

PLEASANT HILL INDUSTRIAL PARK

PLEASANT HILL'S PREMIER 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

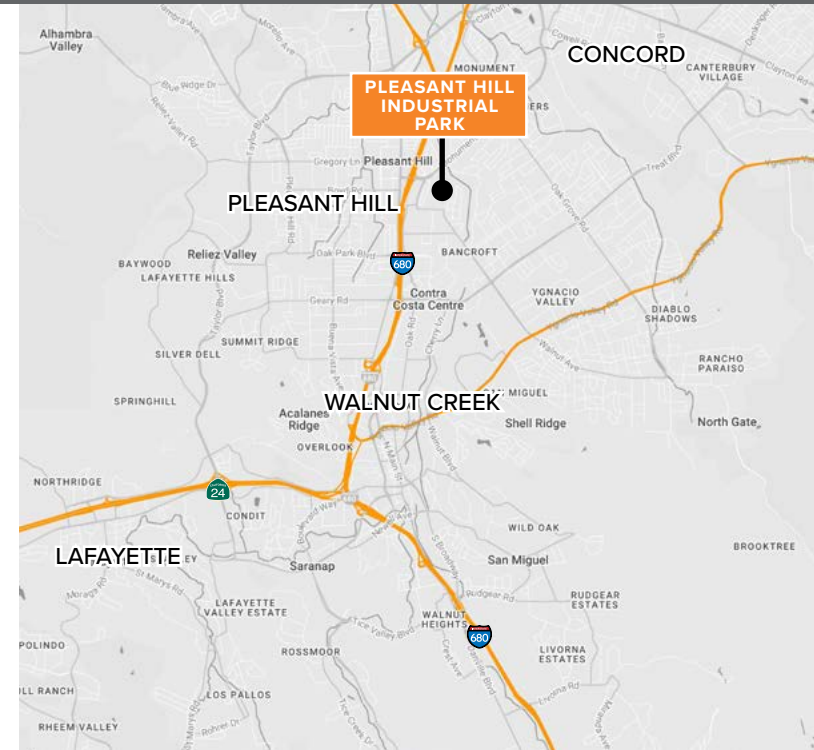
Associate
Direct: +1 925 621 3847
Mobile: +1 925 849 2702
josh.messing@cushwake.com
Lic #02344579

2442 ESTAND WAY | ±6,000 SF
2475 ESTAND WAY | ±5,280 SF

2446 ESTAND WAY | ±6,000 SF
2495 ESTAND WAY | ±12,170 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)

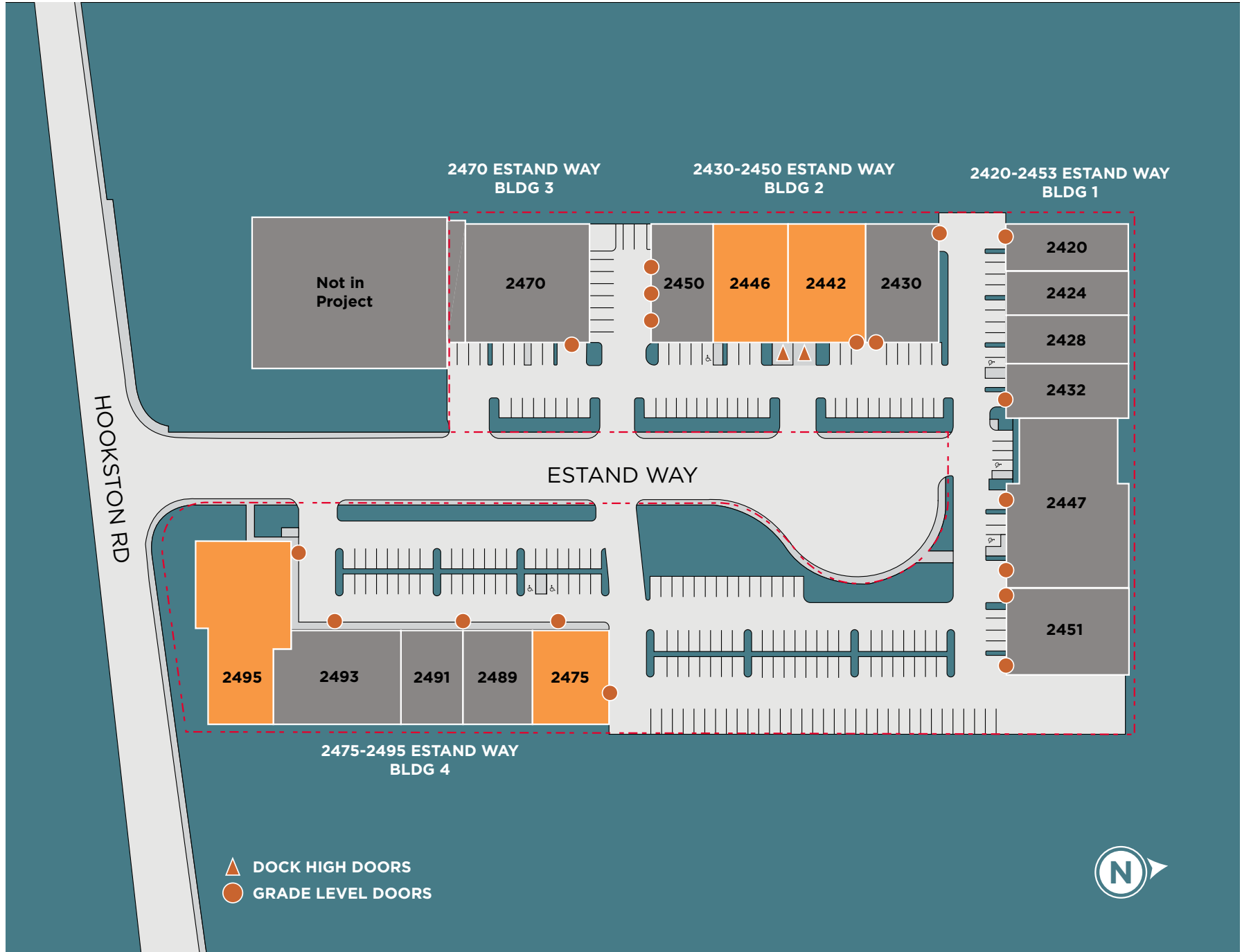


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SITE PLAN



FLOOR PLAN: 2442 ESTAND WAY

PROPERTY FEATURES

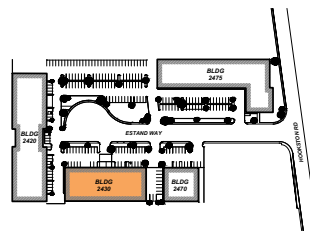
- » ±6,000 SF For Lease
- » ±925 SF of Office
- » ±5,075 SF of Warehouse
- » One (1) Grade Level Door
- » One (1) Dock High Door
- » ±16-18' Warehouse Clearance
- » Ample Parking
- » Market Ready Improvements Completed

SUITE DATA:

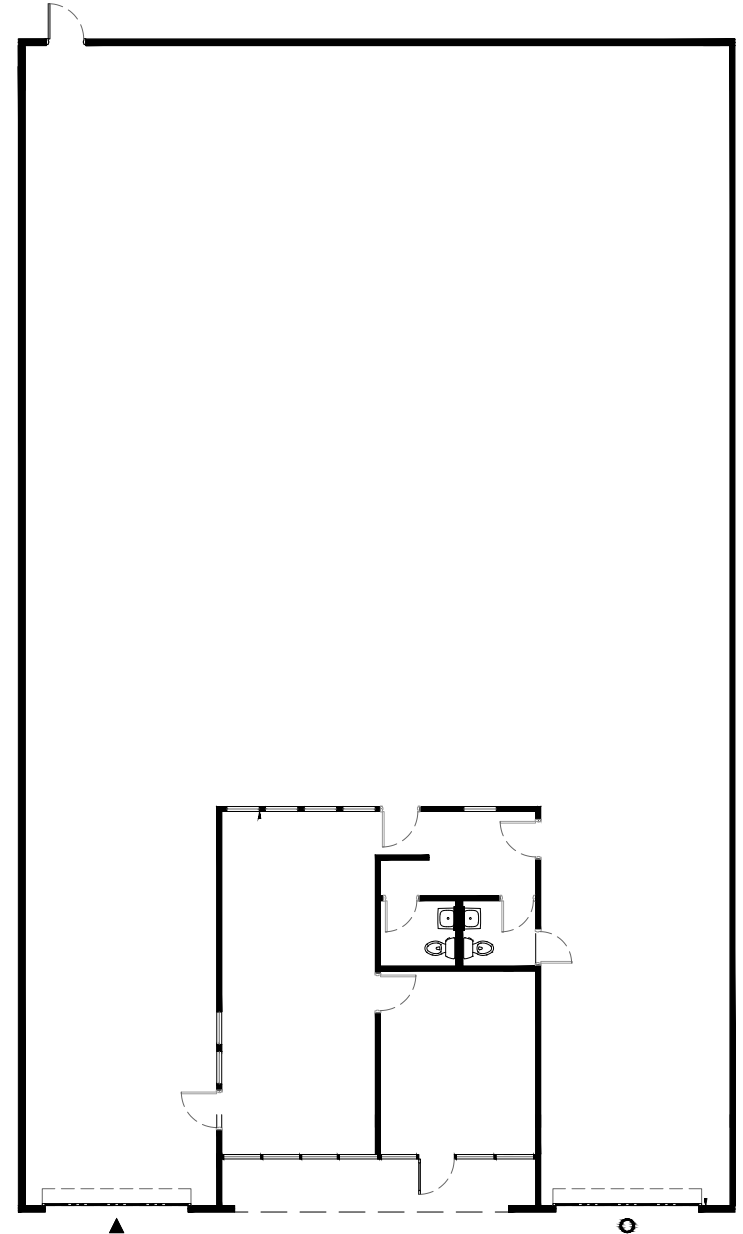
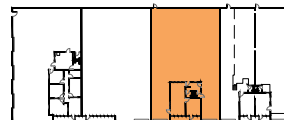
OFFICE	925 SF
WAREHOUSE	5,075 SF
TOTAL	6,000 SF

CLEAR HEIGHT	20'-0" - 20'-6"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



FLOOR PLAN: 2446 ESTAND WAY

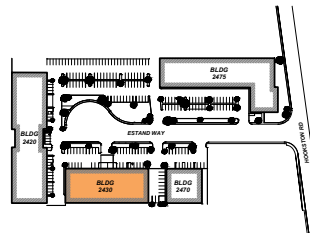
PROPERTY FEATURES

- » ±6,000 SF of Warehouse for Lease
- » ±1,000 SF of Office Planned
 - » Office can be Built-to-Suit
 - » Two (2) Restrooms
- » One (1) Dock High Door
- » Available 8/1/2026

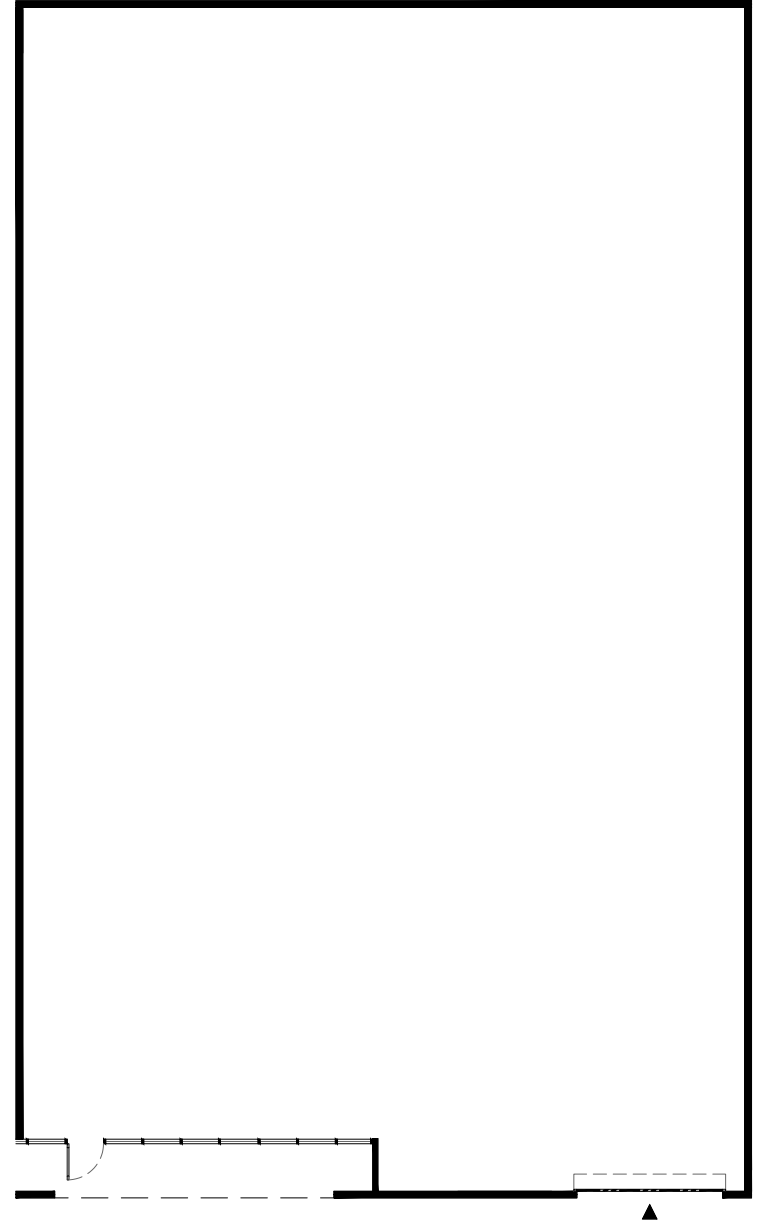
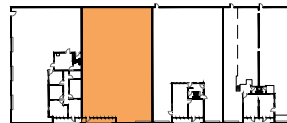
SUITE DATA:

WAREHOUSE	6,000 SF
TOTAL	6,000 SF
CLEAR HEIGHT	20'-0" - 20'-6"
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



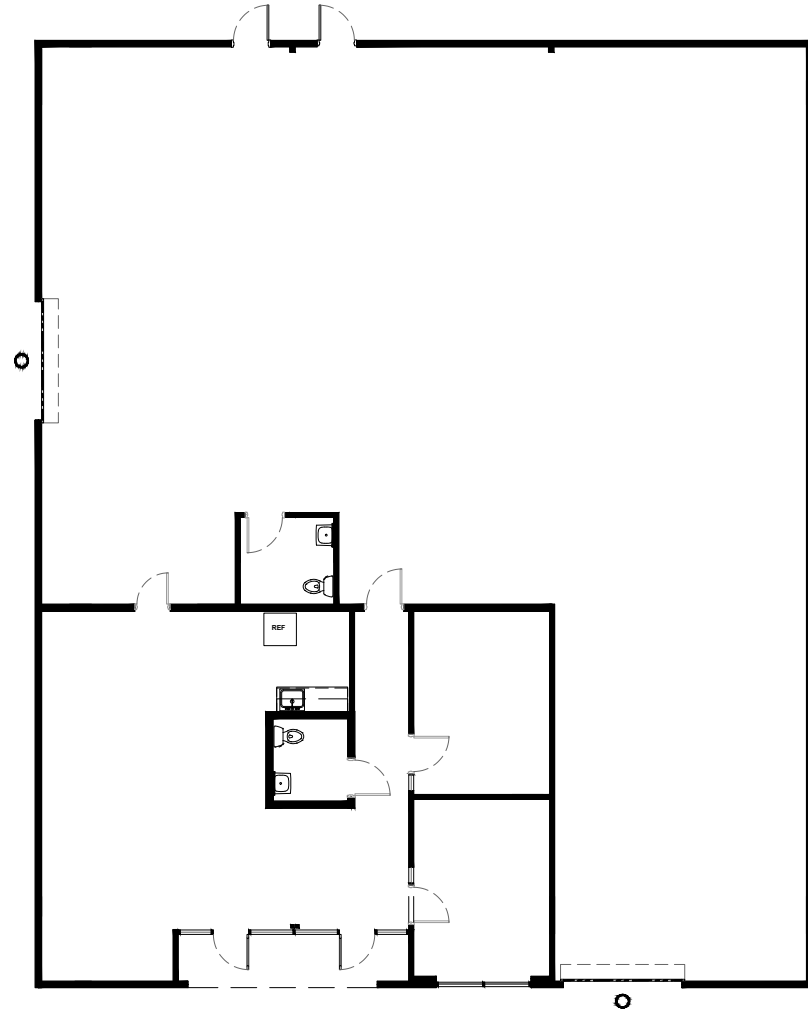
BUILDING KEY PLAN:



FLOOR PLAN: 2475 ESTAND WAY

PROPERTY FEATURES

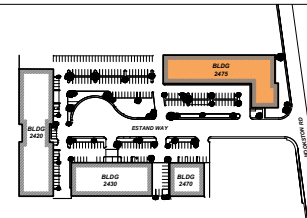
- » ±5,280 SF For Lease
- » ±1,478 SF of Office
- » ±3,802 SF of Warehouse
- » Two (2) Grade Level Doors
- » Two (2) Restrooms
- » Kitchenette Area
- » ±13.5-15' Warehouse Clearance
- » Ample Parking
- » Market Ready Improvements Completed



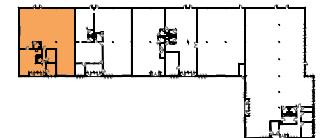
SUITE DATA:

OFFICE	1,478 SF
WAREHOUSE	3,802 SF
TOTAL	5,280 SF
CLEAR HEIGHT	14'-0" - 15'-0"
● GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



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FLOOR PLAN: 2495 ESTAND WAY

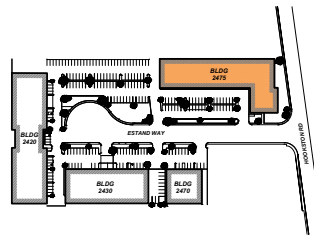
PROPERTY FEATURES

- » ±12,170 SF For Lease
- » ±1,742 SF of Office
- » ±10,428 SF of Warehouse
- » One (1) Grade Level Door
- » Two (2) Restrooms
- » Ample Parking
- » Frontage on Hookston Road
- » Available 7/1/2026

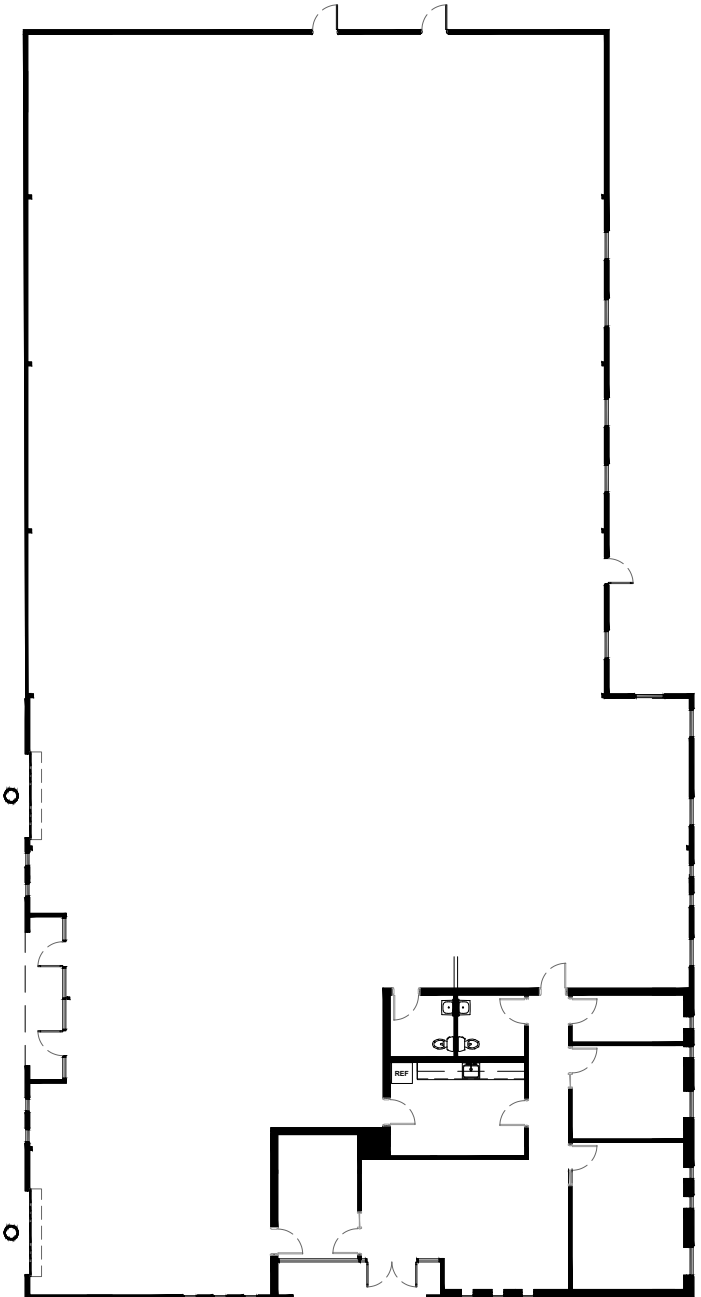
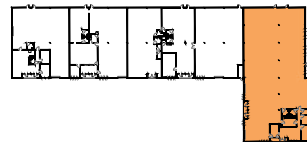
SUITE DATA:

OFFICE	1,742 SF
WAREHOUSE	10,428 SF
TOTAL	12,170 SF
CLEAR HEIGHT 13'-5" - 14'-6"	
○ GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROPERTY PHOTOS



PLEASANT HILL INDUSTRIAL PARK

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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



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AMENITIES MAP

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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



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