

FOR SALE OR LEASE

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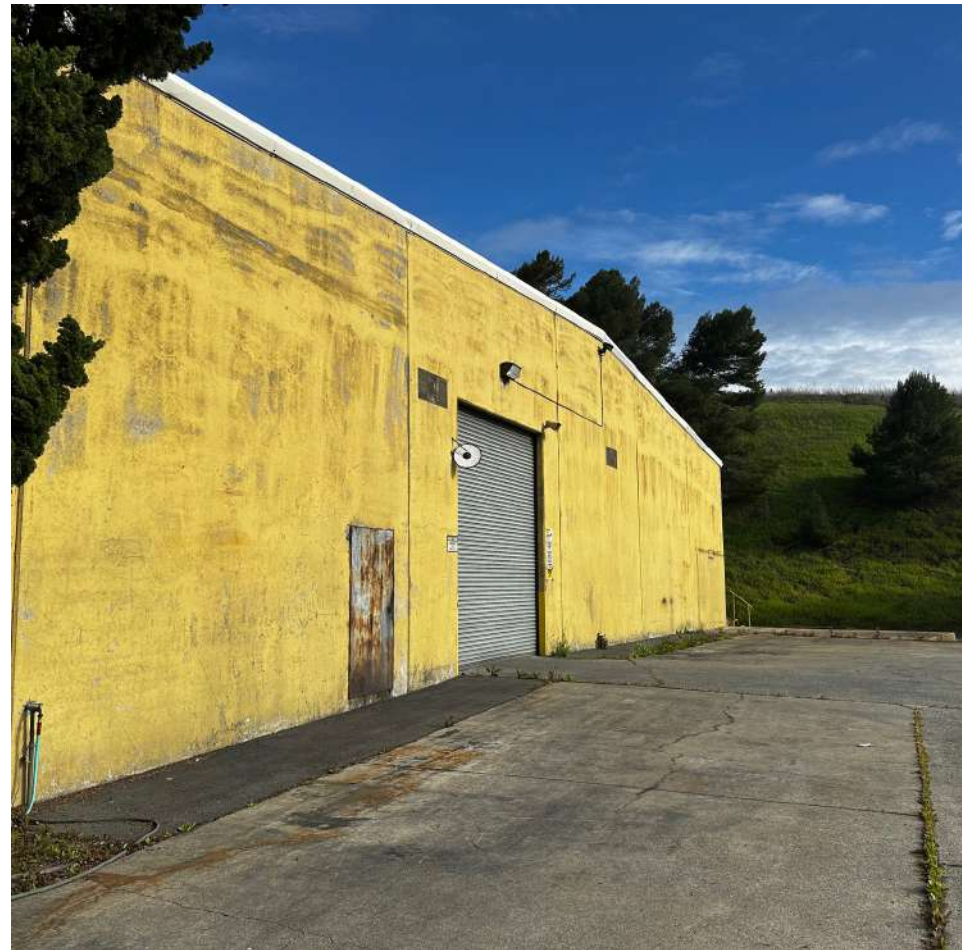
FRANKLIN CANYON ROAD

RODEO, CA



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FRANKLIN CANYON ROAD

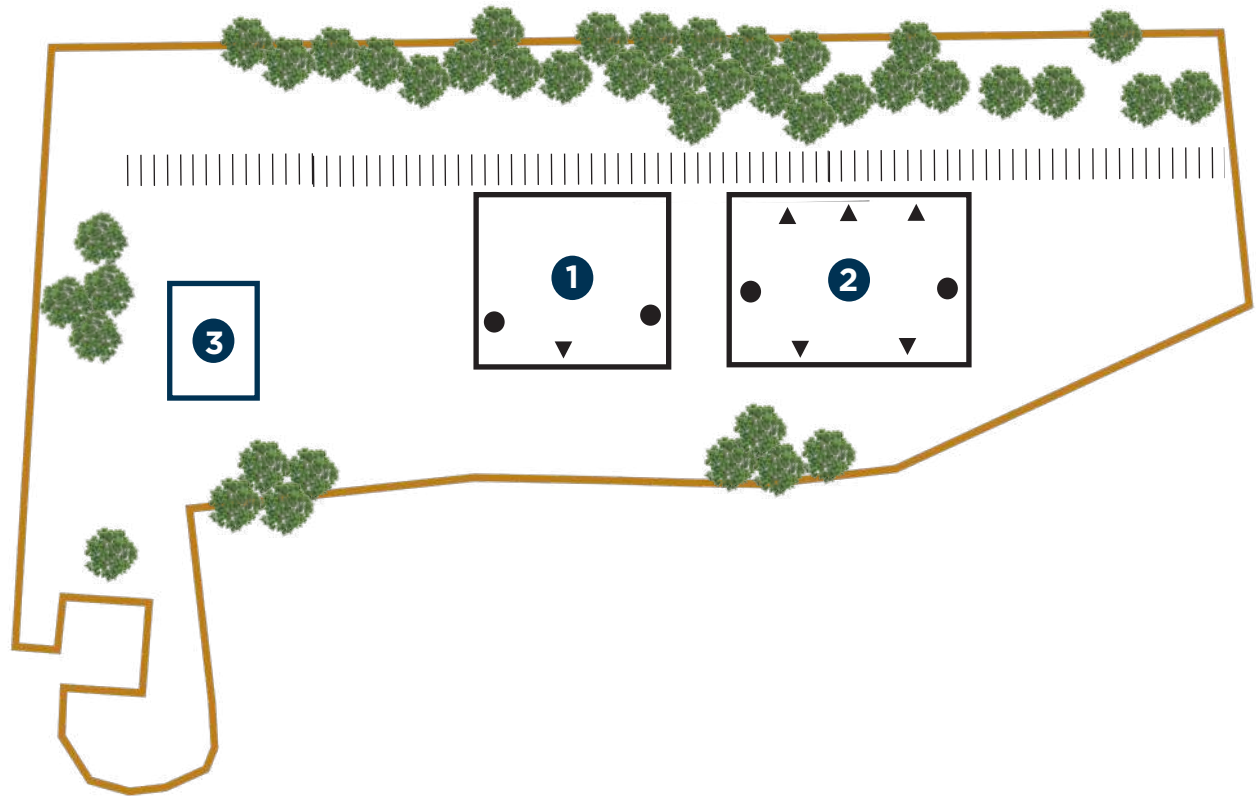


PROPERTY HIGHLIGHTS

- » Convenient West Contra Costa County Location
- » Heavy Industrial Zoning
- » Excellent State Highway 4 Visibility
- » Across from Franklin Canyon Golf Course
- » Additional Cell Tower Income
- » Active BNSF Rail Spur
- » 1200 Amps, 480 Volt Power
- » Laydown Yard Area Throughout

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FRANKLIN CANYON ROAD



1 PLANT BUILDING

- ± 12,700 Square Feet
- Steel Frame, Clear Span with 5.5 Inch Thick Concrete Wall Panels on Three (3) Sides
- 26' Clear Height
- Metal Roof
- One (1) Dock-High Door
- Two (2) Grade-Level Doors
- Small Lunch/Break Room, Tool Room and Restrooms

2 WAREHOUSE BUILDING

- ± 15,200 Square Feet
- Steel Frame, Clear Span with 5.5 Inch Thick Concrete Wall Panels
- 18' Clear Height
- Metal Roof
- Two (2) Dock-High Doors
- Two (2) Grade-Level Doors
- Rail Platform with Three (3) Rail Doors

3 OFFICE

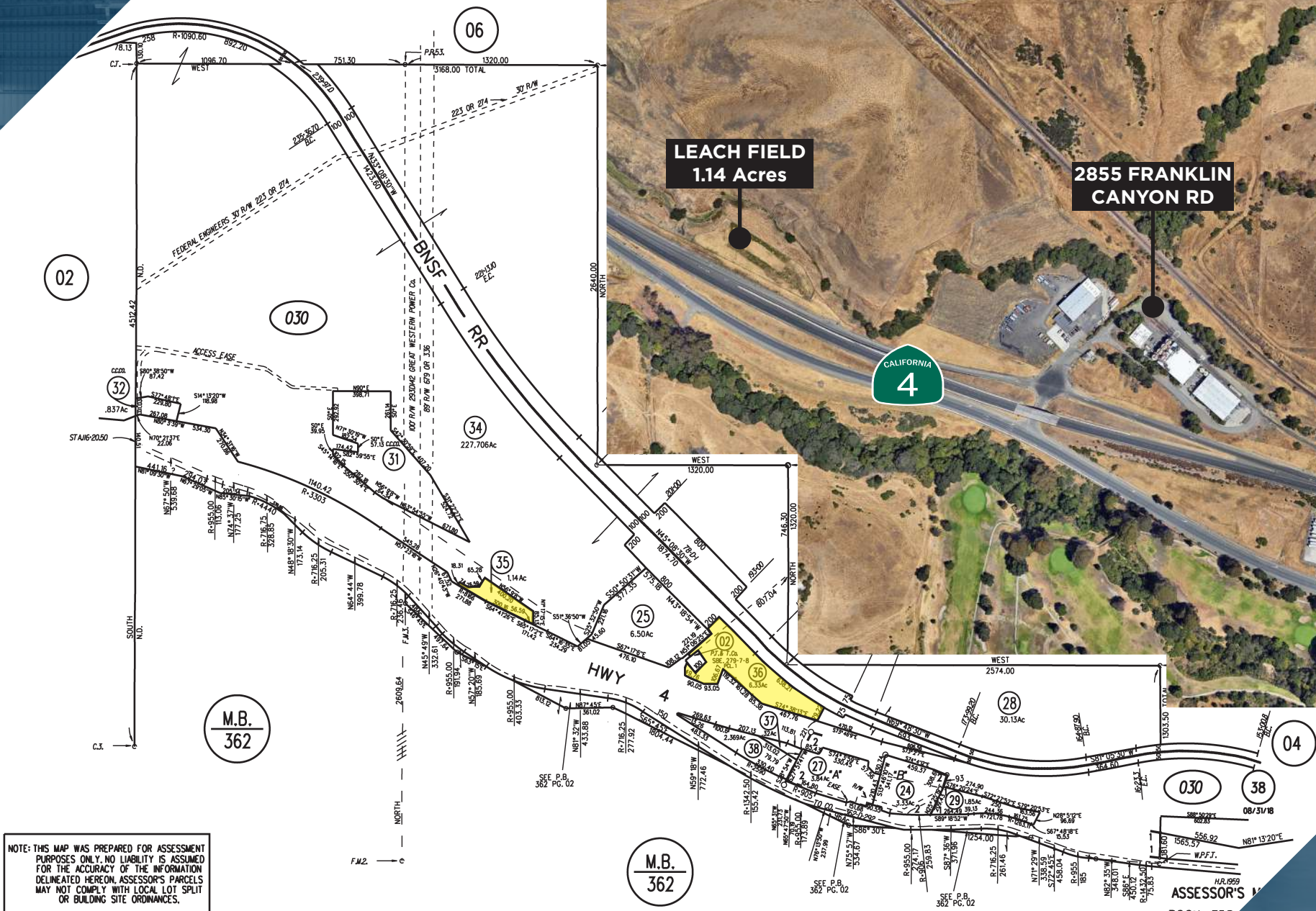
- ± 3,300 Square Feet
- Single Story Wood Framed with Masonry Exterior

SITE

- 6.33 Acres (APN: 358-030-036)
- Additional Parcel - Leach Field 1.14 Acres (APN: 358-030-035)

LEACH FIELD
1.14 Acres

2855 FRANKLIN
CANYON RD



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

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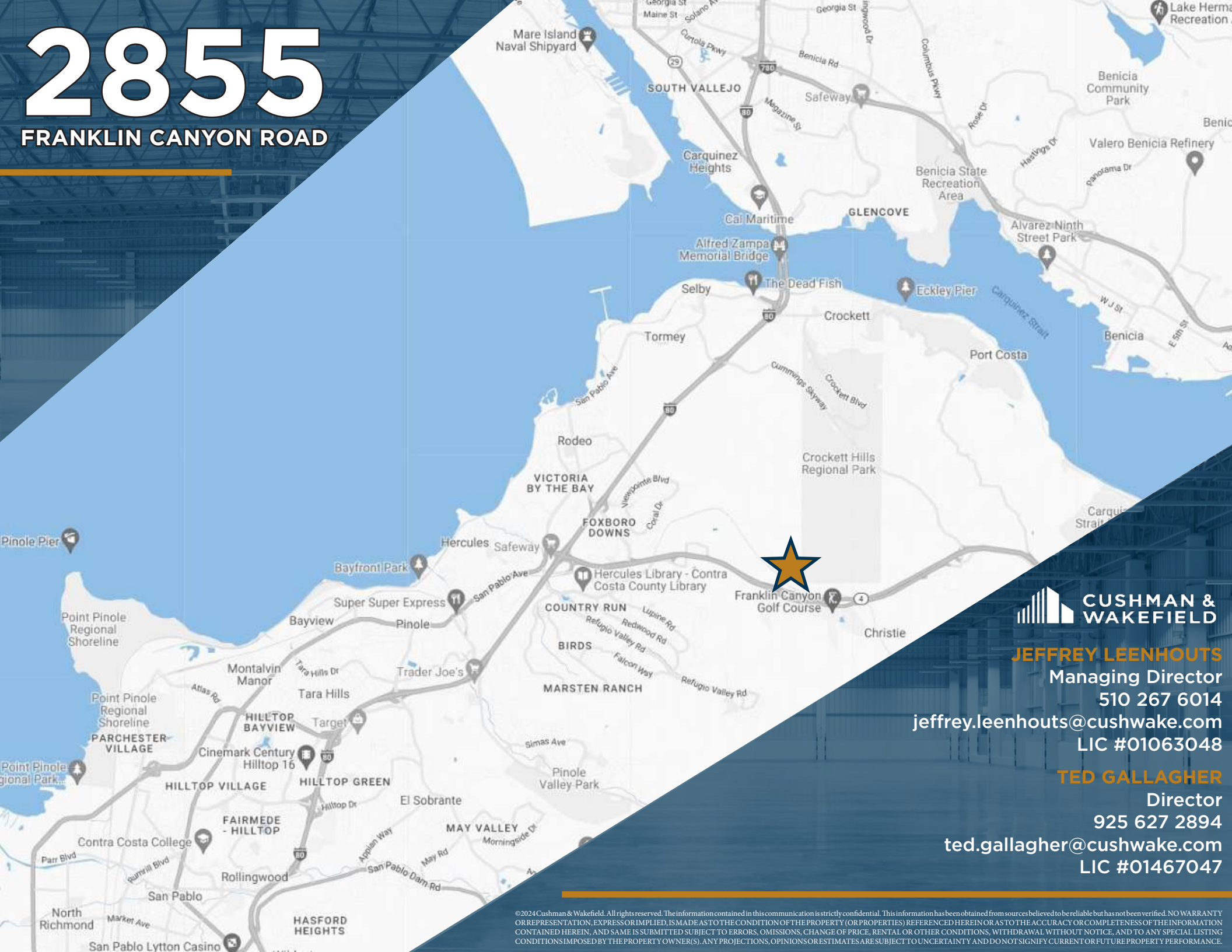
ASSESSOR'S MAP
BOOK 358
CONTRA COSTA





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FRANKLIN CANYON ROAD



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