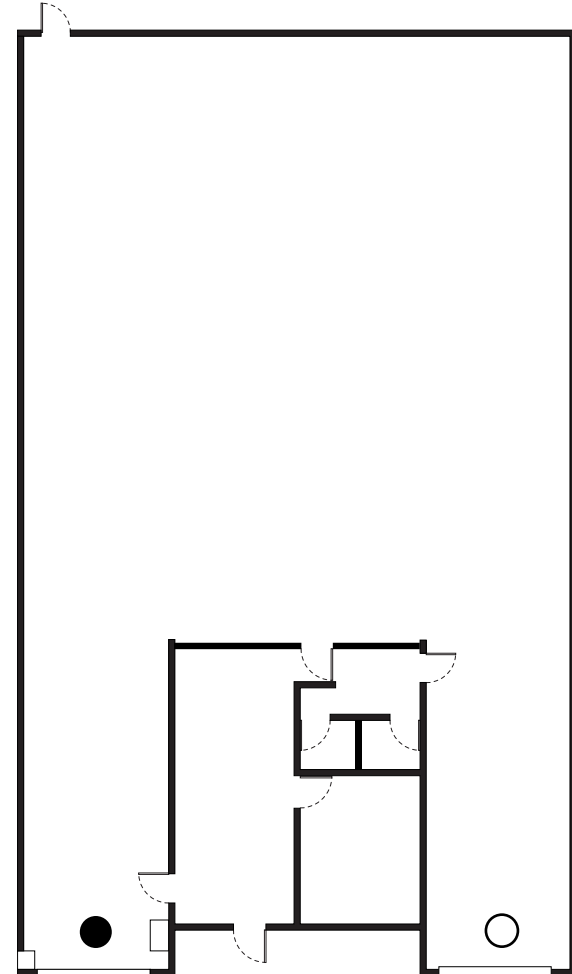


FLOOR PLAN: 2442 ESTAND WAY

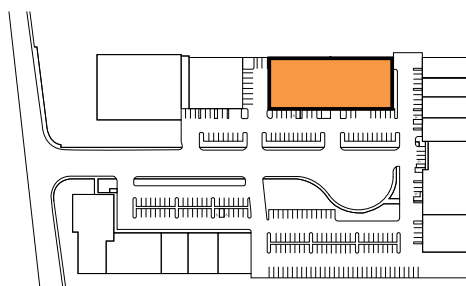
PROPERTY FEATURES

- » ±6,000 SF For Lease
- » ±900 SF of Office
- » ±5,100 SF of Warehouse
- » One (1) Grade Level Door
- » One (1) Dock Door
- » ±16-18' Warehouse Clearance
- » Ample Parking

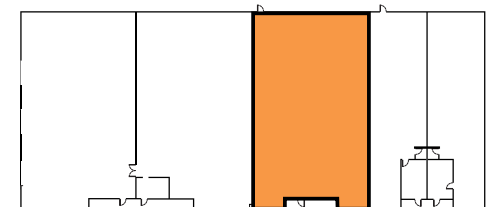
- Dock High Loading Door
- Grade Level Loading Door



SITE KEY PLAN:



BUILDING KEY PLAN:



PLEASANT HILL INDUSTRIAL PARK

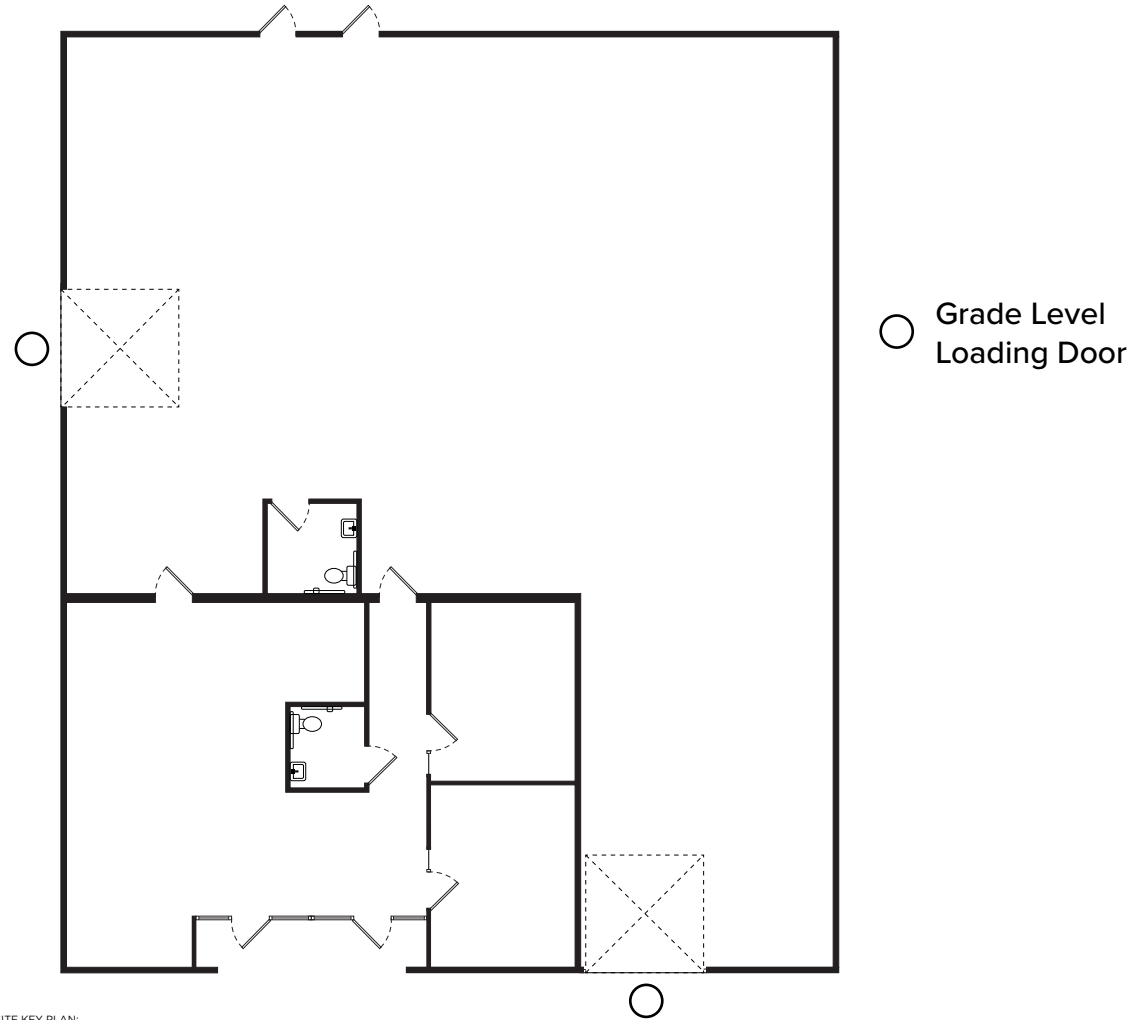
2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



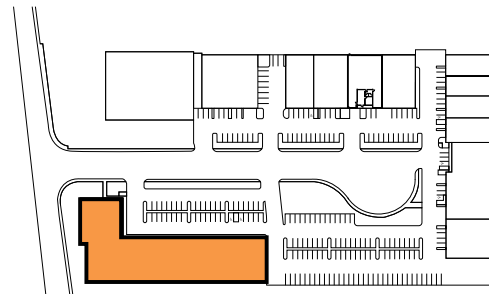
FLOOR PLAN: 2475 ESTAND WAY

PROPERTY FEATURES

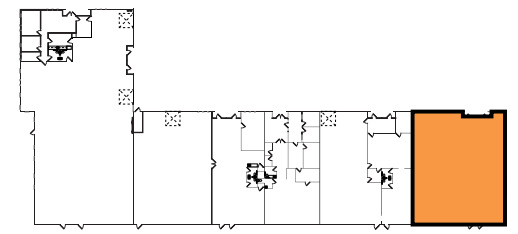
- » ±5,500 SF For Lease
- » ±1,500 SF of Office
- » ±4,000 SF of Warehouse
- » Two (2) Grade Level Doors
- » Two (2) Restrooms
- » Kitchenette Area
- » ±13.5-15' Warehouse Clearance
- » Ample Parking



SITE KEY PLAN:



BUILDING KEY PLAN:



PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



PROPERTY PHOTOS



PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



ACCESSIBILITY: DRIVE TIMES

PLEASANT HILL INDUSTRIAL PARK

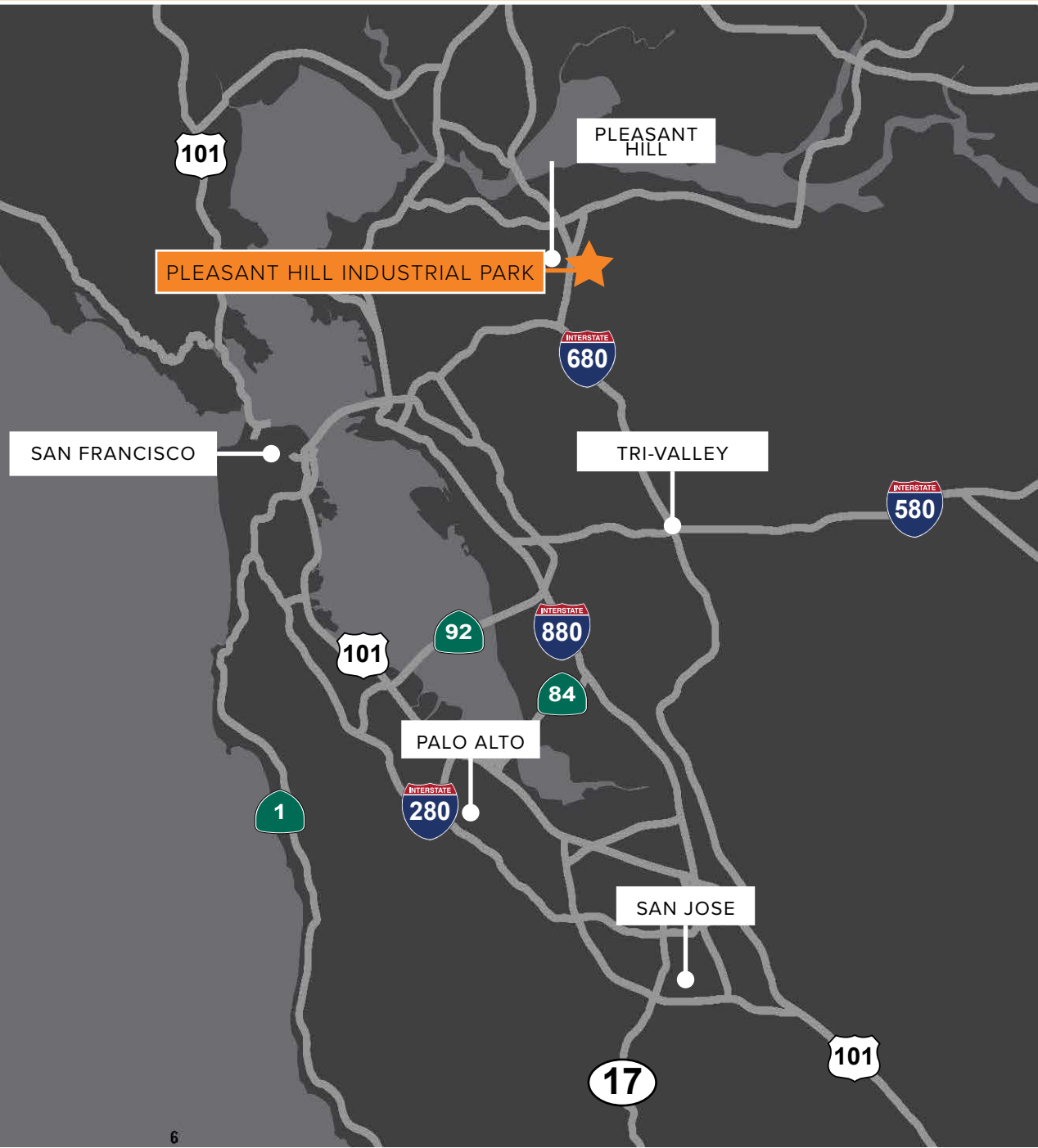
Oakland	20 Miles
---------	----------

Tri-Valley	23 Miles
------------	----------

San Francisco	28 Miles
---------------	----------

San Jose	53 Miles
----------	----------

Palo Alto	55 Miles
-----------	----------



PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



AMENITIES MAP

For more information:

TYLER EPTING

Managing Director
Direct: 925 627 2897
Mobile: 925 548 3484
tyler.epting@cushwake.com
Lic #01317533

KRIS HAGAR, SIOR

Senior Director
Direct: 925 627 2497
Mobile: 925 382 8887
kris.hagar@cushwake.com
Lic #02009499

JOSH MESSING

Associate
Direct: +1 925 621 3847
Mobile: +1 925 849 2702
josh.messing@cushwake.com
Lic #02344579



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

