

JLL SEE A BRIGHTER WAY

For lease

±13,920 SF on 1.16 AC

251 W Channel Road, Benicia, CA

Jones Lang LaSalle Brokerage, Inc. RE Lic# 01856260

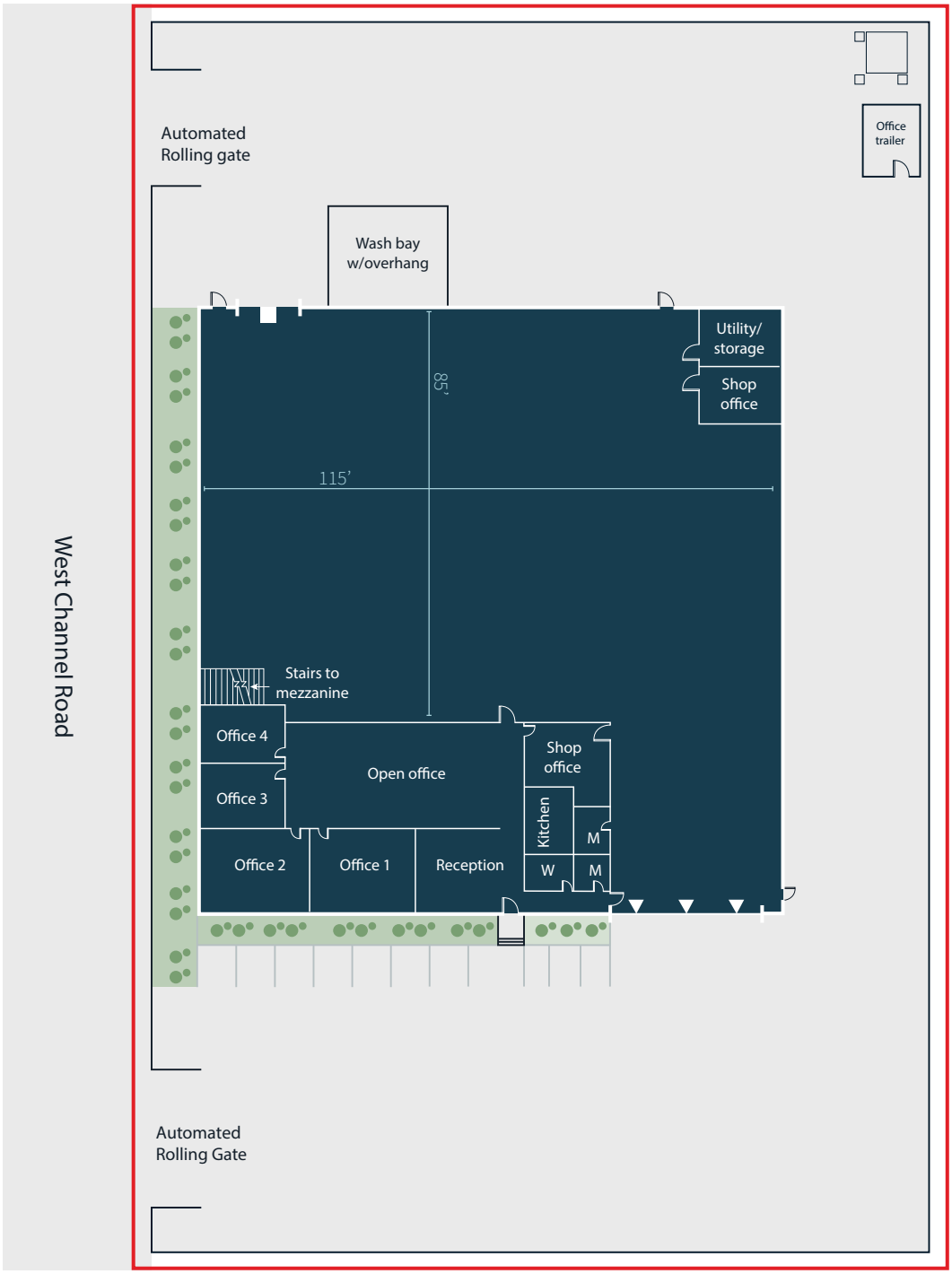
Property highlights

- ±13,920 SF metal industrial building
- 1.16 acre parcel - asphalt paved
- ±2,200 SF of ground floor office space
- Mezzanine storage space above office
- ±20’ warehouse clear height
- Clear span warehouse (no columns)
- Fire suppression system of .25/3,000 GPM
- 1,200 amp, 277/480 volt, 3-phase electrical service *(Tenant to verify)*
- Three (3) dock-high loading doors
- One (1) grade-level loading door
- Warehouse skylights
- Entire site is fenced with automated gates
- Available November 1, 2026



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Site plan



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