

# ±24,649 SF FOR LEASE

4020 NELSON AVENUE, SUITE 200 | CONCORD, CA



## PROPERTY HIGHLIGHTS

- » ±24,649 SF Available
- » Dimensions: ±159'3 D x ± 167'9 W
- » Concrete tilt-up construction
- » End cap unit
- » Rare dock-served opportunity in Concord
- » Close proximity to Hwy 4 & 680
- » Power: Approximately 400 amps @ 277/480 volts (to be verified)

## OFFICE FEATURES

- » ±3,600 SF (see floor plan next page)

## WAREHOUSE FEATURES

- » Five (5) dock-high doors
- » One (1) grade-level door, second possible with office demo
- » ±26'-28' clear height

## AVAILABILITY

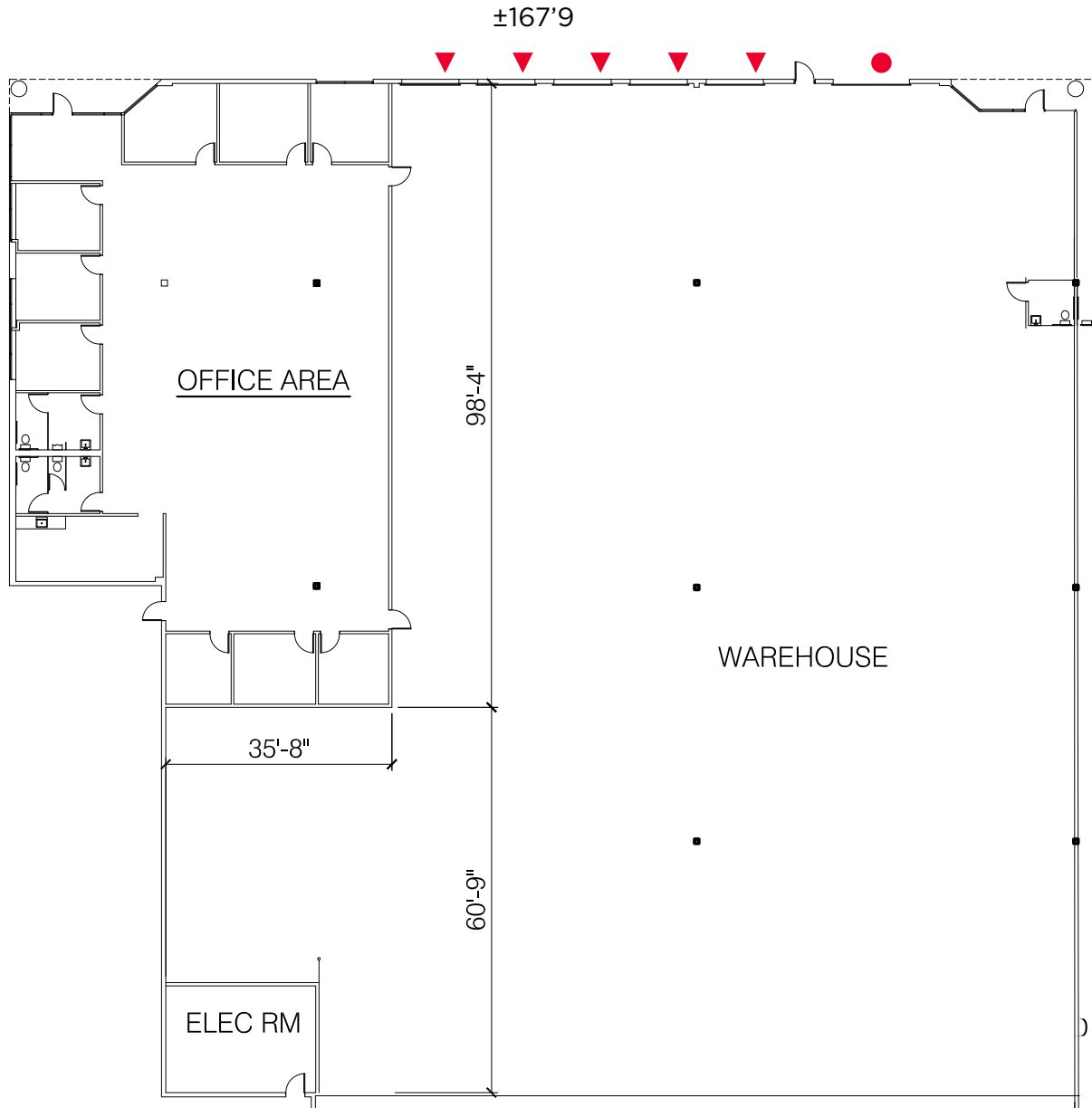
- » Call brokers for more information
- » [View site specific COVID-19 plan](#)

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# FLOOR PLAN



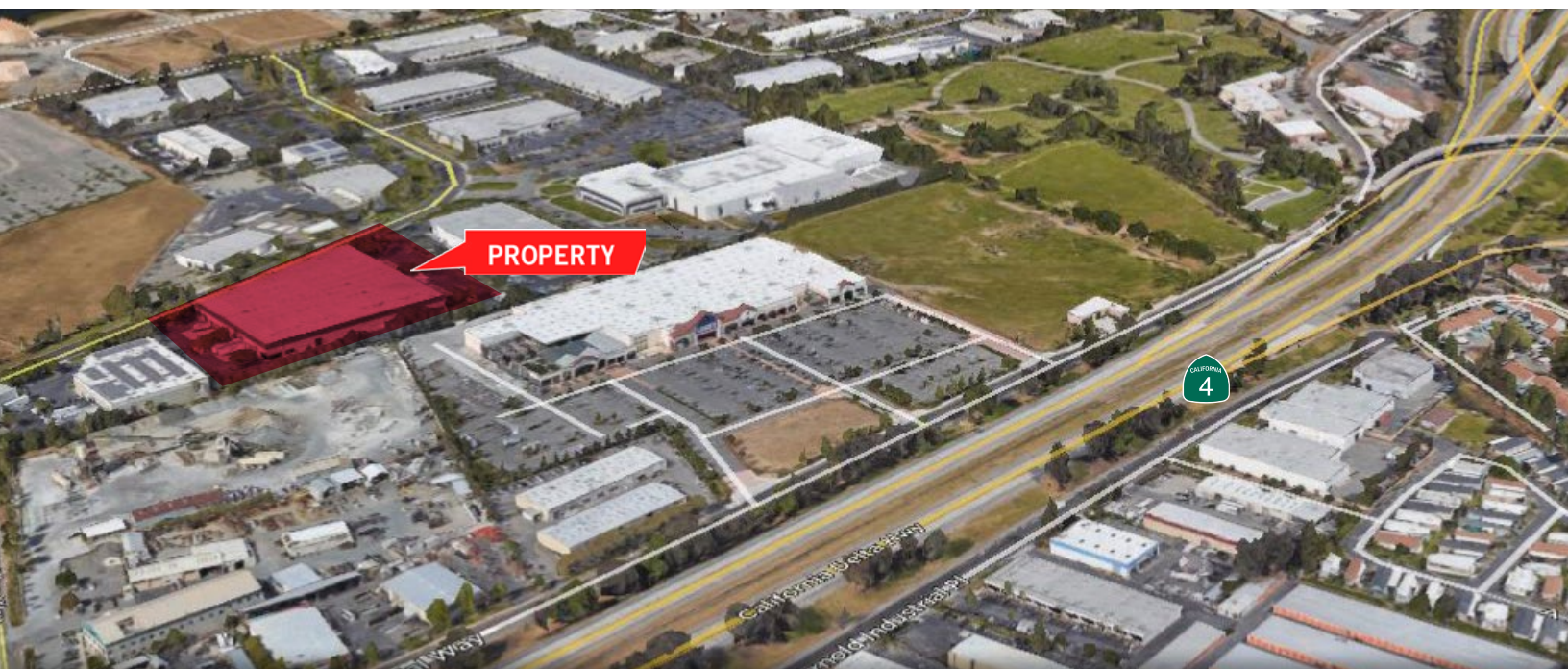
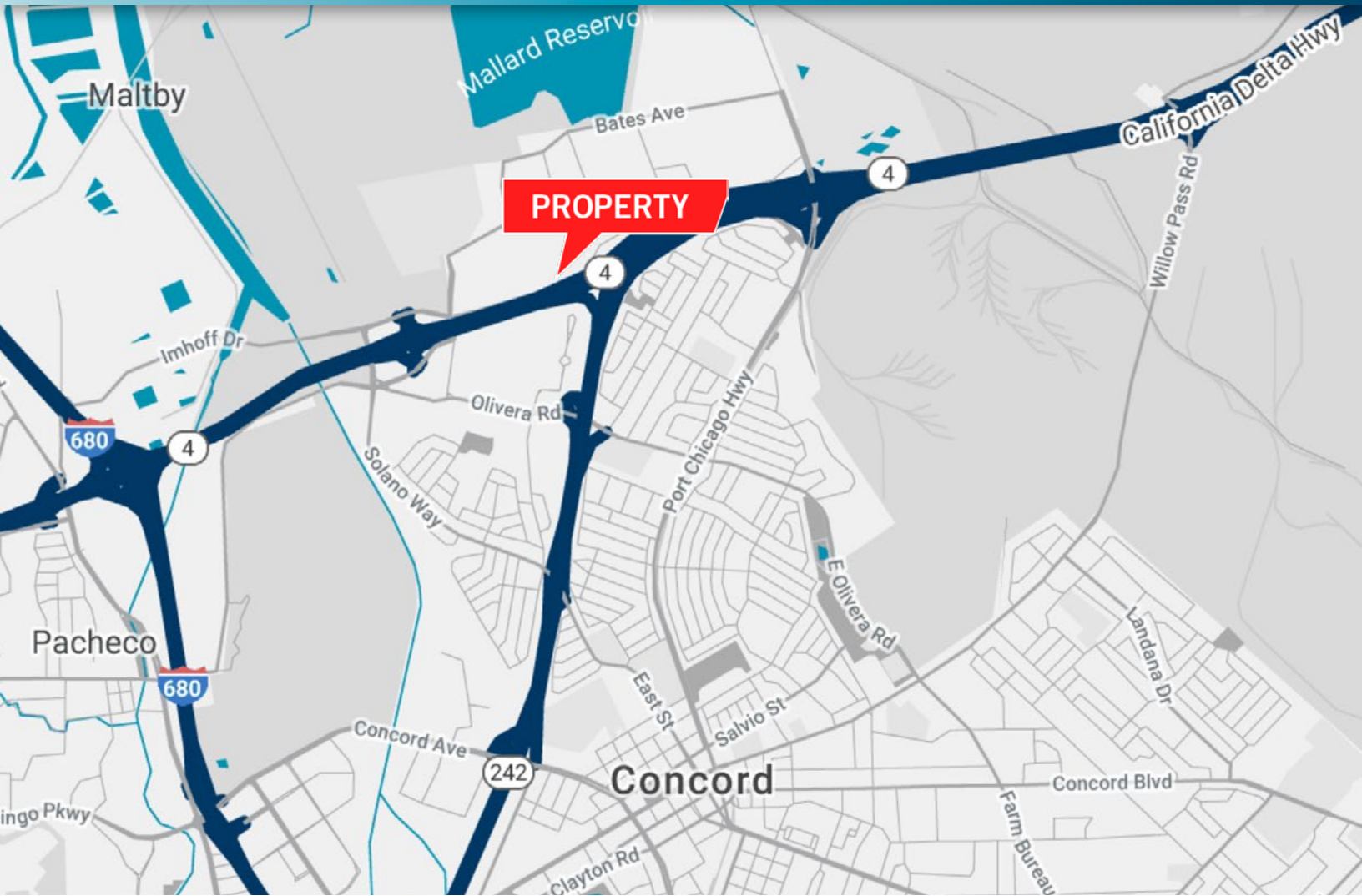
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 **DOCK HIGH**  
 **GRADE-LEVEL**

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