

FOR SUBLEASE

4355 INDUSTRIAL WAY
BENICIA, CA



±69,693 SF WAREHOUSE SPACE

±2,600 SF OFFICE AREA | 10 DH DOORS | 2 GL DOORS



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260

SPACE HIGHLIGHTS



±69,693 SF within a
±268,245 SF industrial
warehouse bldg



±2,600 SF of
office space



Fully sprinklered
warehouse (ESFR)



400 amps,
277/4180v,
3-phase power



30'-32'
clear height



10 dock high doors
(with edge of dock
levelers)



2 grade level doors
(one oversized
at 19' x 14')



50 dedicated
parking spaces



Sublease LED:
02/28/2028

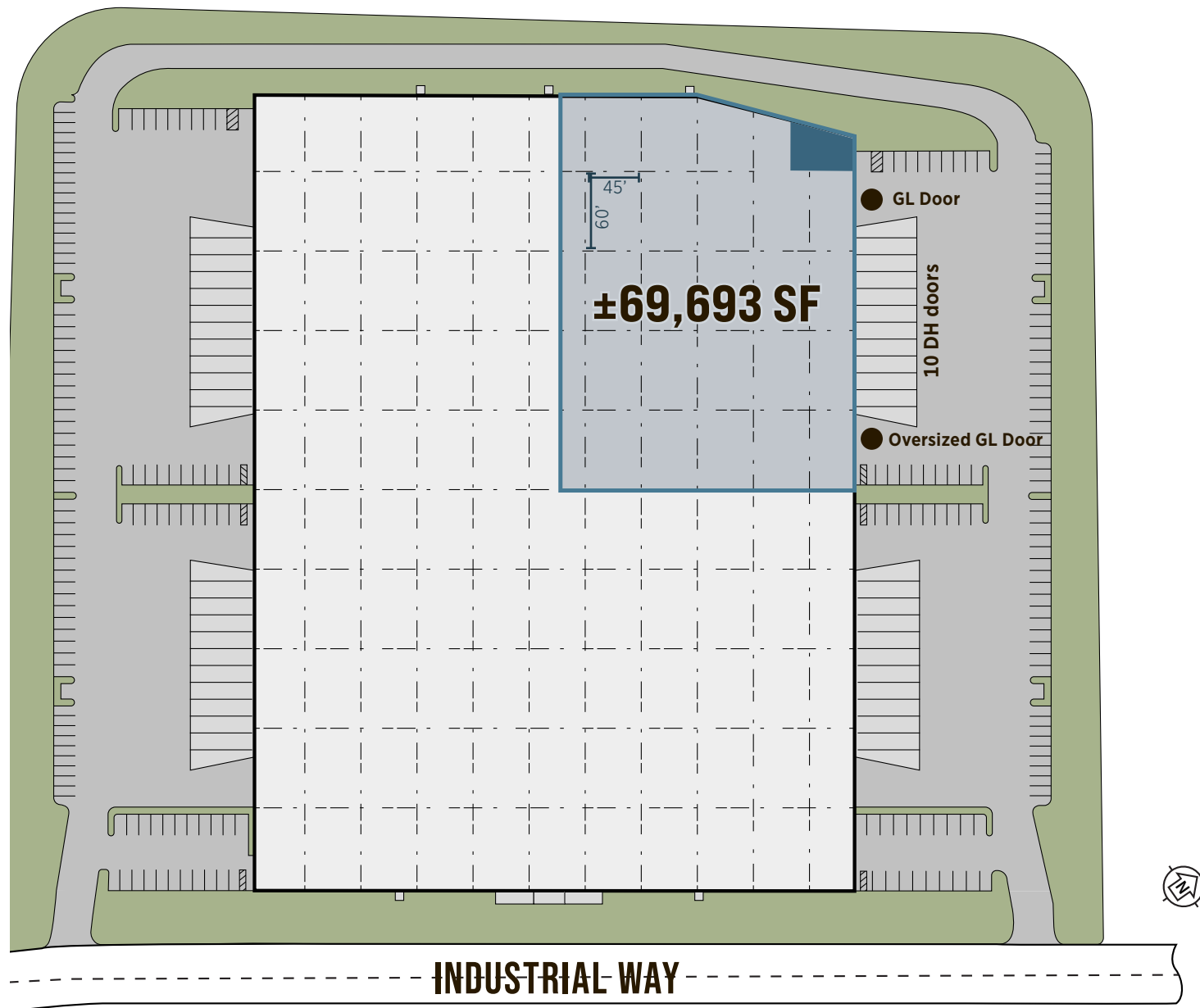


Immediate freeway
access via Lake
Herman Rd

SITE PLAN

±69,693 SF

- ±2,600 SF office space
- 10 DH doors (with edge of dock levelers)
- 2 GL doors (one oversized at 19' x 14')
- ±232' deep x 300' wide
- 60' x 45' column spacing
- 30'-32' clear height
- 50 parking spaces
- 135'-150' truck staging area
- 45' concrete dock apron
- Potential to secure truck court
- 400 amps at 277/480v, 3phase
- ESFR fire suppression system
- Skylights
- Master lease expires 2/28/2028
- Located in the Benicia Industrial Park, immediate freeway access via Lake Herman Road



LOCATION / ACCESS

Located in the Benicia Industrial Park,
immediate freeway access via
Lake Herman Road



I-680 on-ramp	1.1 miles
I-80	10 miles
Fairfield	14 miles
Napa	25 miles
Oakland	30 miles



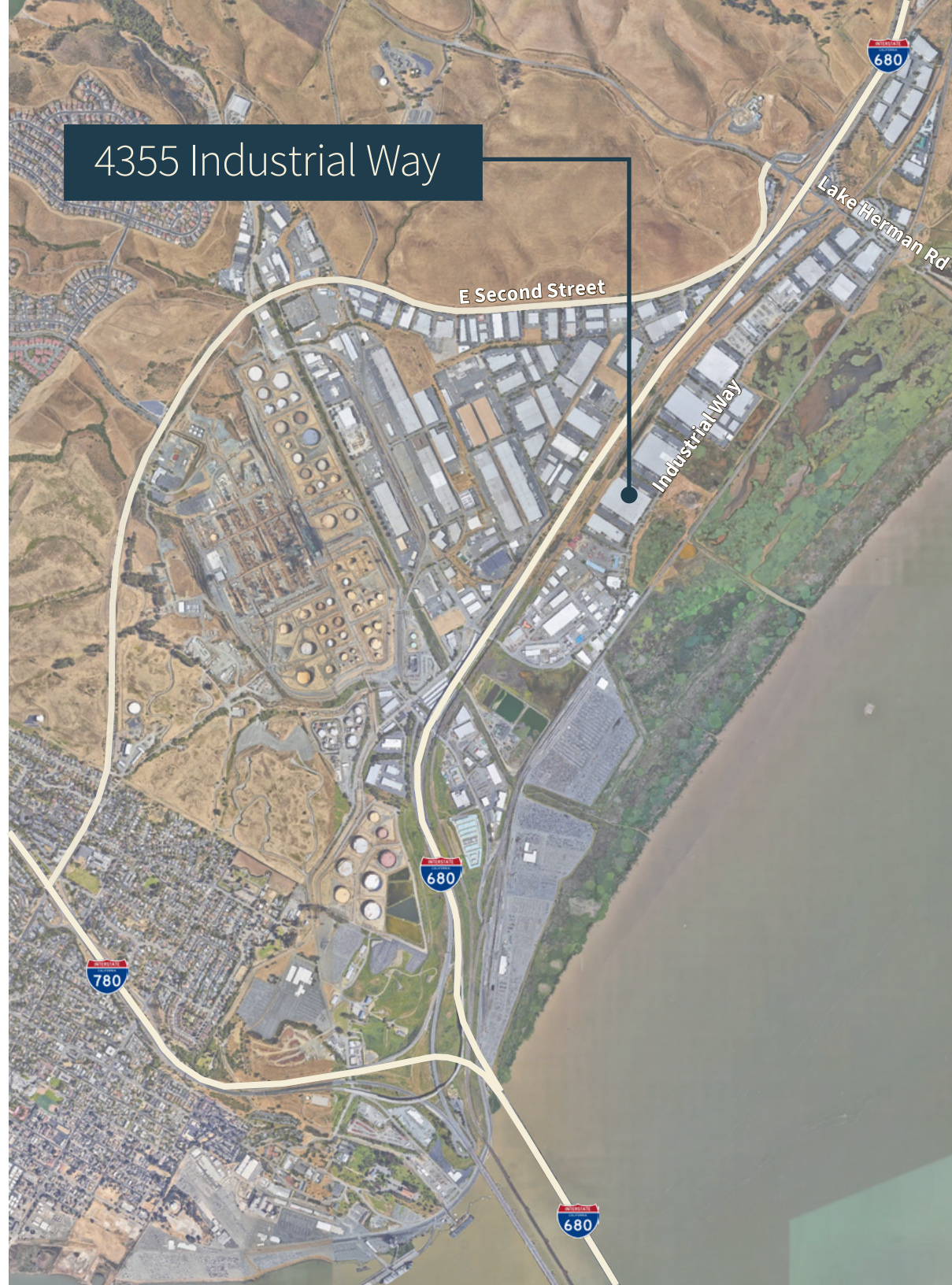
Napa County Airport	17 miles
Sacramento Intl Airport	62 miles
Oakland Intl Airport	38 miles
San Francisco Intl Airport	48 miles



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



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