

For Sale or Lease

2.28 AC Industrial Yard Site

6190 Egret Court | Benicia, CA

**1ST TIME
AVAILABLE
IN OVER
30 YEARS!**



Property Highlights:

- 2.28 AC industrial yard
- 1,460 SF office trailer
- Power, water, sewer
- 1/2 mile to I-680
- Fully fenced & gated entrance
- Compacted gravel
- Level site
- Lease Rate: \$22,500/mo Industrial Gross
- Sale Price: \$3,200,000

For more information, please contact:

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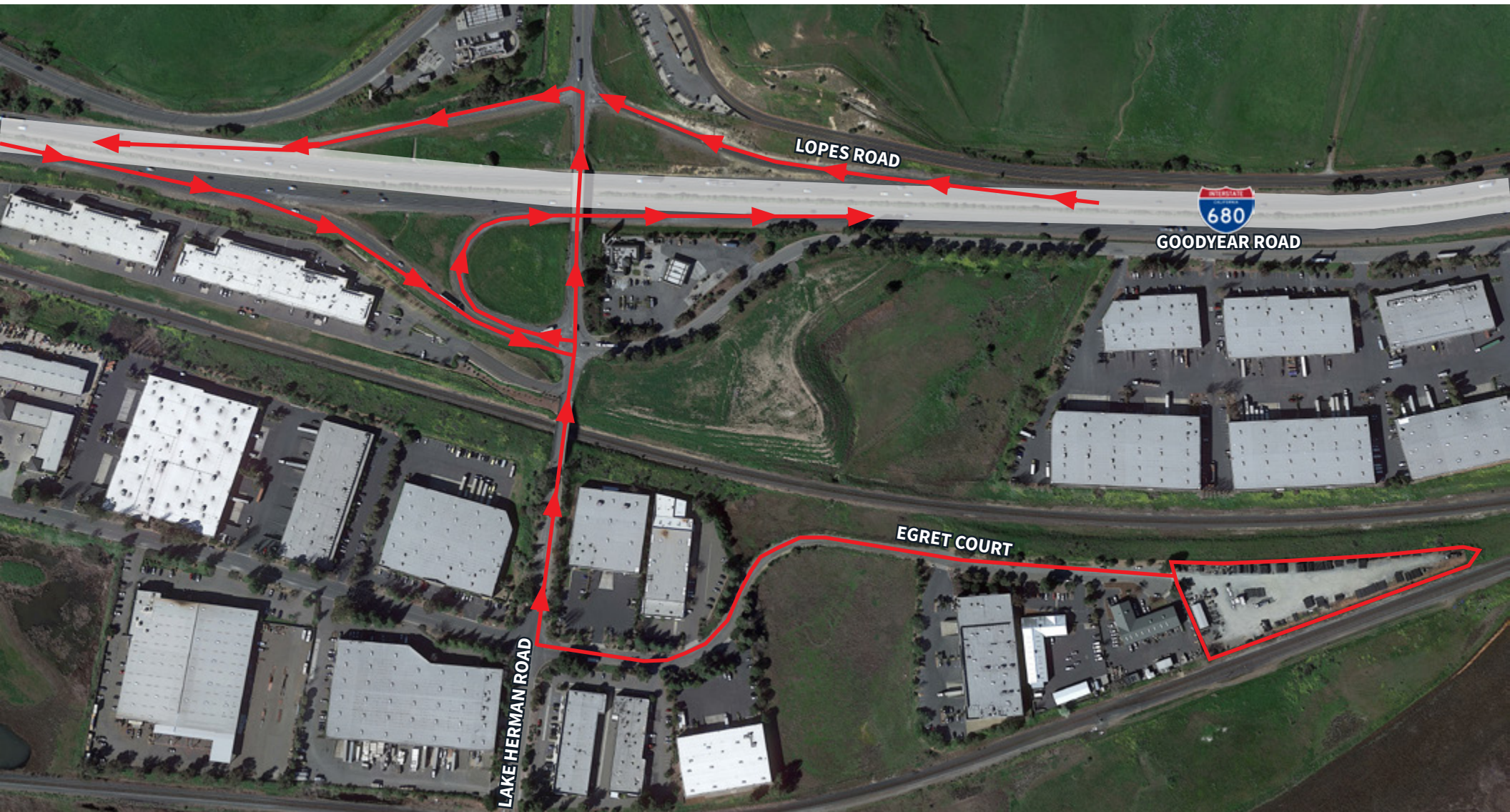
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Site Access



±2.28 AC
available for sale or lease
1,460 SF trailer



Immediate
access to I-680
via Lake Herman Road

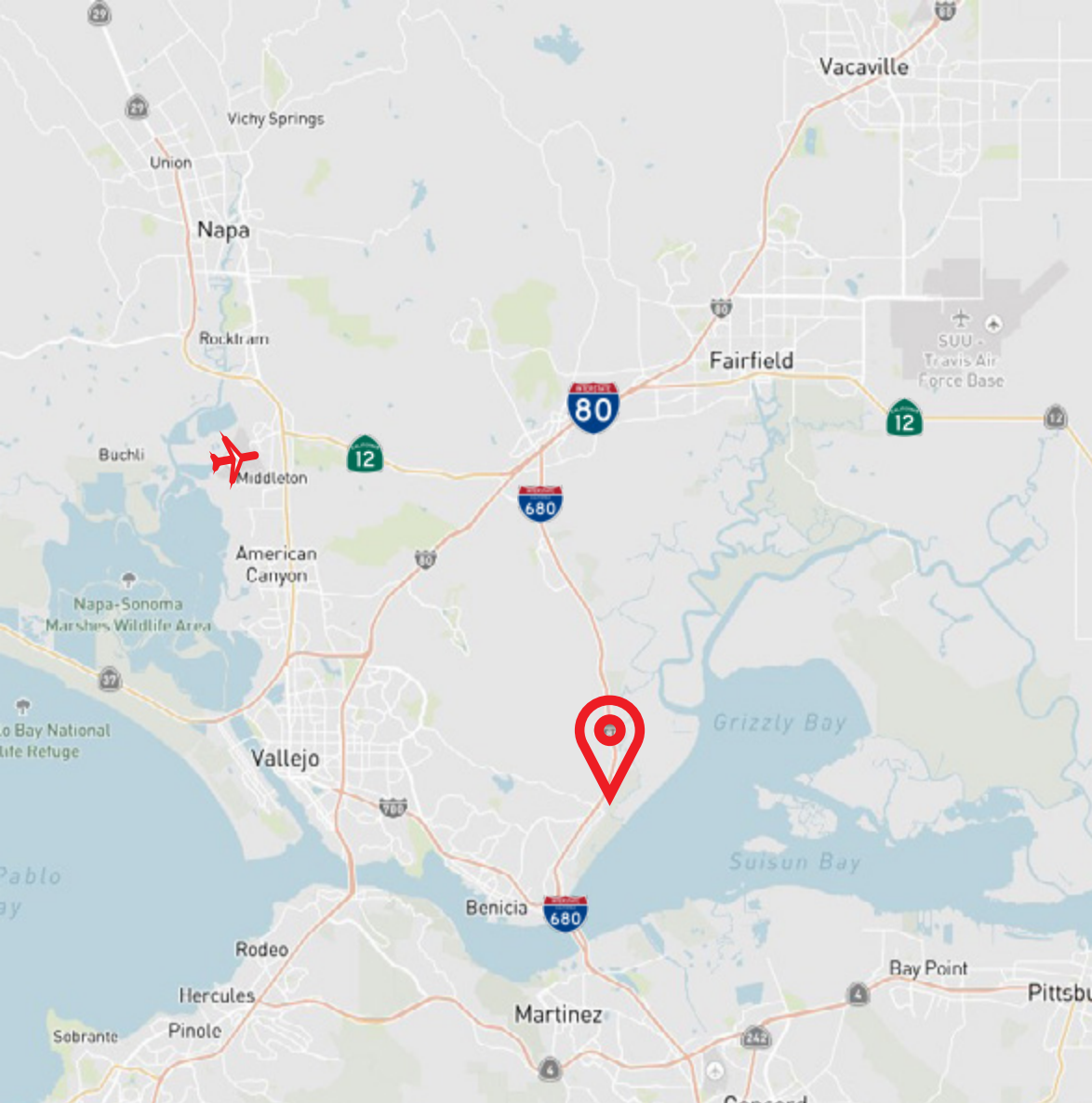


Zoning
Limited Industrial







Site has power,
water, sewer





6190 Egret Court | Benicia

	Destination	Miles
	I-680 on ramp	0.5
	I-780	3.5
	I-80	10
	Port Of Benicia	4
	Port Of Oakland	32
	Port of Stockton	60
	Oakland Intl Airport	62
	Sacramento Intl Airport	32
	Napa County Airport	27
	Fairfield	11
	Vallejo	10
	Concord	9
	Richmond	23
	Oakland	31
	Stockton	60
	Sacramento	58

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