

2550

STANWELL DRIVE
CONCORD, CA

+31,808 SF



NOW AVAILABLE FOR LEASE

 Newmark
Knight Frank

DAVE BRUZZONE 925.467.0910

CA RE LICENSE #01108408



2550
STANWELL DRIVE



HIGHLIGHTS

±14,000 SF to ±31,808 SF on 1.59 acres (divisible)

FRONT BUILDING

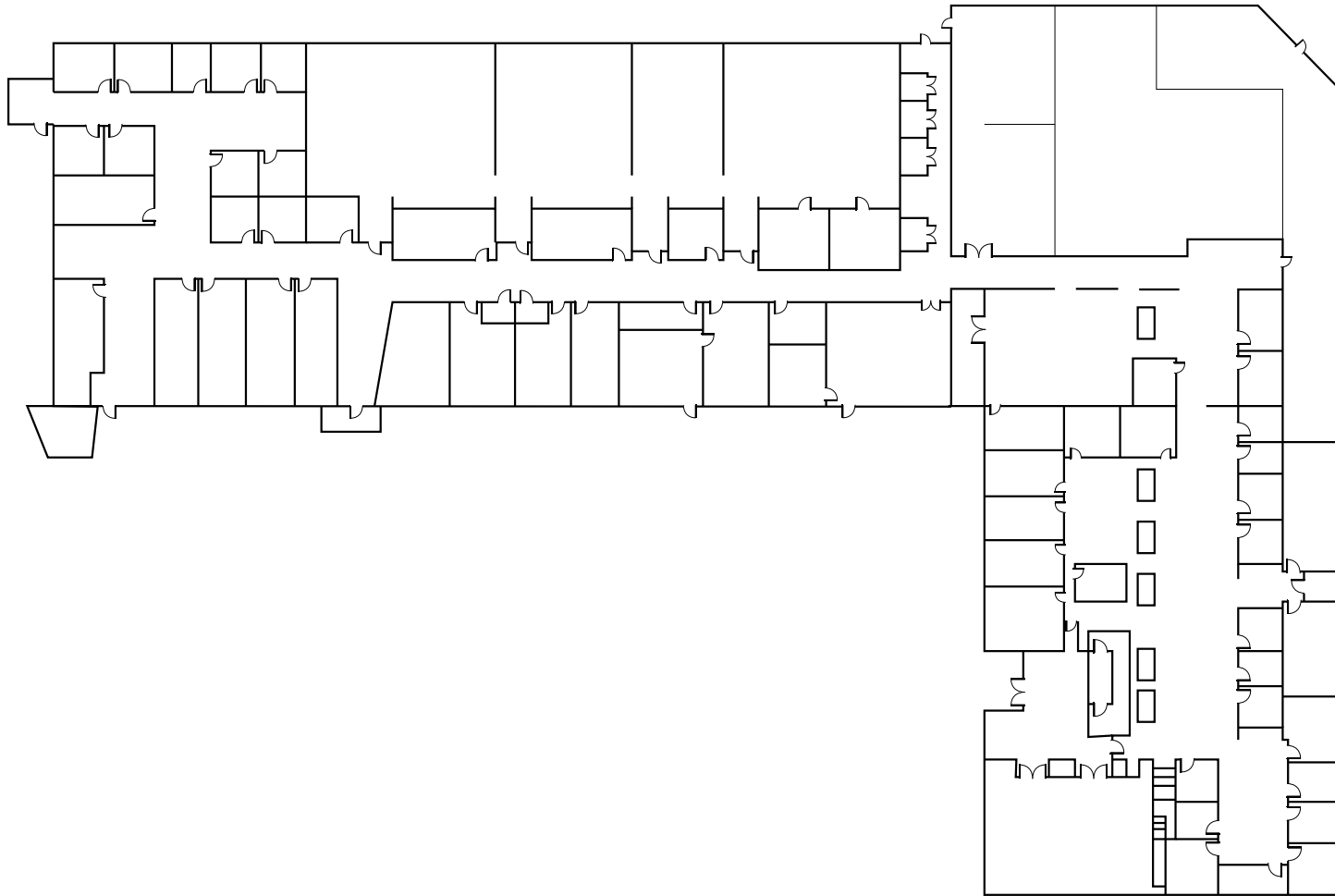
- Originally ±15' clear between steel trusses
- Currently used as an R&D lab with separate offices and work space

REAR BUILDING

- Originally ±24' clear, 3 drive in doors, 2 dock high doors
- Executive office space built out on 2 floors - Includes modern bathrooms, private offices, conference rooms and large kitchen
- 1,200 amps @ 120/208 Volts
- 30 ton HVAC with scrubbers, filters etc.
- Current tenant utilizes back up generator
- Sprinkler density .495 gpm/2,000 SF
- Convenient access to I-680 Freeway and Highway 242
- Can do Class III and Class IV commodities in high-pile rear bldg. up to 10,000 sf of floor area
- Building falls within the Green Zone in the City of Concord which allows certain cannabis-related businesses
(please verify with the City of Concord for specific Cannabis uses)

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