



BUILDING 6
6550 GOODYEAR ROAD
BENICIA, CA 94510

AVAILABLE:

±21,143 SF
INDUSTRIAL WAREHOUSE
AND LOGISTICS SPACE



**±21,143 SF
AVAILABLE**

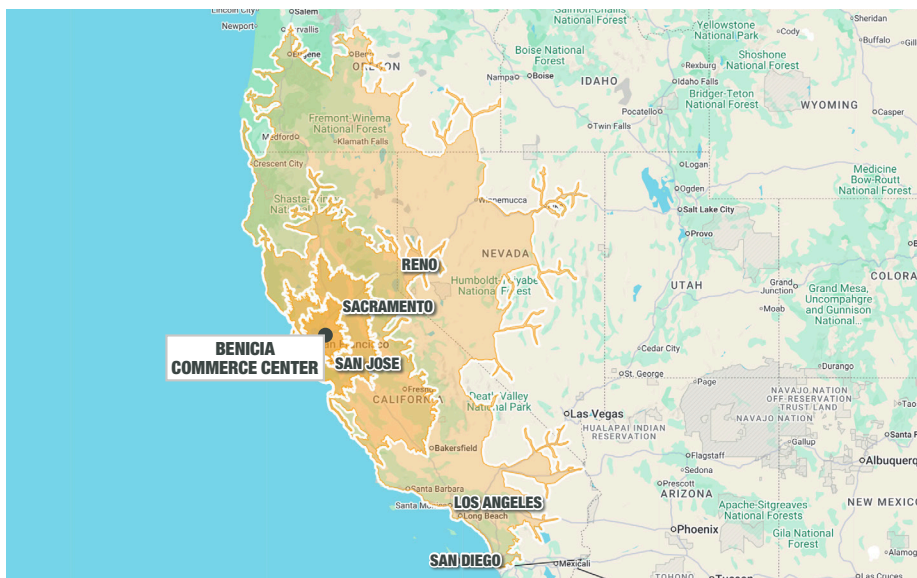


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SITE LOCATION



REGIONAL DRIVE-TIMES

Oakland	32 Miles	34 min
San Francisco	42 Miles	51 min
Sacramento	59 Miles	59 min
San Jose	66 Miles	1 hrs 4 min
Los Angeles	373 Miles	5 hrs 31 min
Hueneme	389 Miles	5 hrs 46 min
Los Angeles	401 Miles	5 hrs 50 min

DRIVE-TIME/POPULATION

1 Hour	5,933,865
2 Hours	12,578,214
4 Hours	16,542,211
8 Hours	41,028,661

MASTERPLAN



SITE ADVANTAGES



STRATEGIC LOCATION

Immediate access to I-680 with convenient connectivity to I-780 and I-80, providing efficient access throughout the San Francisco Bay Area and to the Port of Oakland.



ESTABLISHED INDUSTRIAL MARKET

Located within the San Francisco Bay Area industrial market, supported by a diverse economy, world-class infrastructure, and sustained tenant demand.

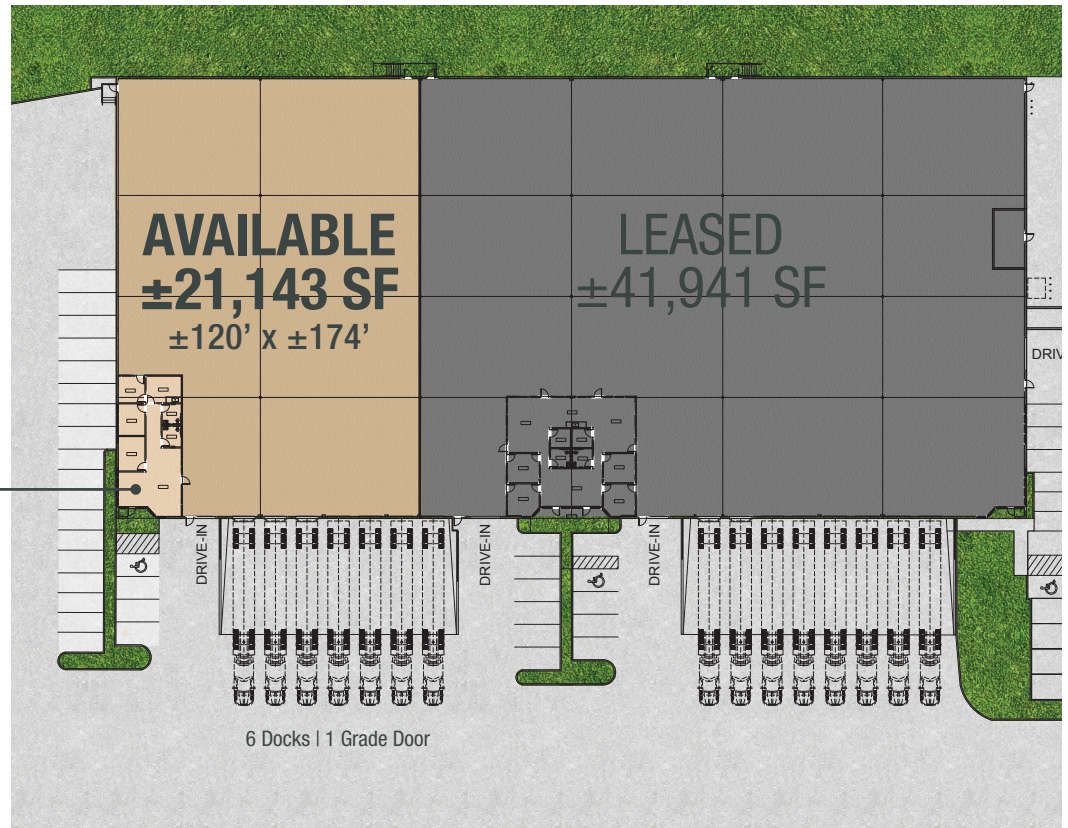
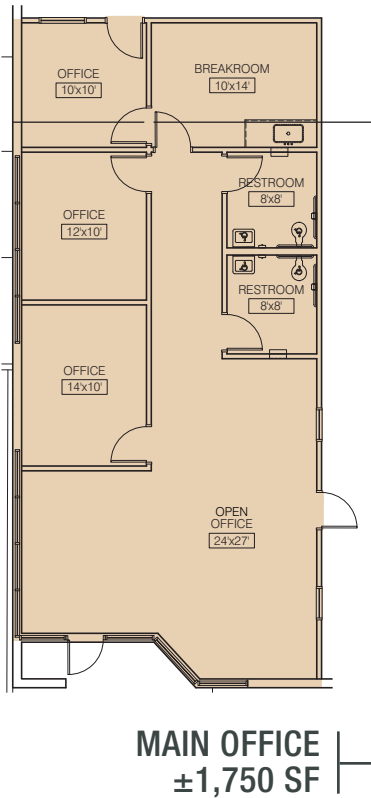


SIZABLE LABOR POOL

Access to a diverse and skilled regional workforce supporting industrial and logistics operations.

BUILDING 6

±21,143 SF



Available Space ±21,143 SF

Clear Height ±28'

Dimensions ±120' x ±174'

Dock Doors 6 Docks, 3 with EOD Levelers

Year Built 1999

Drive-In / Grade Doors One (1) Grade Level Door

Office Area ±1,750 SF

Column Spacing ±60' wide x ±48' deep

Breakroom Included in Office SF (3 RTUs)

Power 2000 amps @ 277/480 to Building

Restrooms 2 Restrooms

Sprinkler System Wet Sprinkler System (±.495/2000 GPM)

PARK PHOTOS

