



**CUSHMAN &
WAKEFIELD**

815-847

ARNOLD DRIVE

MARTINEZ, CALIFORNIA



**Small Warehouse Spaces
Available!**

HOME

**PROPERTY
HIGHLIGHTS**

AERIAL

**AVAILABLE
SPACES**

**SPACE
HIGHLIGHTS**

Bo Harkins

Director

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bo.harkins@cushwake.com

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. With quick access to HYW 680.

- ±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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MUIR BUSINESS PARK

TO BENICIA

MARTINEZ

680

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

VINE HILL

SUBJECT

NORTH
CONCORD

4

ARNOLD DRIVE

PACHECO

CONCORD

680

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BUILDING 815
23,522 SF (17 Spaces)

Common Bathrooms	
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)

Common Bathrooms	
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)

Common Bathrooms	
Ste 106	Ste 108
Bay 03	Bay 04
Bay 02	Bay 05
Bay 01	Bay 06
Ste 104	Ste 102
Common Bathrooms	

BUILDING 841
1,312 SF (4 spaces)

Ste A
Ste B
Ste C
Ste D

BUILDING 817
24,522 SF (18 spaces)

Bay 06A	Bay 07
Bay 06B	
Bay 05	Bay 08
Bay 04	Bay 09
Bay 03	Bay 10
Bay 02	Bay 11
Bay 01	Bay 12
Ste 100	Ste 60/70
Ste 40	Ste 50

BUILDING 827
29,818 SF (21 Spaces)

FIRST FLOOR		
Ste 150	Ste 140	
Bay 05		Ste 160
Bay 04		Bay 06
Bay 03		Bay 07
Bay 02		Bay 08
Bay 01		Bay 09
Ste 100		Bay 10
		Bay 11
		Ste 80
		Ste 70

SECOND FLOOR			
	Ste 260		
	Ste 210	Ste 220	Ste 230

BUILDING 837 & 839
30,060 SF (21 spaces)

FIRST FLOOR	
Bldg 839	
	Ste 600
Ste 400	Bay 07
Bay 06	Bay 08
Bay 05	Bay 09
Bay 04	Bay 10
Bay 03	Bay 11
Bay 02	Ste 200
Bay 01	Ste 210
Ste 220	

SECOND FLOOR		
Ste 500		
Ste 310	Ste 320	Ste 330

BUILDING 847
3,300 SF (1 space)

100

KEY

Warehouse
Open to space below
Currently leased

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Available Spaces

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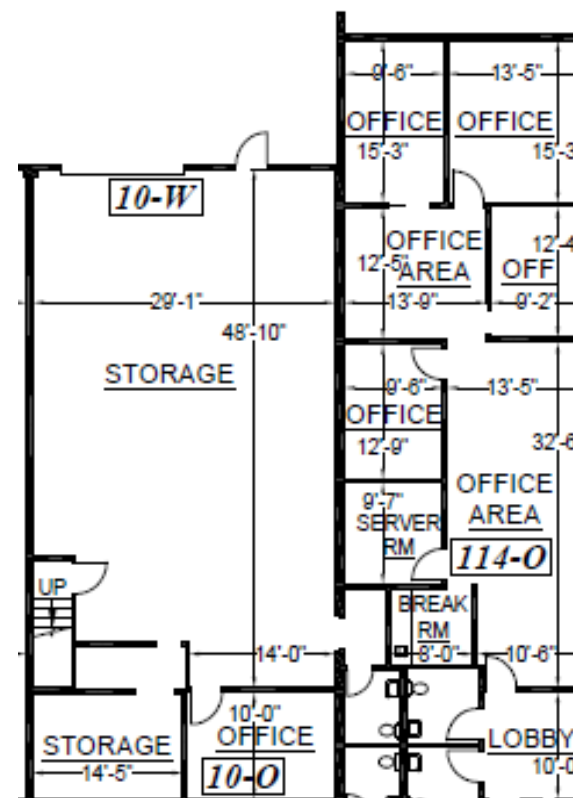
MUIR BUSINESS PARK

Space Highlights

825 Arnold Drive

Bay 10 & Suite 114 — ±3,372 SF

- Warehouse: ±1,916 SF
- Office: ±1,456 SF
- Reception
- 4 Private Offices
- Bullpen area
- Breakroom
- Four (4) Restrooms
- One (1) 12'X14' Grade Level Door



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