



For sublease

±13,724 SF
industrial space

4045 Nelson Avenue
Concord, CA

Space Specifications

- ±3,075 SF of new office space
- One (1) dock high door
- One (1) grade level door
- 480v + 208v power
- Immediate access to Hwy 4, 242 & I-680
- Sublease exp: 4/30/2028
- Rate: \$1.50/psf NNN



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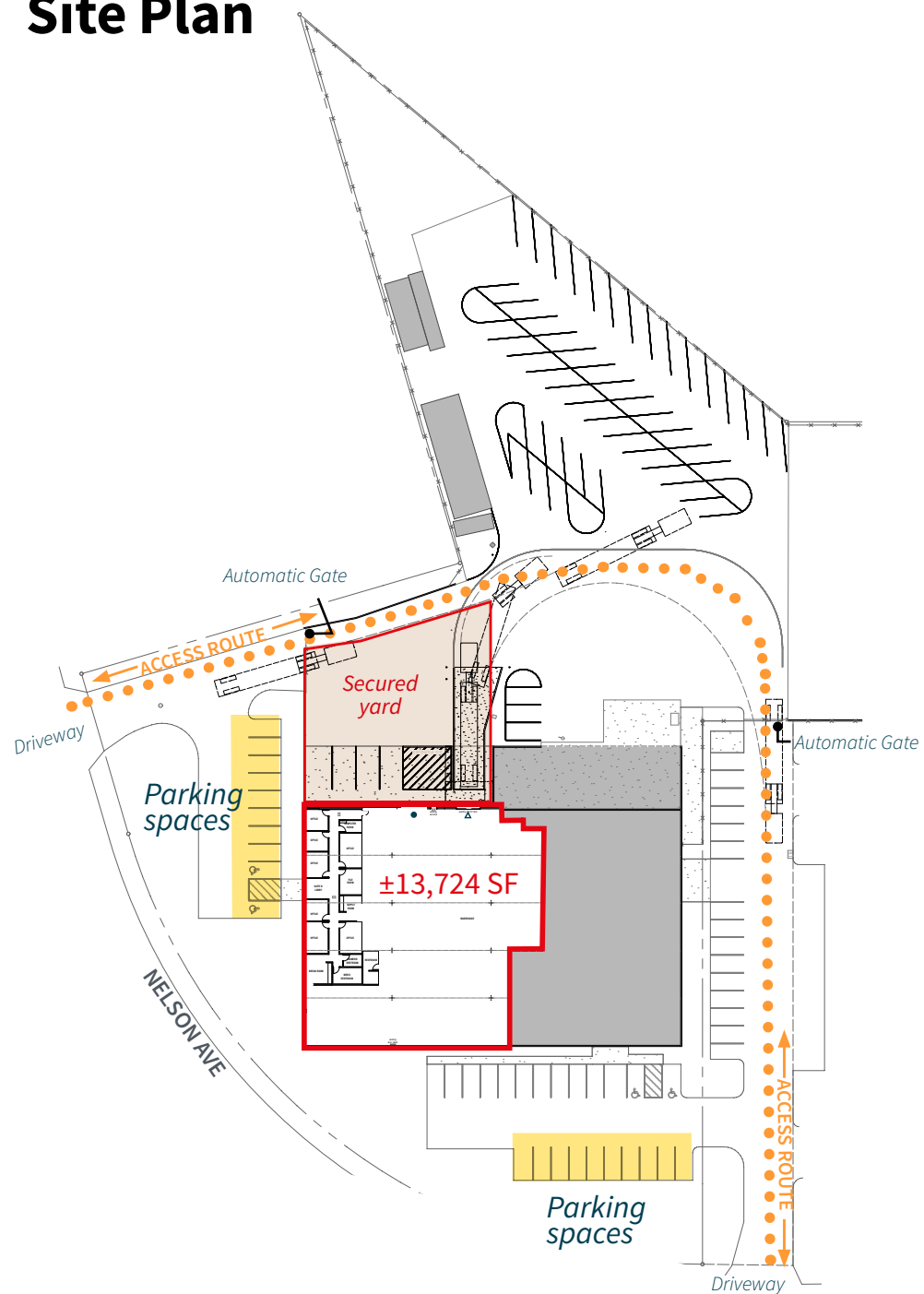
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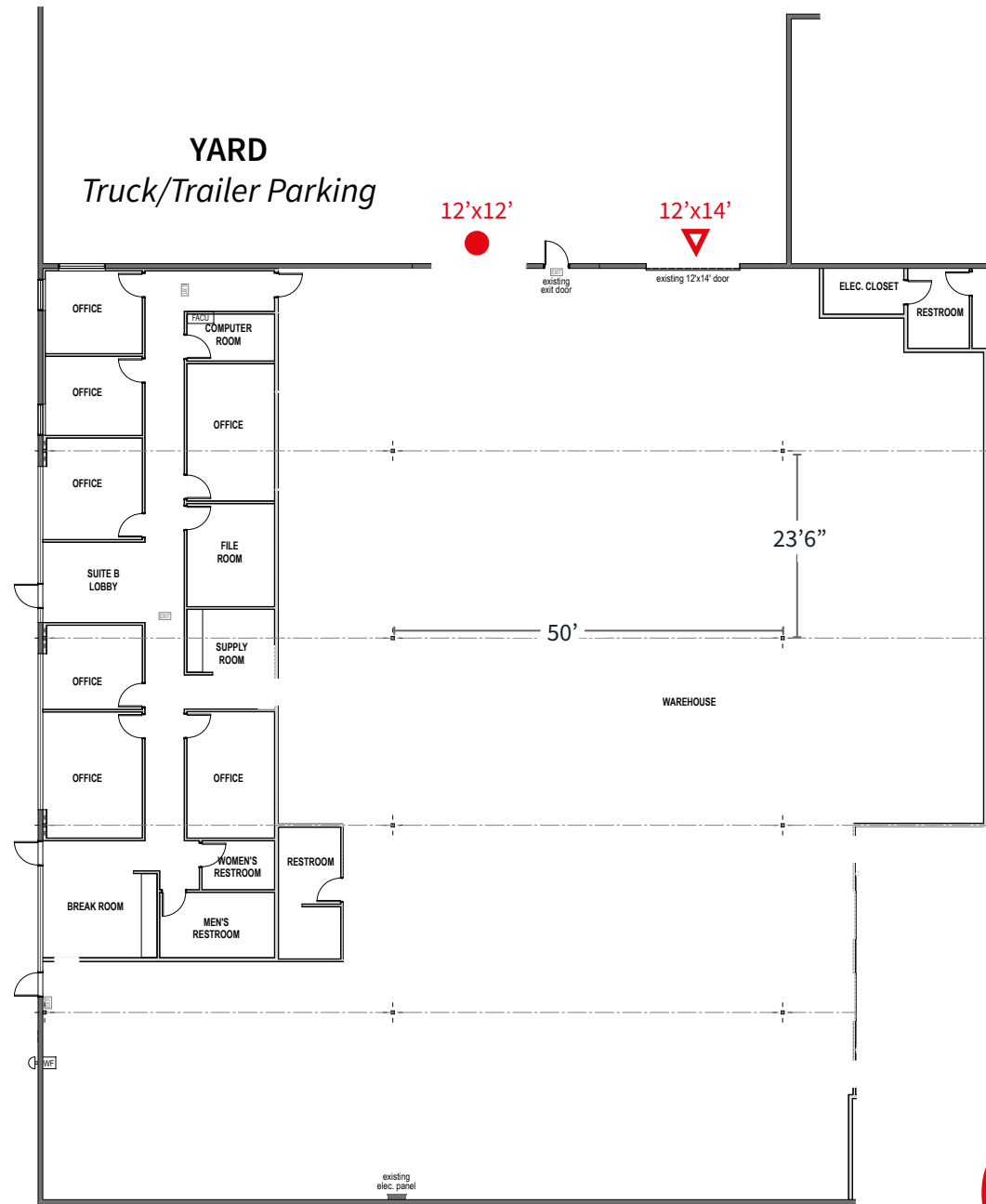
Site Plan



Floor Plan

±13,724 SF for sublease

- ±3,075 SF of new office space
- Dock with canopy including a 12'x14' automated door, EOD leveler, truck restraint
- Additional 12'x12' grade level door
- Secure yard with automated gated entrances
- Trailer and box van parking
- Warehouse restroom with shower
- 15' - 18' clear height
- Extensive 480v + 208v power
- LED warehouse lighting
- 1/2 mile to Hwy 4, 242 & I-680



- ▽ Dock high door
- Grade level door

Location



For more information or to tour, please contact:

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