

# 4251 Iowa St

Benicia Industrial Park

## Industrial Space Available for Lease ±41,607 SF



MATT BRACCO  
RE License #01185434  
925.948.1305  
matt.bracco@jll.com

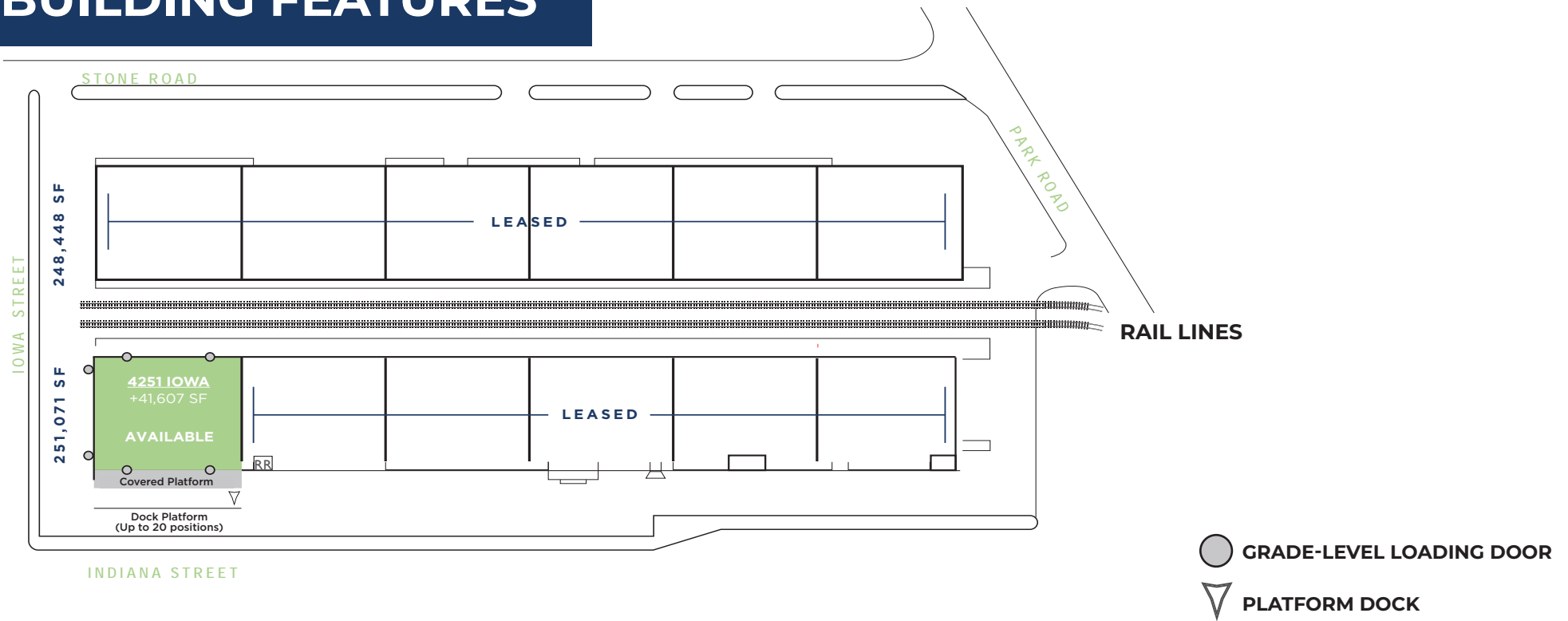
CHRIS NEEB  
RE License #01324612  
707.495.7777  
chris.neeb@jll.com

GLEN DOWLING  
RE License #00890450  
707.227.7800  
glen.dowling@jll.com

CHRIS BURNS  
RE License #01880060  
925.948.1308  
christopher.burns@jll.com



# BUILDING FEATURES



## AVAILABLE SPACE

41,607

## OFFICE AREA

1,288 SF

## TYPE

Warehouse/Distribution

## DIMENSIONS

±200' x 200'

## SKYLIGHTS

Yes

## WAREHOUSE LIGHTING

LED with motion sensors

## DOCK-HIGH LOADING

Exterior platform (up to 20 trailers)

## GRADE LEVEL DOORS

6 grade doors (3 oversized)

## CLEAR HEIGHT

22' - 23'

## COLUMN SPACING

32.5' x 63' & 32.5' x 70.75'

## SLAB

8"-10" concrete slab

## ELECTRICAL

300 amps, 277/480v

## FIRE SUPPRESSION

.495 gpm/2,000 SF

## TRUCK COURTS

110' min.

## TRAILER PARKING

Within dock platform (up to 20 trailers)

## AUTO PARKING

15 vehicle spaces

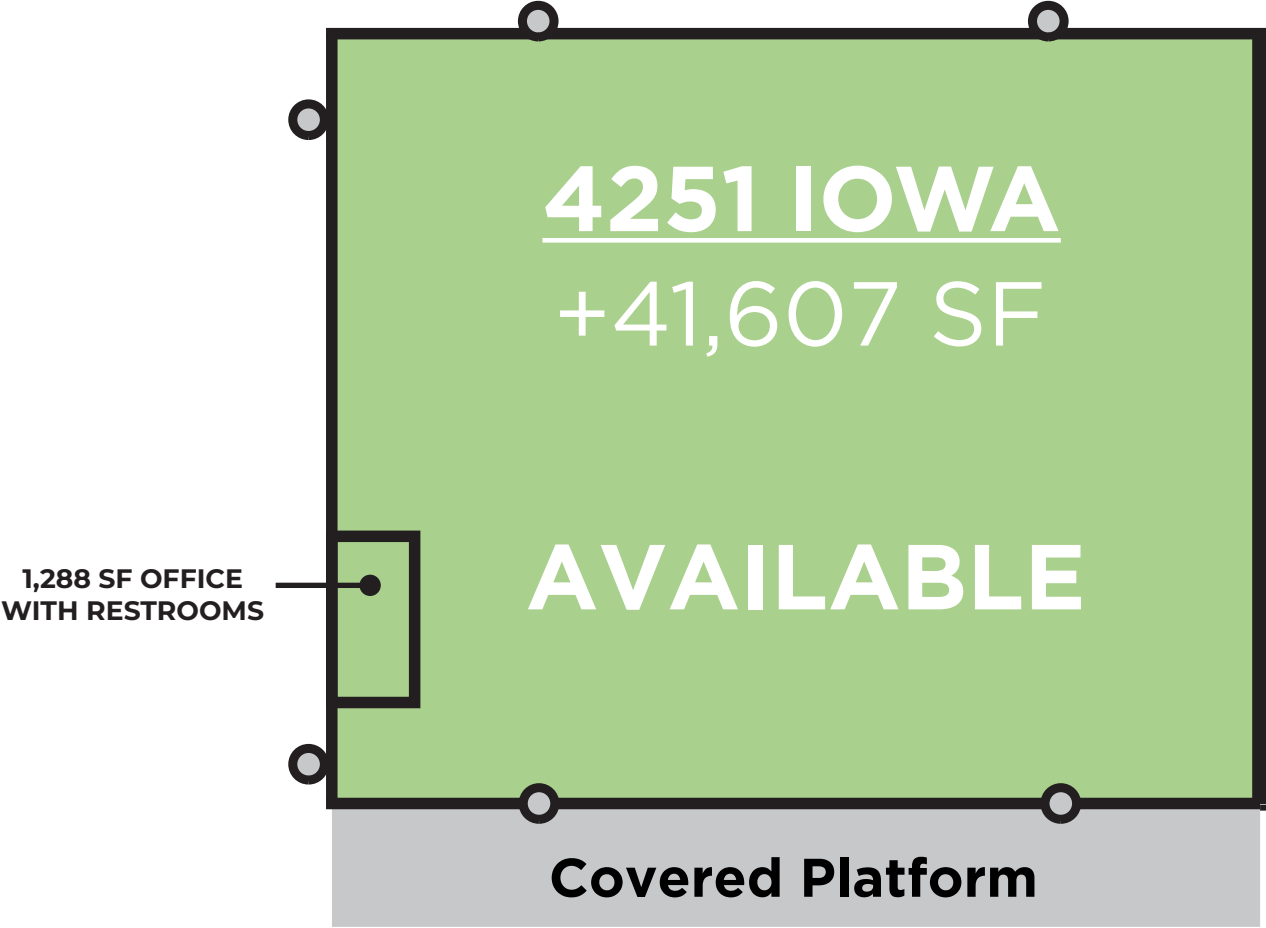
## ACCESS

360° around project

## RAIL

Rail spur at rear with platform and 2 grade doors

SPACE PLAN



**Dock Platform**  
**(Up to 20 positions)**

- GRADE-LEVEL LOADING DOOR
- PLATFORM DOCK

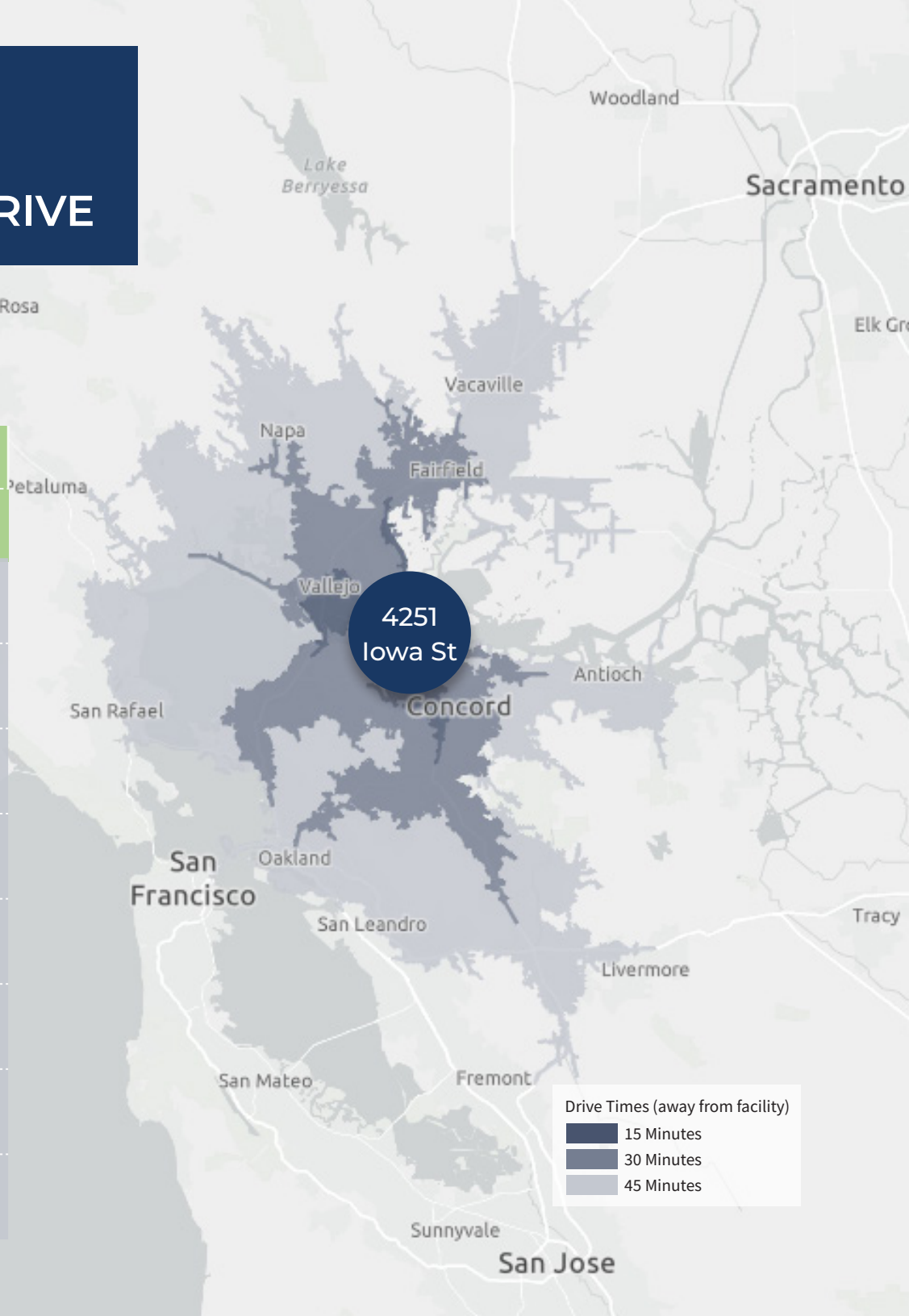




# DEMOGRAPHICS

## KEY STATISTICS - 30 - MINUTE DRIVE

Variable	4251 Iowa St Benicia Industrial Park		
	15 minutes	30 minutes	45 minutes
2024 Total Population	170,975	1,157,640	2,917,572
2024 Total Households	62,958	407,609	1,042,746
2024 Millennial Population (Born 1981 to 1998)	43,252	291,730	765,594
2024 Generation X Population (Born 1965 to 1980)	34,720	235,386	600,989
2024 Median Household Income	\$108,705	\$110,902	\$116,493
2024 Household Income 200K+	13,076	97,147	289,273
2024 Occupation: Manufacturing	5,861	29,513	72,827
2024 Occupation: Transportation/Warehouse	2,521	11,191	34,622



# STRATEGICALLY LOCATED

DRIVING DISTANCE



Fairfield, CA	15 miles
Vacaville, CA	29 miles
Concord, CA	9 miles



Napa County Airport	17 miles
Sacramento International Airport	62 miles
Oakland International Airport	38 miles
San Francisco International Airport	48 miles



Port of Benicia	3 miles
Port of Stockton	58 miles
Port of Oakland	30 miles







For more  
information,  
please contact:

**MATT BRACCO**  
RE License #01185434  
925.948.1305  
matt.bracco@jll.com

**CHRIS NEEB**  
RE License #01324612  
707.495.7777  
chris.neeb@jll.com

**GLEN DOWLING**  
RE License #00890450  
707.227.7800  
glen.dowling@jll.com

**CHRIS BURNS**  
RE License #01880060  
925.948.1308  
christopher.burns@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.