



MANUFACTURING / FLEX · BENICIA, CALIFORNIA

# 4201 Industrial Way

±96,000 SF freestanding building available for lease

**±96,000**

Rentable SF

**\$0.90**

PSF / Mo. NNN

**28'+**

Clear Height

**2005**

Year Built

## THE OPPORTUNITY

4201 Industrial Way is a ±96,000 SF freestanding manufacturing / flex building in the heart of the Benicia Industrial Park. Built in 2005, the building combines high clear height, climate-control capability, and heavy loading with quality office finishes and abundant parking.

The property is well-suited to manufacturing, assembly, R&D, logistics, and distribution users seeking quality space with immediate occupancy in one of the East Bay's most accessible industrial corridors. Offered for lease on a NNN basis and aggressively priced for quick execution.



## BUILDING SPECIFICATIONS

Available SF	<b>±96,000 SF</b>	Asking Rate	<b>\$0.90 PSF / Mo., NNN</b>
Estimated NNN	<b>\$0.16 PSF / Mo.</b>	Space Type	<b>Manufacturing / Flex</b>
Clear Height	<b>28'+ minimum</b>	Year Built	<b>2005</b>
Dock-High Doors	<b>16 drive-up bays</b>	Grade-Level Doors	<b>4 roll-up doors</b>
Climate Control	<b>Yes</b>	Fire Protection	<b>Fire sprinkler system</b>
Lease Structure	<b>Triple Net (NNN)</b>	Availability	<b>Immediate</b>

**28'+ CLEAR · 16 DOCK-HIGH + 4 GRADE-LEVEL DOORS · CLIMATE CONTROL · FIRE SPRINKLERED · IMMEDIATE OCCUPANCY**

## IDEAL USES

Manufacturing

Assembly

R&D

Logistics / 3PL

Distribution

Warehouse





Benicia Industrial Park — on the I-680 / I-780 corridor, Carquinez Strait and Port of Benicia beyond

## FREEWAY ACCESS

- Direct access to **Interstate 680** and **Interstate 780**
- Minutes to **Interstate 80** and the **Benicia–Martinez Bridge**
- Central to the East Bay, Sacramento, and the greater Bay Area
- Adjacent to the **Port of Benicia** and Carquinez Strait shipping
- Established industrial submarket with national logistics neighbors



**For leasing information, contact:**

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