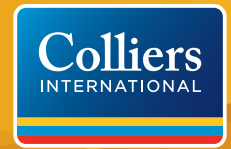


FOR SALE OR LEASE > OFFICE / LIGHT INDUSTRIAL / R&D



Willow Pass Business Park

WILLOW PASS ROAD AT HIGHWAY 4, CONCORD, CA



100% FINANCING AVAILABLE

COMMERCIAL CONDOMINIUMS & FREE-STANDING BUILDINGS

PHASE ONE

UNIT 6

±2,575 of air conditioned property available for lease or purchase.

- > Office
- > Large multi-media / training room
- > Grade level door with small warehouse

UNIT 9

Cold shell property that can accommodate buyers from ±2,719 to ±4,000 sf.

- > 18' minimum clear height
- > 3 phase 480 vt power available
- > Grade level door
- > Custom improvements available

PHASE TWO

TWO BUILDINGS AVAILABLE

- > Freestanding Office, R&D and Light Industrial buildings
- > ±5,200 & ±8,240 sf
- > Ample parking
- > Pads ready for immediate build
- > Yard area available

OWN FOR LESS THAN THE COST OF LEASING!

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Willow Pass Business Park

WILLOW PASS ROAD AT HIGHWAY 4, CONCORD, CA



LOTS 10 & 11 COMBINED
• (2) BUILDING
• 15,000 SF EACH
• 2 STORY
• 120 PARKING SPACES
• 113,320 SF

LOTS 16, 17 & 18 COMBINED
• (1) BUILDING
• 30,000 SF
• 4 STORY
• 380 PARKING SPACES
• 410,140 SF

LOTS 14 & 15 COMBINED
• (2) BUILDINGS
• 36,000 SF, 3 STORY EACH
• 305 PARKING SPACES
• 240,042 SF

Note: These building sizes:
- can be modified to fit to any size
- warehouse can be included

- Phase 1
- Phase 2
- Phase 3

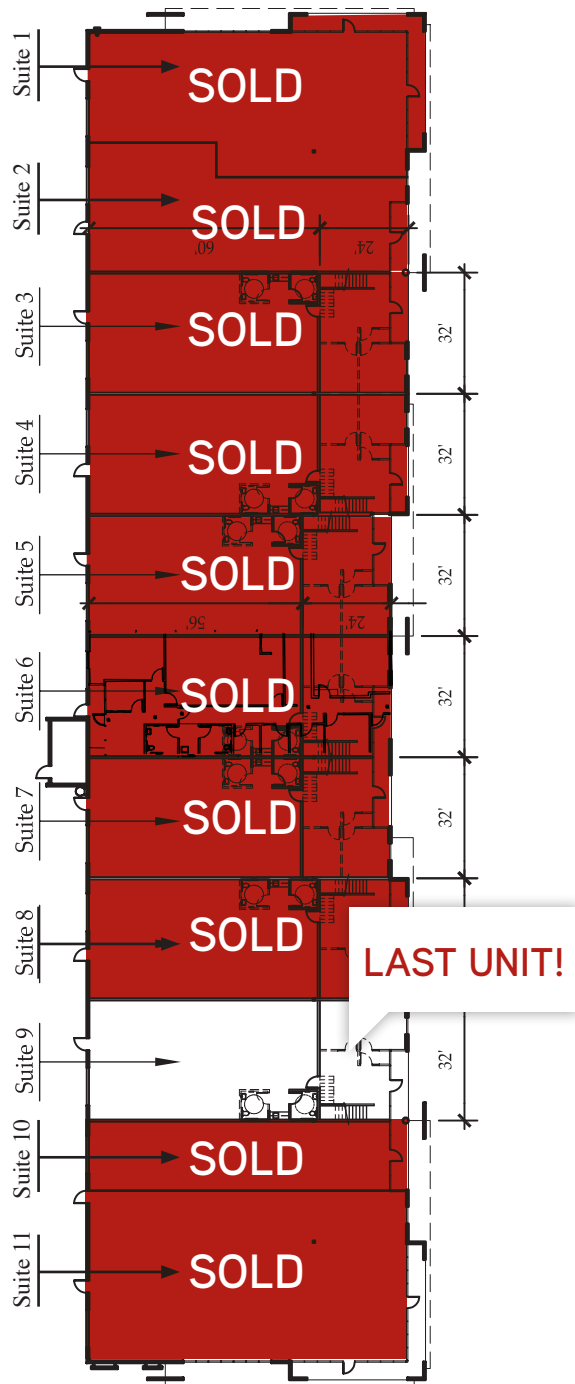
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Building A

FIRST FLOOR PLAN



SECOND FLOOR PLAN



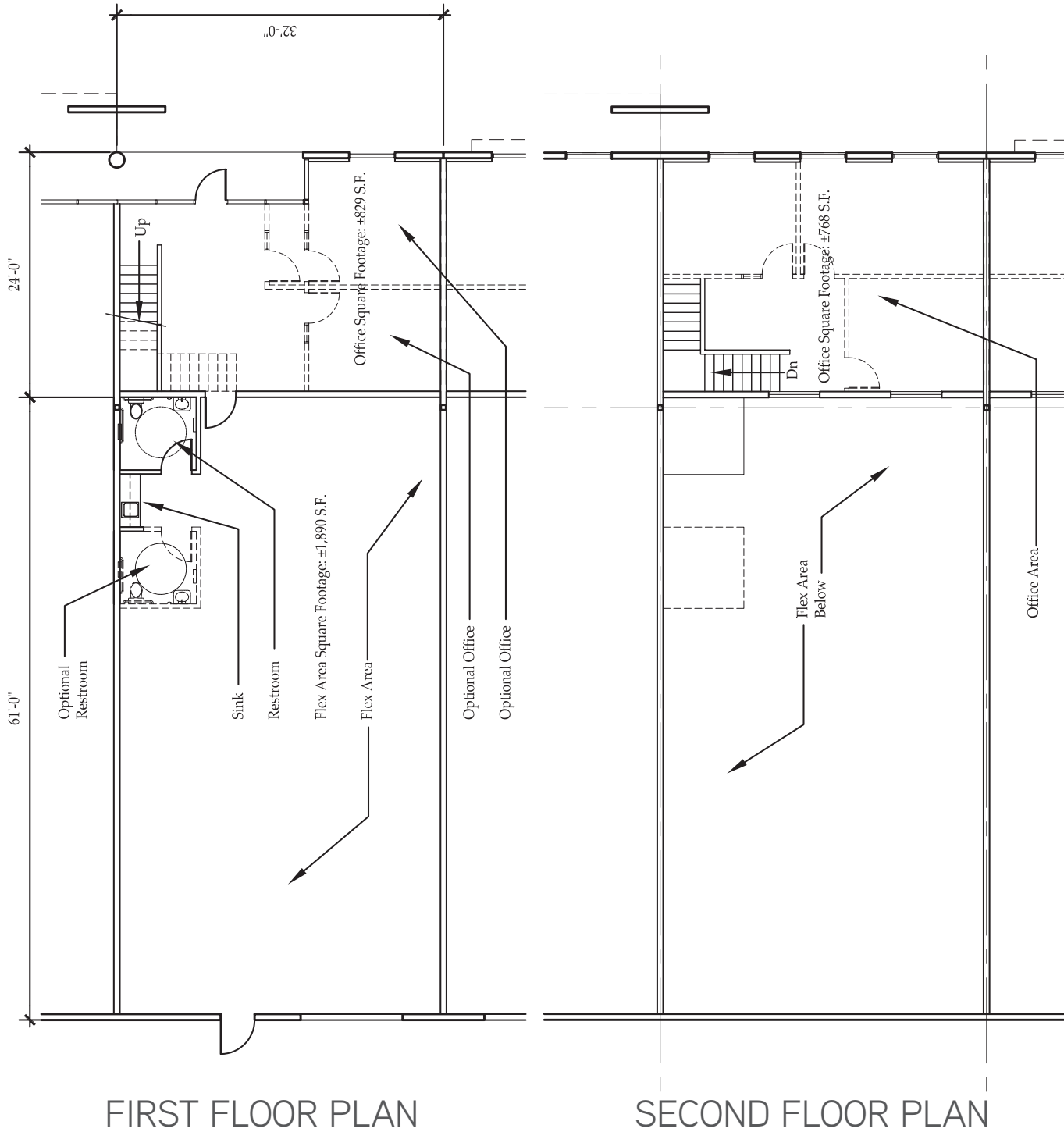
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Building A

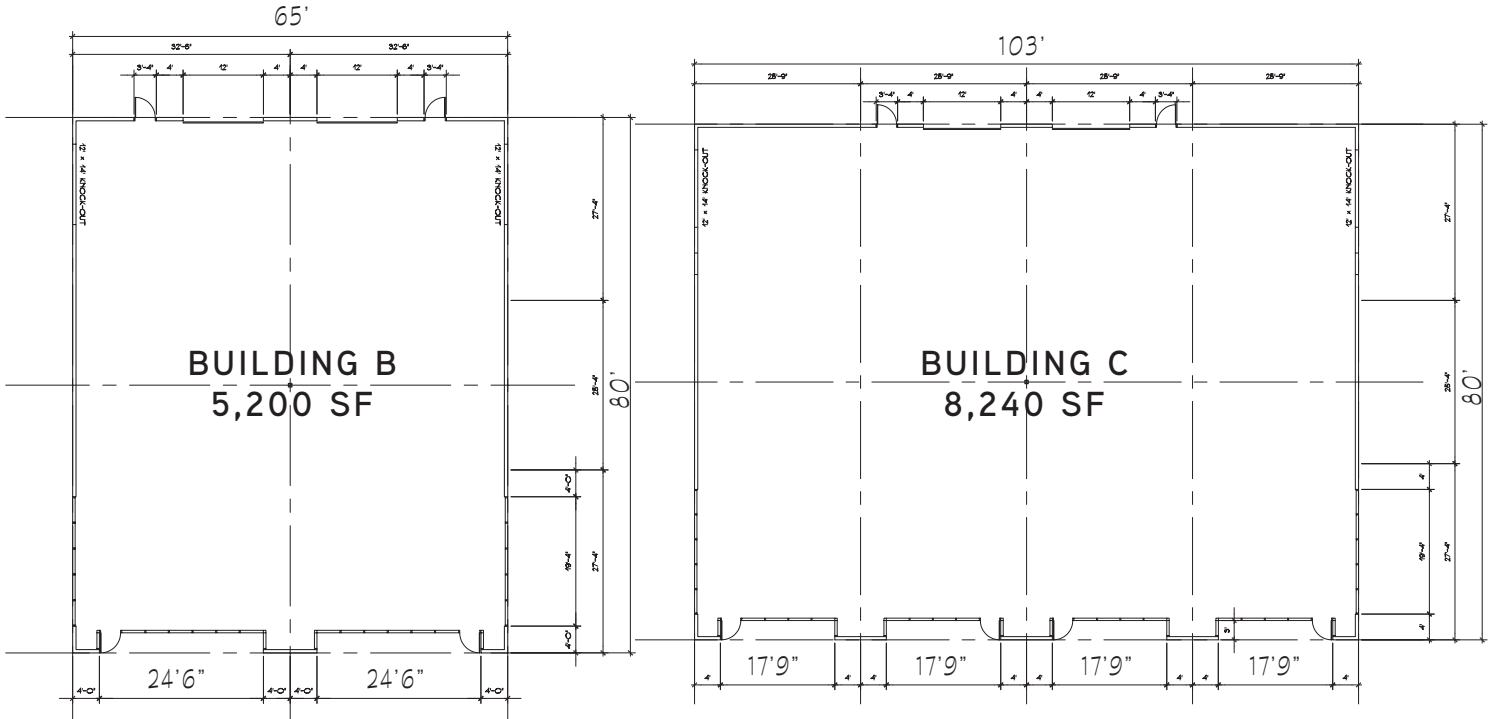
SAMPLE FLOOR PLAN > UNIT 9



FOR SALE OR LEASE > OFFICE / LIGHT INDUSTRIAL / R&D

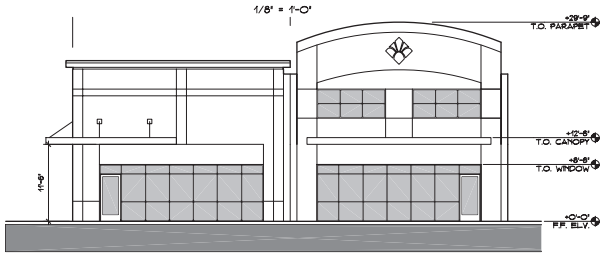
Phase Two

BUILDINGS B & C

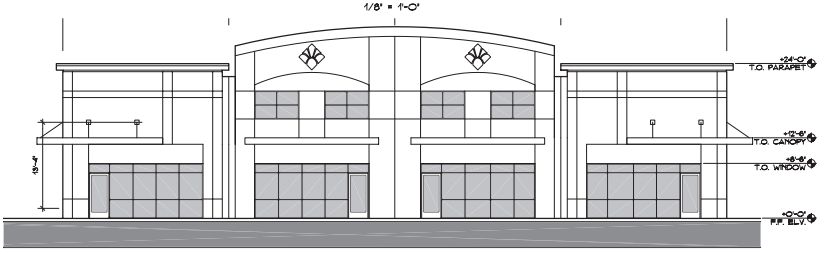


Floor Plan

Floor Plan



Front Elevation



Front Elevation



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Willow Pass Business Park

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Pricing Sheet

PHASE 1 > BUILDING A

Suite #	1st Floor Office Area	2nd Floor Office Area	Flex/WH Area	Total SF	Min. Clr Height	Power	Purchase Price
Suite 1	3,836	2,217	---	6,053	18'	200a/208vt	SOLD
Suite 2	627	---	1,254	1,881	18'	200a/208vt	SOLD
Suite 3	829	768	1,890	3,487	18'	100a/208vt	SOLD
Suite 4	829	768	1,890	3,487	18'	100a/208vt	SOLD
Suite 5	829	768	1,746	3,343	18'	100a/208vt	SOLD
Suite 6	2,000	0	575	2,575	18'	100a/208vt	SOLD
Suite 7	829	0	1,746	2,575	18'	100a/208vt	SOLD
Suite 8	829	768	1,890	3,487	18'	100a/208vt	SOLD
Suite 9	829	768	1,890	3,487	18'	100a/208vt	TBD
Suite 10	955	---	954	1,909	18'	200a/208vt	SOLD
Suite 11	TBD	TBD	TBD	3,836	18'	200a/208vt	SOLD

* Suite 9 can be sold as a single story, or accommodate up to 4,000 sf in a two story configuration

PHASE 2 > OFFICE / R&D / FLEX BUILDINGS

Building #	Building Size	Lot Size	Yard	Status
Building B	5,200	21,181	Yes	Site Ready
Building C	8,240	34,432	Yes	Site Ready
Building D	6,400	22,857	Yes	SOLD
Building E	10,460	30,155	Yes	SOLD
Building F	10,460	34,214	Yes	SOLD
Building G	4,800	29,630	Yes	SOLD
Building H	4,400	20,335	No	SOLD
Building I	6,400	26,733	No	SOLD

Contact Us

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