



815-847
ARNOLD DRIVE
MARTINEZ, CALIFORNIA



**SMALL WAREHOUSE
AND OFFICE SUITES**

Office: ± 525 – $\pm 3,300$ sq. ft.
Warehouse: $\pm 1,220$ SF– $\pm 8,638$ SF
Aggressive Lease Rates!

HOME

Tim Schmid

Director

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tim.schmid@cushwake.com

LIC #01847650

**PROPERTY
HIGHLIGHTS**

AERIAL

**AVAILABLE
SPACES**

**SPACE
HIGHLIGHTS**

Bo Harkins

Director

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LIC #01943785



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MUIR BUSINESS PARK

This eight building business park offers both light industrial and office spaces located in a park-like setting off of Highway 4. Onsite management contributes to a quiet, well maintained site with quality attention to our tenants.

- ±165,000 square feet
- Featuring storefront warehouse/office and exclusive office suites
- ±100 amps 110/208 volt, 3 phase electric service per bay
- Fire sprinkler system
- Interiors are designed to suite with pre-wired security systems
- Warehouses feature 12' x 14' roll-up doors and 18 ft. average clear height
- Non-exclusive off street parking available
- Freshly painted exterior with updated signage

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Property Highlights

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MUIR BUSINESS PARK

To Benicia

AREA HIGHLIGHTS

- Freeway exposure to Highway 4, John Muir Parkway and 1.5 miles west of Interstate 680 via six lane freeway
- 8 minutes, 4 miles to Buchanan Field Airport
- Walking distance to County Connection Transit Line
- Close to restaurants, gas stations, Walmart, and Home Depot

Martinez

Vine Hill

North Concord

Alhambra Ave

Howe Rd

Arnold Drive

Pacheco

To Concord

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MUIR BUSINESS PARK

OFFICE

INDUSTRIAL

common bathrooms	
BUILDING 815 29,522 SF (16 SPACES)	
Ste 122	Ste 124
Bay 06	Bay 07
Bay 05	Bay 08
Bay 04	Bay 09
Bay 03	Bay 10
Bay 02	Bay 11
Bay 01A	Bay 12
Bay 01B	
Ste 120	Ste 118

common bathrooms	
BUILDING 825 23,640 SF (14 SPACES)	
Ste 110	Ste 116
Bay 05	Bay 06
Bay 04	Bay 07
Bay 03	Bay 08
Bay 02	Bay 09
Bay 01	Bay 10
Ste 112	Ste 114

common bathrooms	
BUILDING 835 17,788 SF (10 SPACES)	
Ste 106	Ste 108
Bay 03	Bay 04
Bay 02	Bay 05
Bay 01	Bay 06
Suite 104	Suite 102

BUILDING 847 3,300 SF
100

common bathrooms	
BUILDING 817 24,522 SF (17 SPACES)	
Bay 06A	Bay 07
Bay 06B	Bay 08
Bay 05	
Bay 04	
Bay 03	
Bay 02	
Bay 01	Bay 11A
	Bay 11B
Ste 100	Bay 12
	Ste 60/70
Ste 40	Ste 50

Bld 827 Upstairs	
BUILDING 827 - UPSTAIRS	
Ste 210	Ste 230 ±1,075 SF
BUILDING 827 29,818 SF (22 SPACES)	
Ste 140	Ste 150
Bay 05	Ste 160
Bay 04	Bay 06
Bay 03	Bay 07
Bay 02	Bay 08
Bay 01	Bay 09
Ste 100	Bay 10
Ste 90	Bay 11
Ste 80	Ste 70

BUILDING 839	
end of 837	
BUILDING 837 - UPSTAIRS	
Ste 200	Ste 310
BUILDING 837 30,060 SF (21 SPACES)	
Ste 220	Suite 500
Ste 220	Suite 600
Ste 220	Suite 700
Ste 220	Bay 08
Ste 220	Bay 09
Ste 220	Bay 10
Ste 220	Bay 11
Ste 220	MEZZ
Ste 220	Ste 100

BUILDING 841 1,312 SF
Ste A
Ste B
Ste C
Ste D

BUILDING 827 - UPSTAIRS	
Ste 210	Ste 230
Ste 220	

BUILDING 837 - UPSTAIRS	
Ste 200	Ste 310
Ste 210	Ste 320
Ste 220	Ste 330

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Available
Spaces



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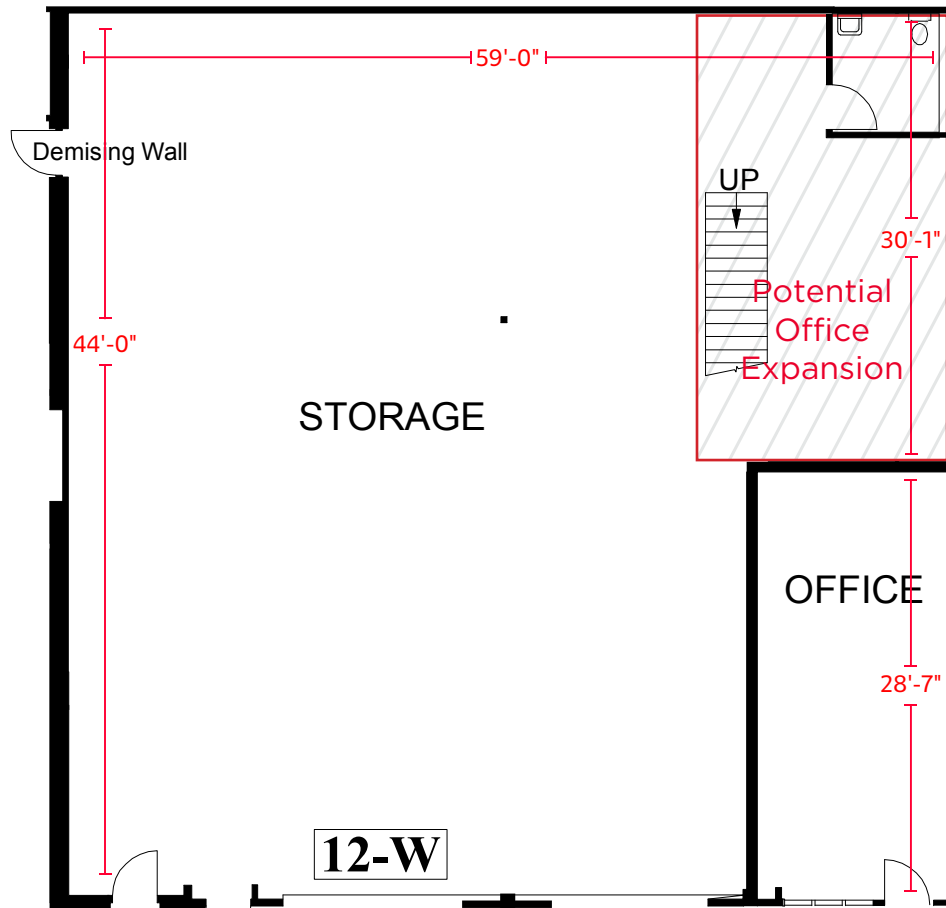
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MUIR BUSINESS PARK



Space Highlights

817 Arnold Drive

Bay 11 & 12 — ±3,562 SF

- New ±450 SF Office Area, expandable to 1,000 SF
- Two (2) 12'x14' Grade Level Doors
- Large Mezzanine Storage Area
- ±200 Amps 120/208 volt 3-phase power
- Restroom
- 18' Clear Height

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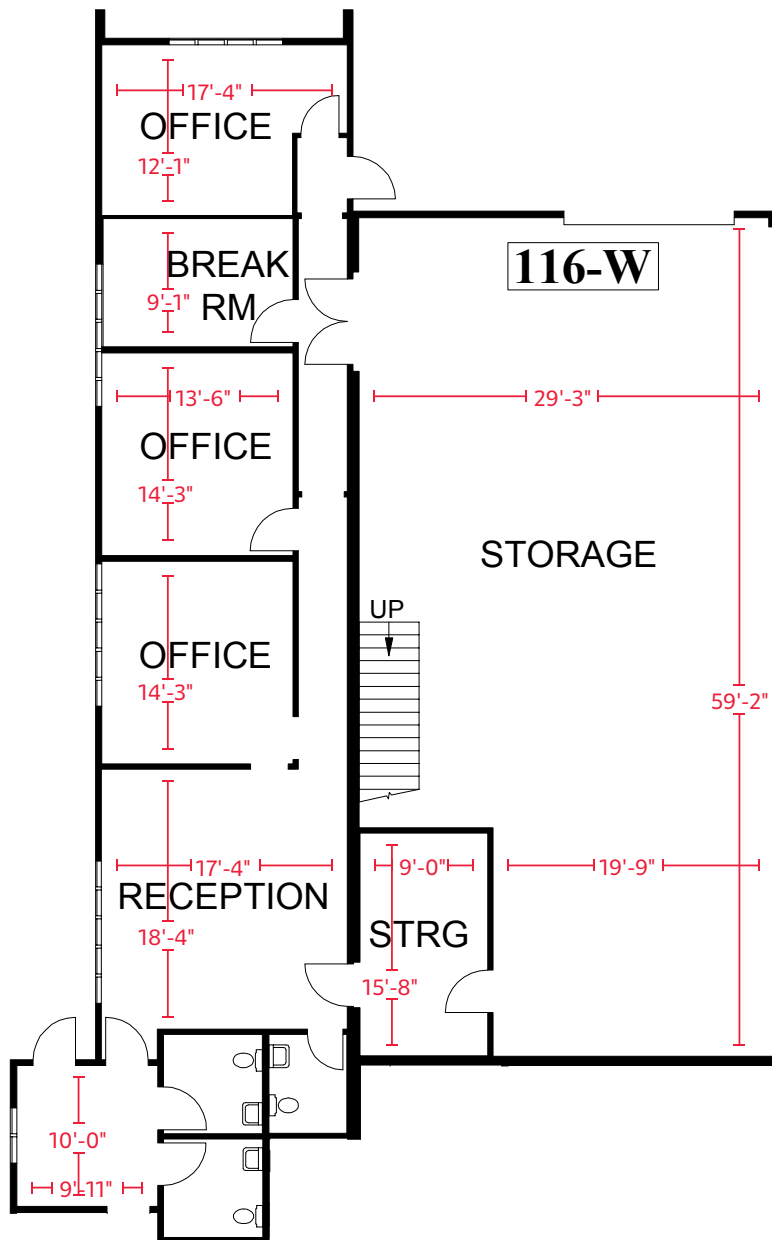
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MUIR BUSINESS PARK



Space Highlights

825 Arnold Drive

Suite 116 Bay 6 — ±3,182 SF

- Four private offices
- Open office reception area
- ±400 SF mezzanine in warehouse
- 12' x 14' grade-level motorized roll-up door
- 100 amp 120/208 volt 3-phase power

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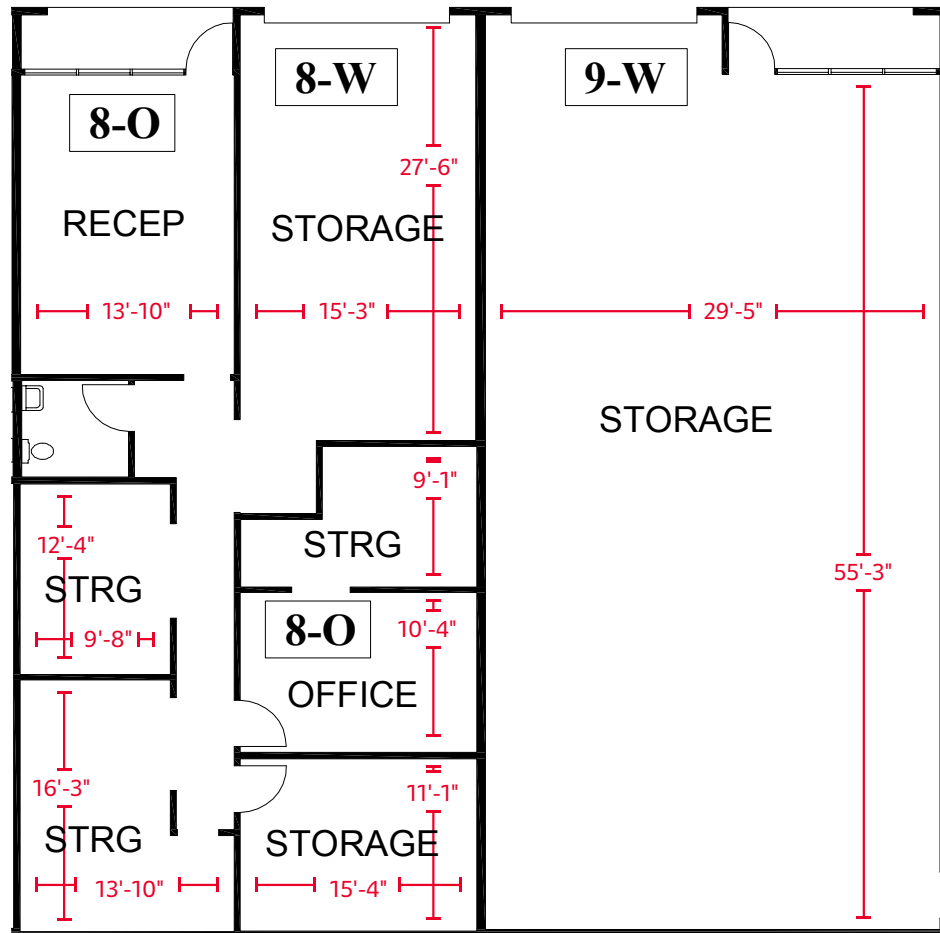
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MUIR BUSINESS PARK



Space Highlights

827 Arnold Drive

Bay 8 & 9 — ±3,552 SF

- ±580 SF Office Area
- Two (2) 12'x14' Grade Level Doors
- One (1) Restroom
- ±200 Amps 120/208 volt 3-phase power

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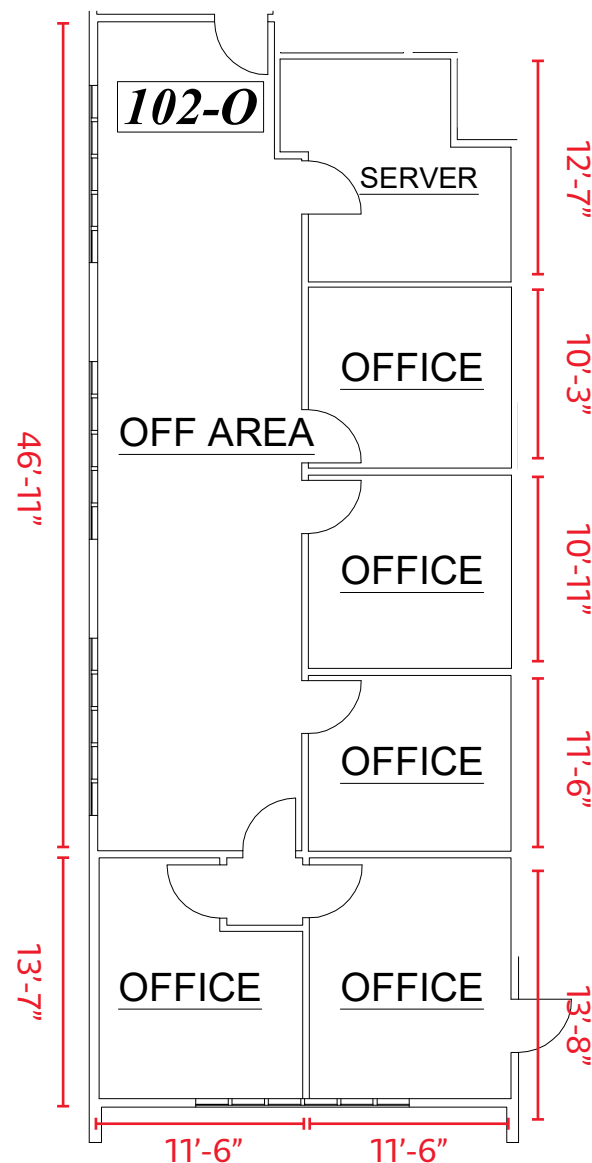
MUIR BUSINESS PARK

Space Highlights

835 Arnold Drive

Suite 102 — ±1,500 SF

- Window lined corner suite
- Five (5) private offices
- Large open office area
- Two (2) Common Area Restrooms



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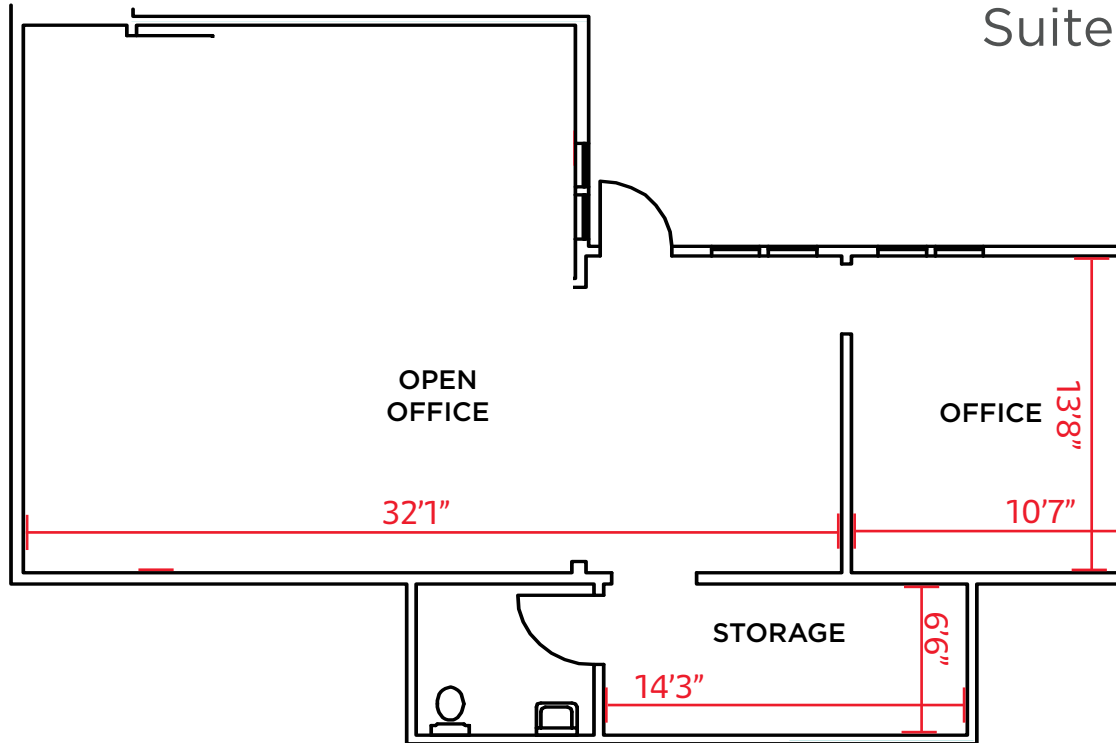
SPACE
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MUIR BUSINESS PARK

Space Highlights

837 Arnold Drive

Suite 200 - ±997 SF



Large open office
One (1) Restroom
One (1) Private office

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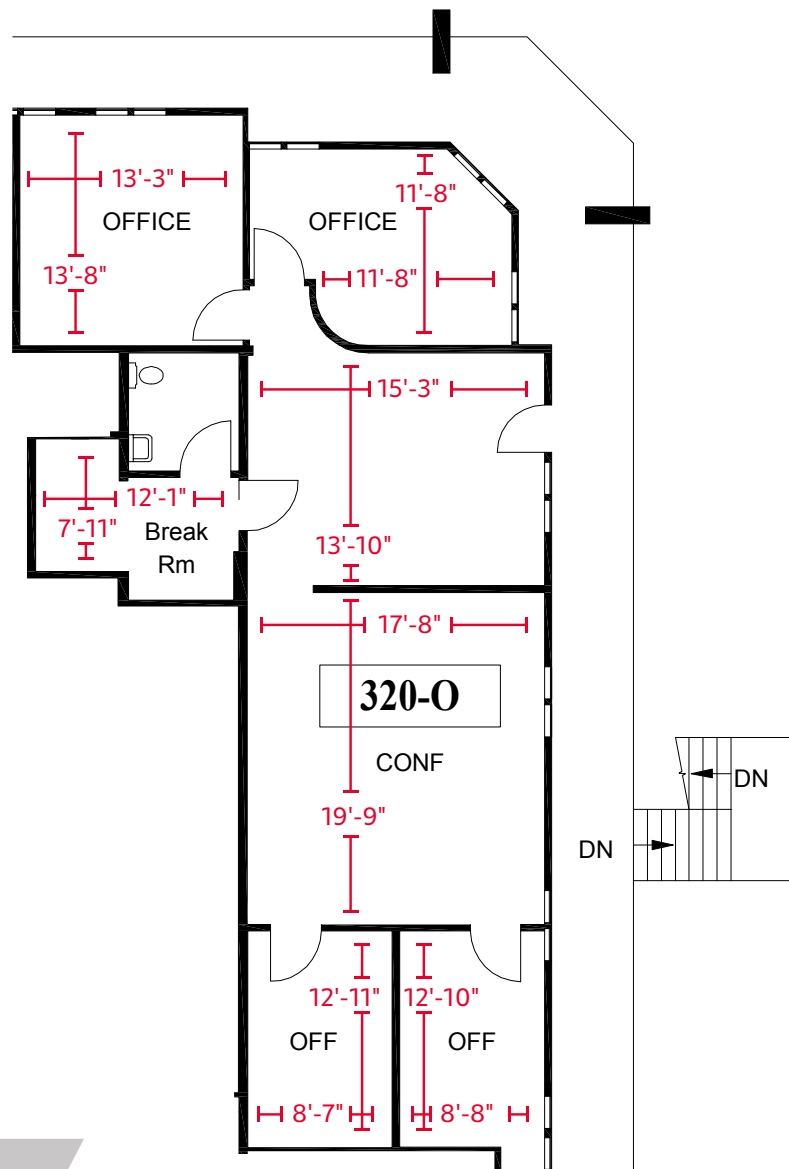
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Space Highlights

837 Arnold Drive

Suite 320 — ±1,422 SF

- Window lined corner suite
- Four (4) private offices
- Large open office area
- One (1) restroom
- One (1) Breakroom



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