

# For sale or lease

±143,636 SF multi-tenant industrial building



Jones Lang LaSalle Brokerage, Inc.  
Real Estate Lic# 01856260



**5000 Park Road /  
5400 E 2nd Street**

Benicia, CA

**MATT BRACCO**  
CA RE Lic# 01185434  
+1 925 200 3537  
matt.bracco@jll.com

**EDDIE SHUAI**  
CA RE Lic# 01454419  
+1 415 336 3573  
eddie.shuai@jll.com

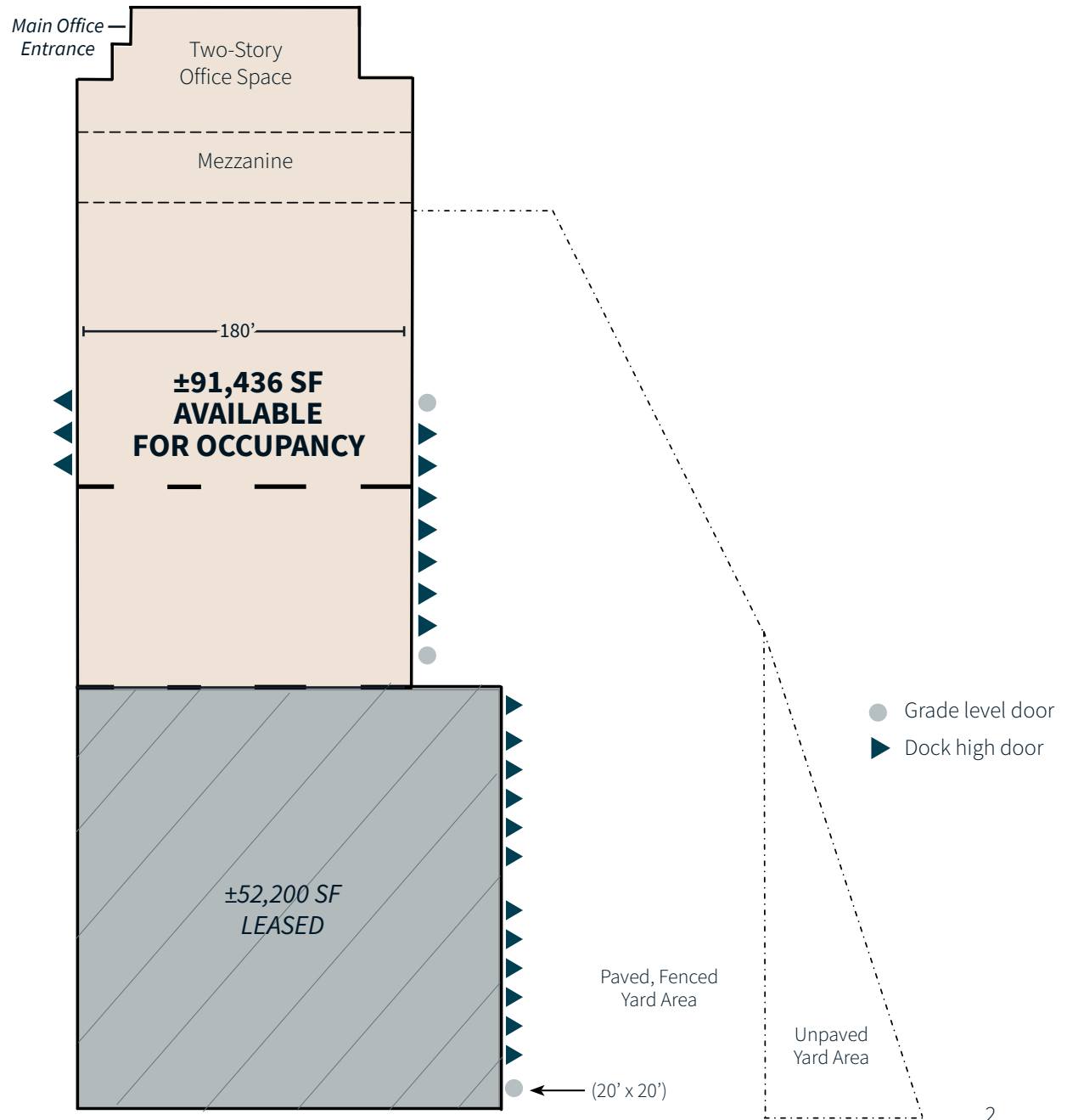
**CHRIS BURNS**  
CA RE Lic# 01880060  
+1 925 389 0292  
christopher.burns@jll.com

**CHRIS NEEB**  
CA RE Lic# 01324612  
+1 707 495 7777  
chris.neeb@jll.com

### Property Highlights

- Multi-tenant industrial building
- ±143,636 SF on 7.8 acres
- ±91,436 SF available for occupancy
- 30' - 31'8" building clear height
- ±30,754 SF two-story office/R&D
- ±8,640 SF steel structure mezzanine space
- Tremendous I-680 visibility and signage
  - Over 70,000 cars per day each way
- 10 dock doors | 2 grade level doors
  - Serving ±91,436 SF availability
- 12 dock doors | 1, 20' x 20' grade level door
  - Serving ±52,200 SF leased space
- 2,000 amps @ 277/480v service to building
  - 4,000 amp switchgear
- .44/2000 GPM fire suppression system
- Warehouse skylights
- Secure truck court
- Over 275 vehicle parking spaces
- Rare corporate headquarter lease or purchase opportunity
- Well maintained project
- ±52,200 SF leased through 8/31/2030

## Site plan





5000 Park Road | 5400 E 2nd Street / Benicia, CA

# Location

|               |           |            |
|---------------|-----------|------------|
| I-680 on-ramp | 0.9 miles | 2 minutes  |
| I-80          | 10 miles  | 12 minutes |
| Fairfield     | 14 miles  | 18 minutes |
| Napa          | 25 miles  | 32 minutes |
| Oakland       | 30 miles  | 40 minutes |





# Property Aerial





# 5000 Park Road / 5400 E 2nd Street Benicia, CA

±143,636 SF multi-tenant industrial building



**MATT BRACCO**  
CA RE Lic# 01185434  
+1 925 200 3537  
matt.bracco@jll.com

**EDDIE SHUAI**  
CA RE Lic# 01454419  
+1 415 336 3573  
eddie.shuai@jll.com

**CHRIS NEEB**  
CA RE Lic# 01324612  
+1 707 495 7777  
chris.neeb@jll.com

**CHRIS BURNS**  
CA RE Lic# 01880060  
+1 925 389 0292  
christopher.burns@jll.com

Jones Lang LaSalle Brokerage, Inc.  
Real Estate Lic# 01856260



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.