

For Sublease +/-67,500 SF

4345 INDUSTRIAL WAY, BENICIA, CA 94510



Location:

4345 Industrial Way is a Class A, 67,500 SF logistics warehouse located in within the Benicia, CA Industrial Park. It has immediate access to I-680 and is well located to service the North Bay logistics and warehousing needs. Benicia, CA is located halfway between the Sacramento and SF Bay Area markets.

Sublease Summary

Sublease Rate:	\$0.94 SF NNN \$0.26 SF OPEX
Available SF:	+/-67,500 (6,000 SF Ofc)
Clear Height:	+/-30'
Loading:	12 DH, 1 GL
Divisible:	+/-21,660 SF, 1 DH & 1 GL, +/-500 SF Ofc. w/ 2 RR
Clear Height:	30'
LED:	April 30, 2028
Columns & Sprinklers:	60'x45' with ESFR
Procuring Broker Fee:	5%



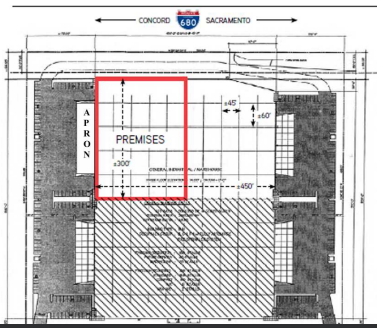
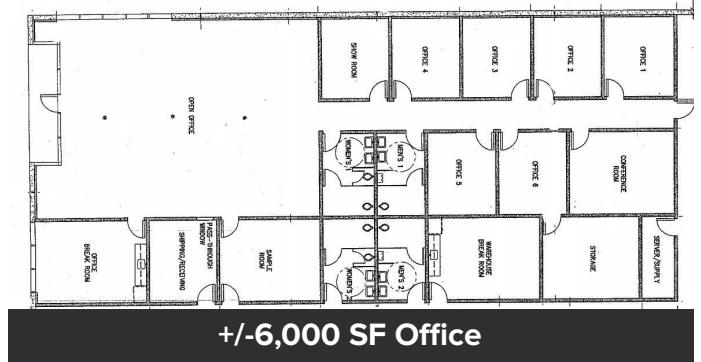
Dante Guazzo
NAINORCAL.COM

Dante Guazzo
Vice President
dguazzo@nainorcal.com
510.336.4714
CalDRE #01301236

Site & Floor Plans



Divisible to +/-21,660 SF



Total Unit +/-67,500 SF



Location Information



For More Information

Dante Guazzo
Vice President
dguazzo@nainorcal.com
510.336.4714
CalDRE #01301236