



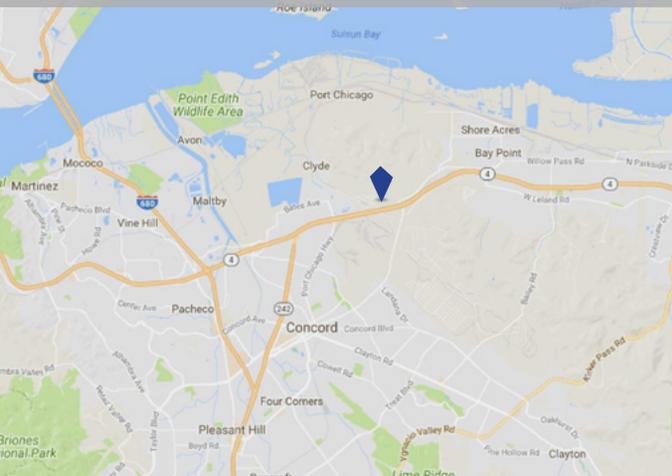
**FOR LEASE**

**CONCORD LOGISTICS CENTER**

Evora Road at Willow Pass Road and Highway 4, Concord CA



**Prominent HWY4 Visibility**



**±50,000 - ±225,952 SF of Class A Distribution/MFG Space**

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*Willow Pass  
Business Park  
FLEX/OFFICE*

*SITE*

### FEATURES

Clearance:  $\pm 32'$  minimum

Columns:  $\pm 60'$  W x  $\pm 50'$  D

Dimensions:  $\pm 891'$  W x  $\pm 260'$  D

Power:  $\pm 3,000$  amps @ 277/480 volts to main panel

Truck Access:

Dock Doors: 44

Grade level doors: 2-3

Sprinklers: ESFR

Trailer-Parking: On Site



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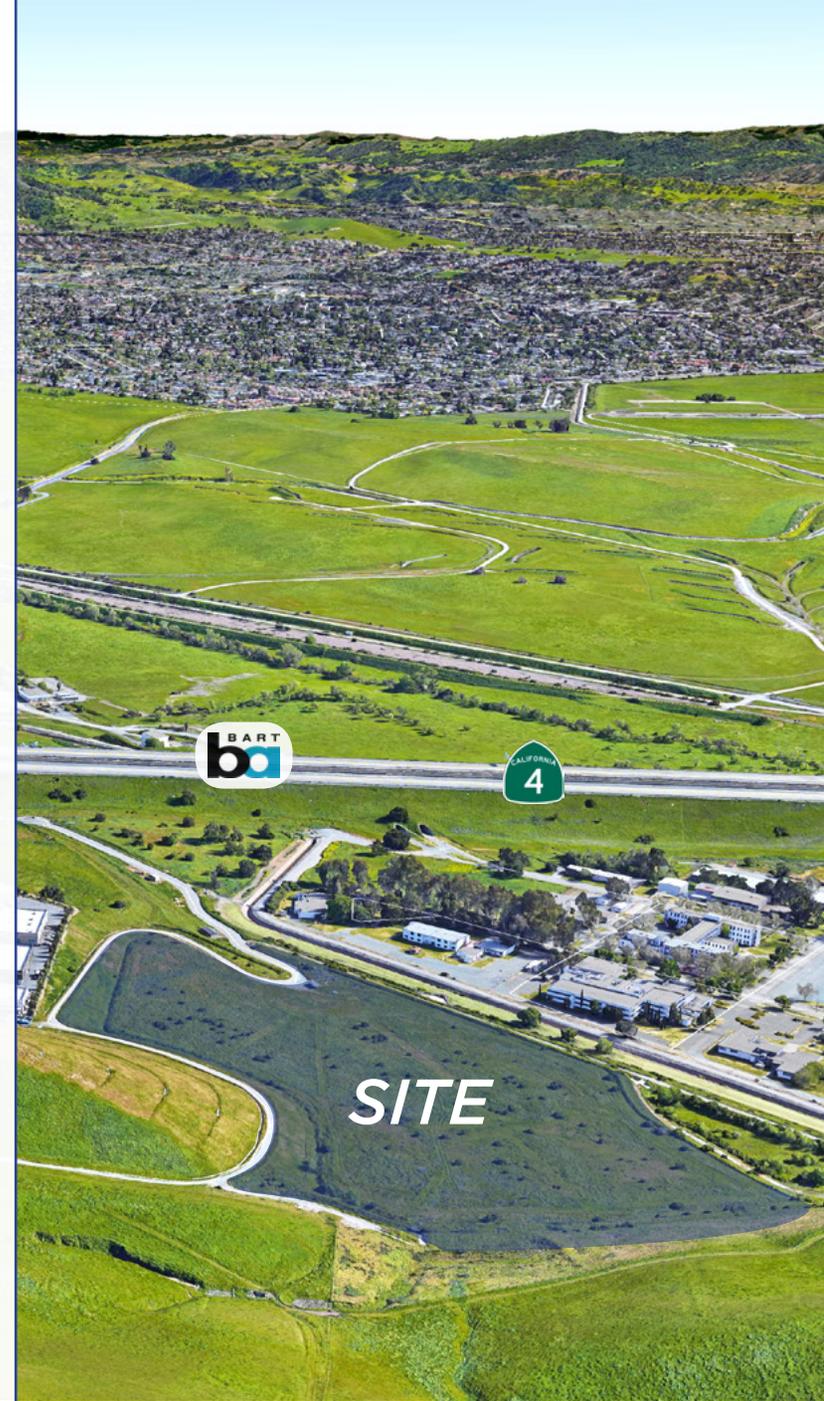
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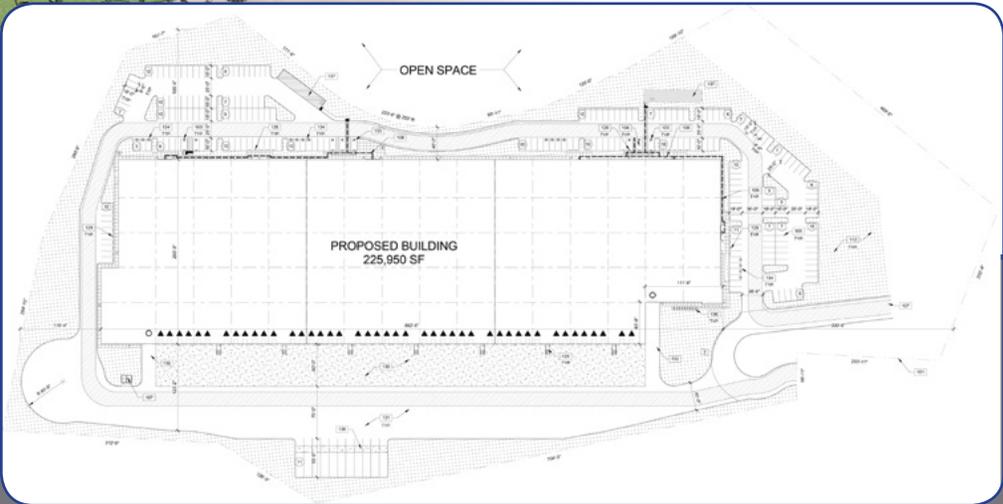
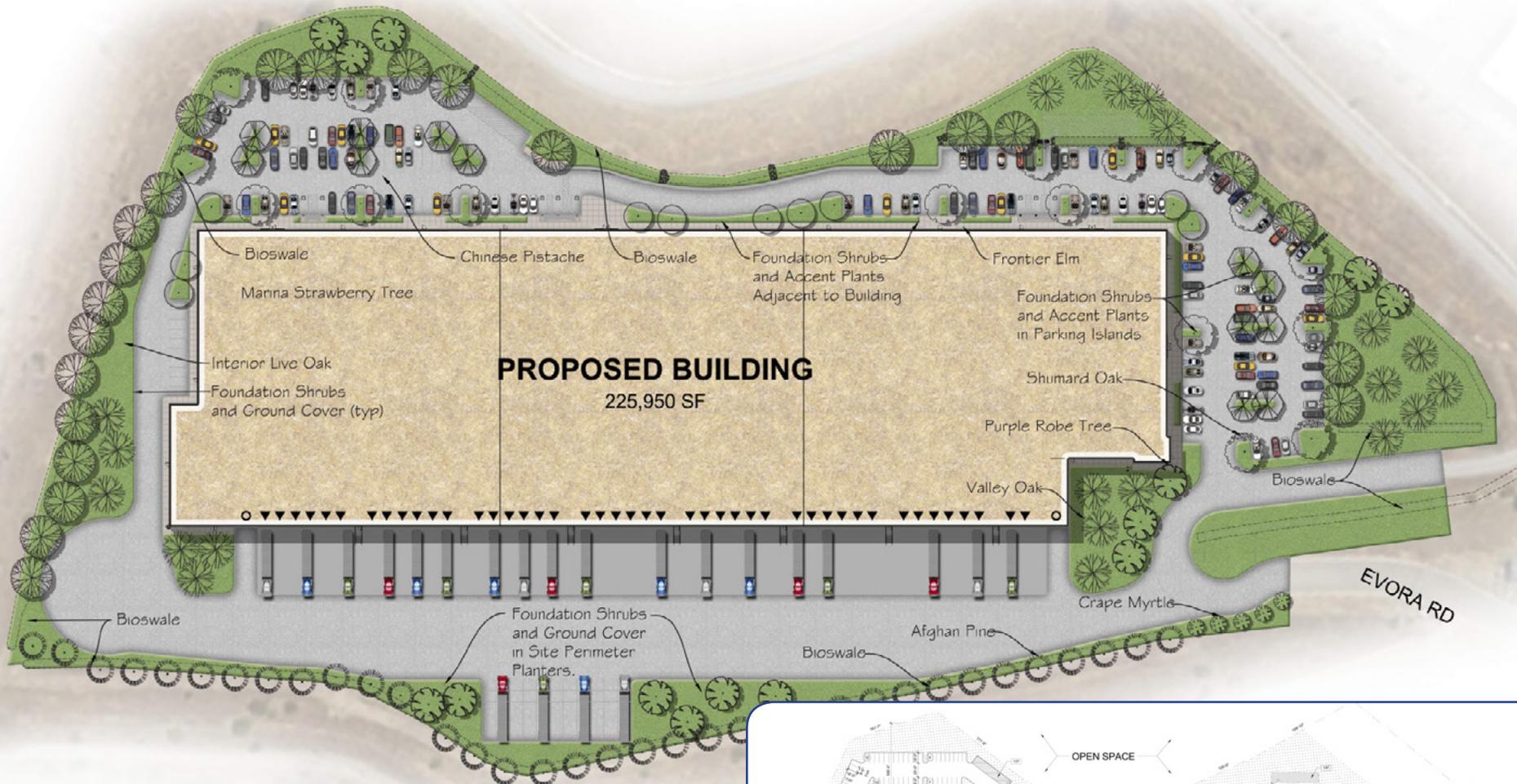


## PROPERTY HIGHLIGHTS

- ±15.42 Acres (±1,200' W x ±550' D, Irregular)
- APN's 099-160-026-3 (8.49 AC) and 099-160-027-1 (6.93 AC)
- Strategically located near the confluence of the HWY 4/242/I-680 interchanges with quick on/off freeway access via Willow Pass Road @ Hwy 4.
- Distance from Site:
  - Oakland: ±20 Miles
  - Napa: ±30 Miles
  - Sacramento: ±60 Miles
- Zoning: Light Industrial (LI), Contra Costa County (unincorporated).
- Rare opportunity in Concord/Central Contra Costa County
- Located in the heart of Contra Costa County with the strong demographics of the I-680 corridor between Walnut Creek, Alamo, Lafayette, and Danville and the growing East and West Contra Costa county areas.
- Private/public water system with 750,000 gallon storage for potable water and fire
- Highly visible from HWY 4
- The former Concord Naval Weapons Station equal to ±5,046 acres is located directly across Highway 4. This massive redevelopment should revitalize the entire north Contra Costa County region and add nearly 13,700 housing units
- A full-service Chevron gas station and food mart, along with an attached Subway and a neighboring Jack in the Box at project entrance



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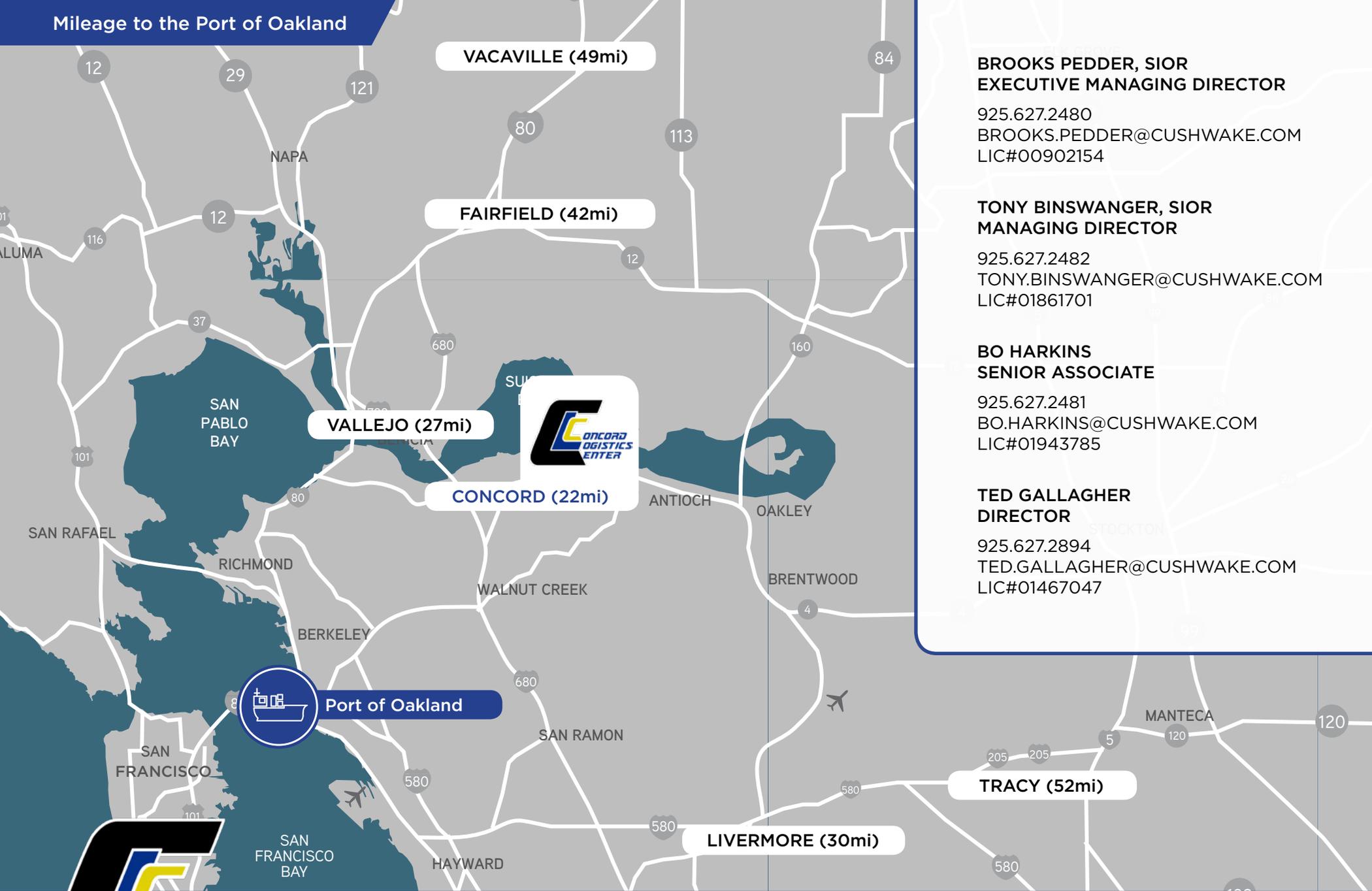
## CONCEPTUAL SITE PLAN



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## Mileage to the Port of Oakland



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