

6100 Egret Court
±31,104 SF Building on
±2.05 Acre Parcel

For Lease | Available April 1, 2024

Stand Alone Industrial Building In Great Condition

6100 Egret Court | Benicia, CA

Property Features

Site Size	±2.05 Gross Acres (±89,407 SF)	Loading	Front Loading Truck Access
Parcel Dimensions	±328' deep (irregular) x ±273'	Grade Level Doors	2 (±12' x ±14')
APN	0080-330-020	Dock High Doors	4 (±9' x ±10')
Building Size	±31,104 SF	Parking	±33 stalls
Construction Type	Concrete tilt-up	Concrete slab	±5" #3 rebar @ ±24" OCEW
Building Dimensions	±144' deep x ±216'	Sprinklers	.33/3,000
Zoning	Light Industrial	Power	±1,000 Amps @ 277/480 Volts to main panel
Office Buildout	±2,880 SF	Flammable Materials Storage	±1,200 SF (±48' x ±25')
Minimum Clear Height	±24'	Roof	Panelized wood roof system with 4 ply mineral surface cap sheet
Column Spacing	±54' wide x ±24' deep	Skylights/Ventilators	Throughout warehouse
Staging Area	±138' from building to curb	Year Built	1996

**Easy access to I-680 from Egret Court/Lake Herman Road*

Contact Brokers For Pricing

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Aerial Overview



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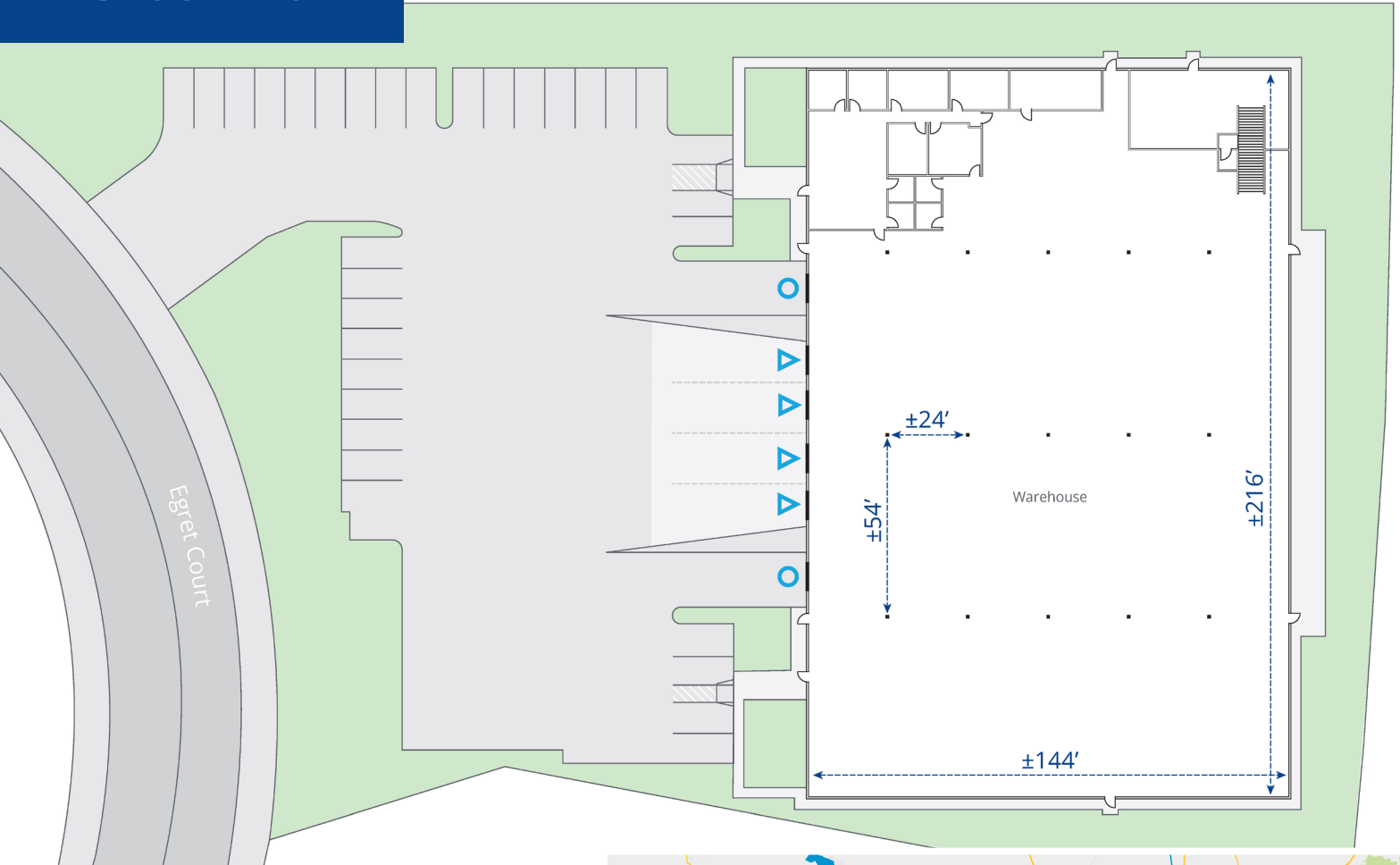
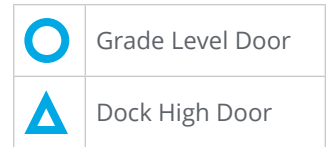
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Site Plan



Location Highlights



Centrally located
in Benicia



Easy access to I-680



23.5 miles to Vacaville

30.7 miles to Oakland

56.0 miles to Sacramento

60.4 miles to Stockton

63.9 miles to San Jose



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