



MANUFACTURING / FLEX · BENICIA, CALIFORNIA

4201 Industrial Way

±96,000 SF freestanding building available for lease

±96,000

Rentable SF

\$0.90

PSF / Mo. NNN

28'+

Clear Height

2005

Year Built

THE OPPORTUNITY

4201 Industrial Way is a ±96,000 SF freestanding manufacturing / flex building in the heart of the Benicia Industrial Park. Built in 2005, the building combines high clear height, climate-control capability, and heavy loading with quality office finishes and abundant parking.

The property is well-suited to manufacturing, assembly, R&D, logistics, and distribution users seeking quality space with immediate occupancy in one of the East Bay's most accessible industrial corridors. Offered for lease on a NNN basis and aggressively priced for quick execution.



BUILDING SPECIFICATIONS

Available SF	±96,000 SF	Asking Rate	\$0.90 PSF / Mo., NNN
Estimated NNN	\$0.16 PSF / Mo.	Space Type	Manufacturing / Flex
Clear Height	28'+ minimum	Year Built	2005
Dock-High Doors	16 drive-up bays	Grade-Level Doors	4 roll-up doors
Climate Control	Yes	Fire Protection	0.495 GPM/SF density
Lease Structure	Triple Net (NNN)	Availability	Immediate
Electrical Service	2,000A, 277/480V, 3-Phase MCC (±60 buckets)		

Electrical service and fire sprinkler design per existing panel schedule and system tag. Buyer/tenant to verify capacity, condition, and suitability for intended use.

28'+ CLEAR · 16 DOCK-HIGH + 4 GRADE-LEVEL DOORS · CLIMATE CONTROL · FIRE SPRINKLERED · IMMEDIATE OCCUPANCY

IDEAL USES

Manufacturing

Assembly

R&D

Logistics / 3PL

Distribution

Warehouse





Benicia Industrial Park — on the I-680 / I-780 corridor, Carquinez Strait and Port of Benicia beyond

FREEWAY ACCESS

- Direct access to **Interstate 680** and **Interstate 780**
- Minutes to **Interstate 80** and the **Benicia–Martinez Bridge**
- Central to the East Bay, Sacramento, and the greater Bay Area
- Adjacent to the **Port of Benicia** and Carquinez Strait shipping
- Established industrial submarket with national logistics neighbors



For leasing information, contact:

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