

WAREHOUSE / OFFICE SUITES AVAILABLE | OWNER / USER OPPORTUNITIES

FOR SALE **549** SUITES E, F, G, H
GARCIA PITTSBURG, CA

NEWMARK

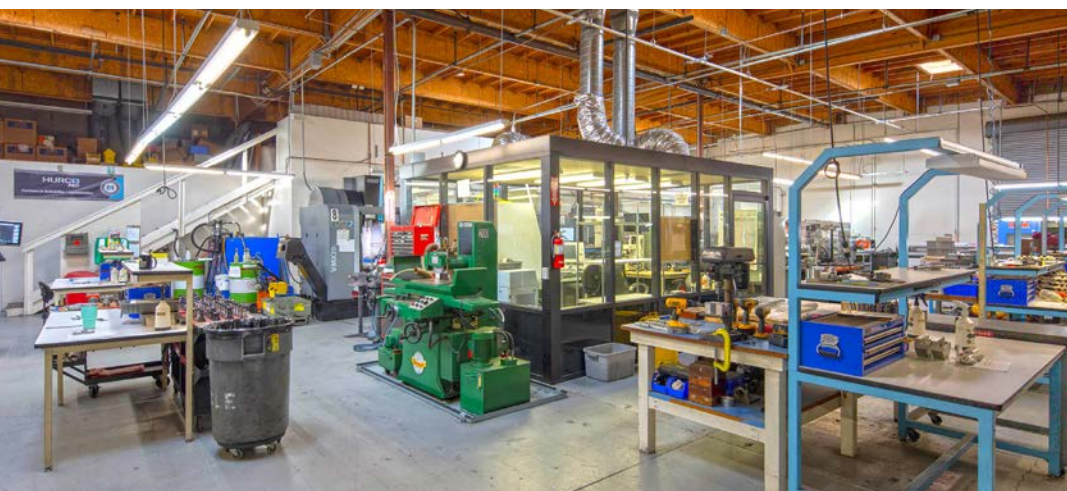
± 2,300 - 9,200 SF

PROPERTY HIGHLIGHTS

FOR SALE 549
GARCIA

SUITES E, F, G, H
PITTSBURG, CA

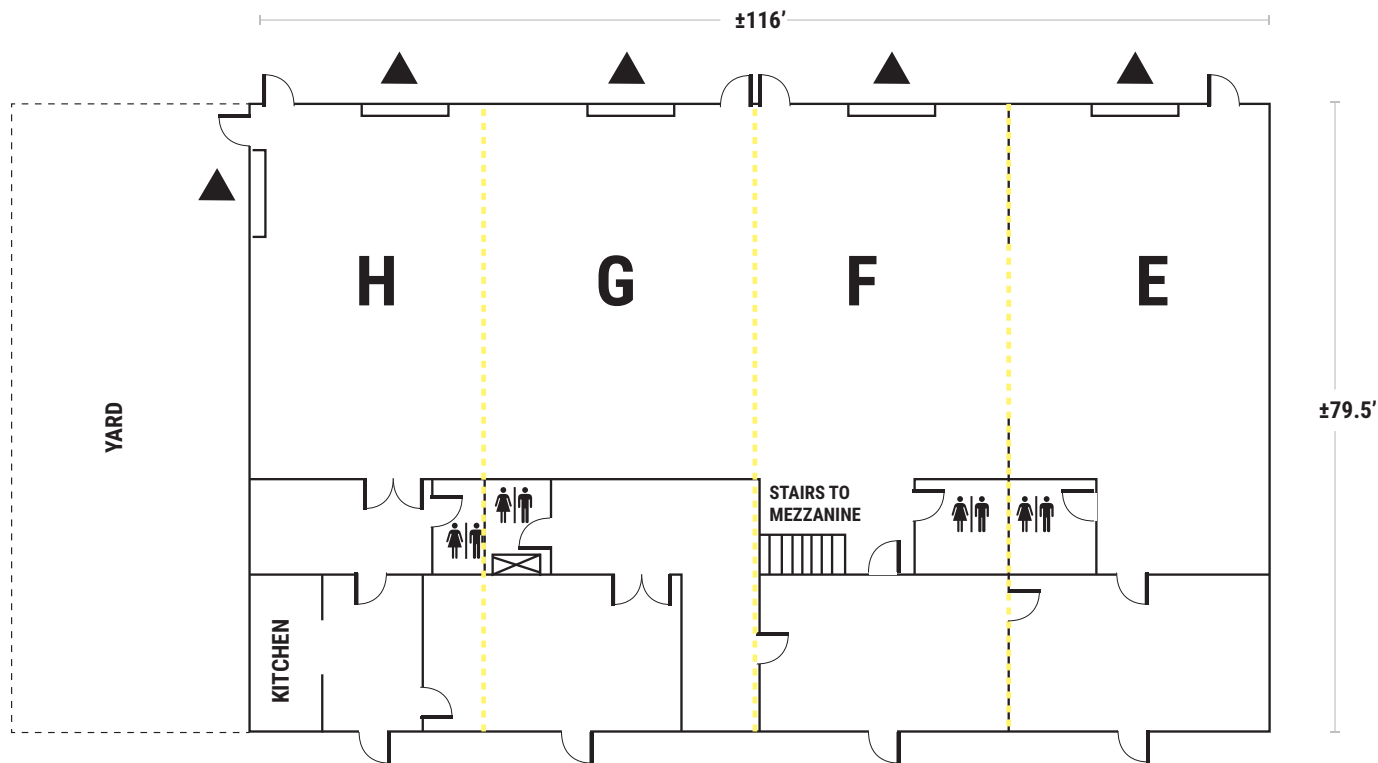
- ✓ FOUR (4) SUITES TO BE SOLD SEPARATE OR TOGETHER. VARIOUS SIZE OPTIONS: 2,300 SF, 4,600 SF, 6,900 SF OR 9,200 SF
- ✓ EACH SUITE HAS $\pm 10\%$ - 20% OF HIGH-END OFFICE BUILDOUT AND A RESTROOM
- ✓ WILL BE DELIVERED VACANT
- ✓ SECURED, GATED PROPERTY
- ✓ BUILT IN 1991 (CONCRETE TILT-UP CONSTRUCTION)
- ✓ FIVE (5) LARGE GRADE-LEVEL DOORS (14'H X 16'W)
- ✓ 16' MINIMUM WAREHOUSE CLEARANCE
- ✓ 800 AMPS, 120/208V, 3-PHASE POWER (BUYER TO VERIFY)
- ✓ FULLY SPRINKLERED WITH SKYLIGHTS IN WAREHOUSE
- ✓ EXISTING KITCHEN, BREAKROOM AND SHOWER
- ✓ $\pm 2,500$ SF PAVED YARD IN REAR
- ✓ 2.5 PER 1,000 PARKING RATIO
- ✓ CLEAN, METICULOUSLY-MAINTAINED PROPERTY
- ✓ PD (PLANNED DEVELOPMENT) ZONING. BUYER TO VERIFY USE IS PERMITTED WITH THE CITY
- ✓ BONUS MEZZANINE STORAGE



FLOOR PLAN

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▲ Roll Up Door

**NOT TO SCALE*

ROOF RESEALED
IN JULY 2016



AERIAL

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W. LELAND ROAD

RAILROAD AVENUE

BLISS AVENUE

549
GARCIA

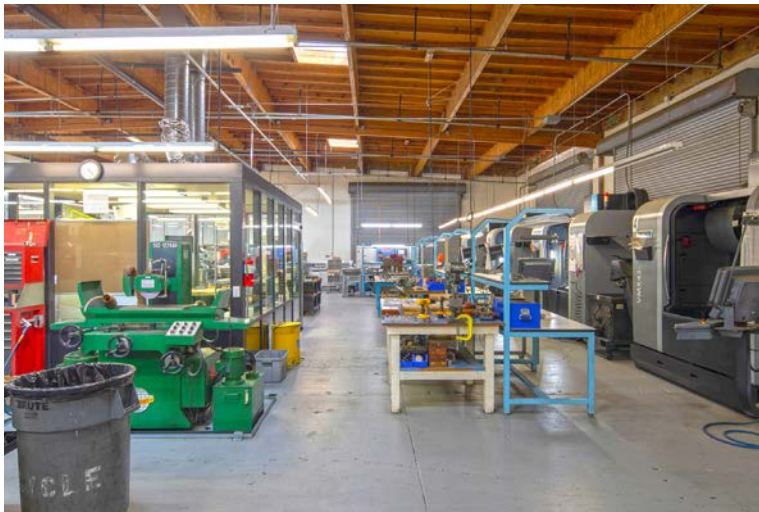
GARCIA AVENUE

HARBOR STREET





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SUITES E, F, G, H
PITTSBURG, CA



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PITTSBURG, CA
GARCIA

NEWMARK

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