

FOR LEASE/SALE



±19,110 SF Owner/User Light Industrial Warehouse

280 ARTHUR ROAD | MARTINEZ, CA



John Salamida

Executive Vice President

+1925 227 6274

john.salamida@colliers.com

CA Lic. 01822505

Owner/User Light Industrial Warehouse

280 ARTHUR ROAD | MARTINEZ, CA

FOR LEASE/SALE

Contact Broker for Pricing

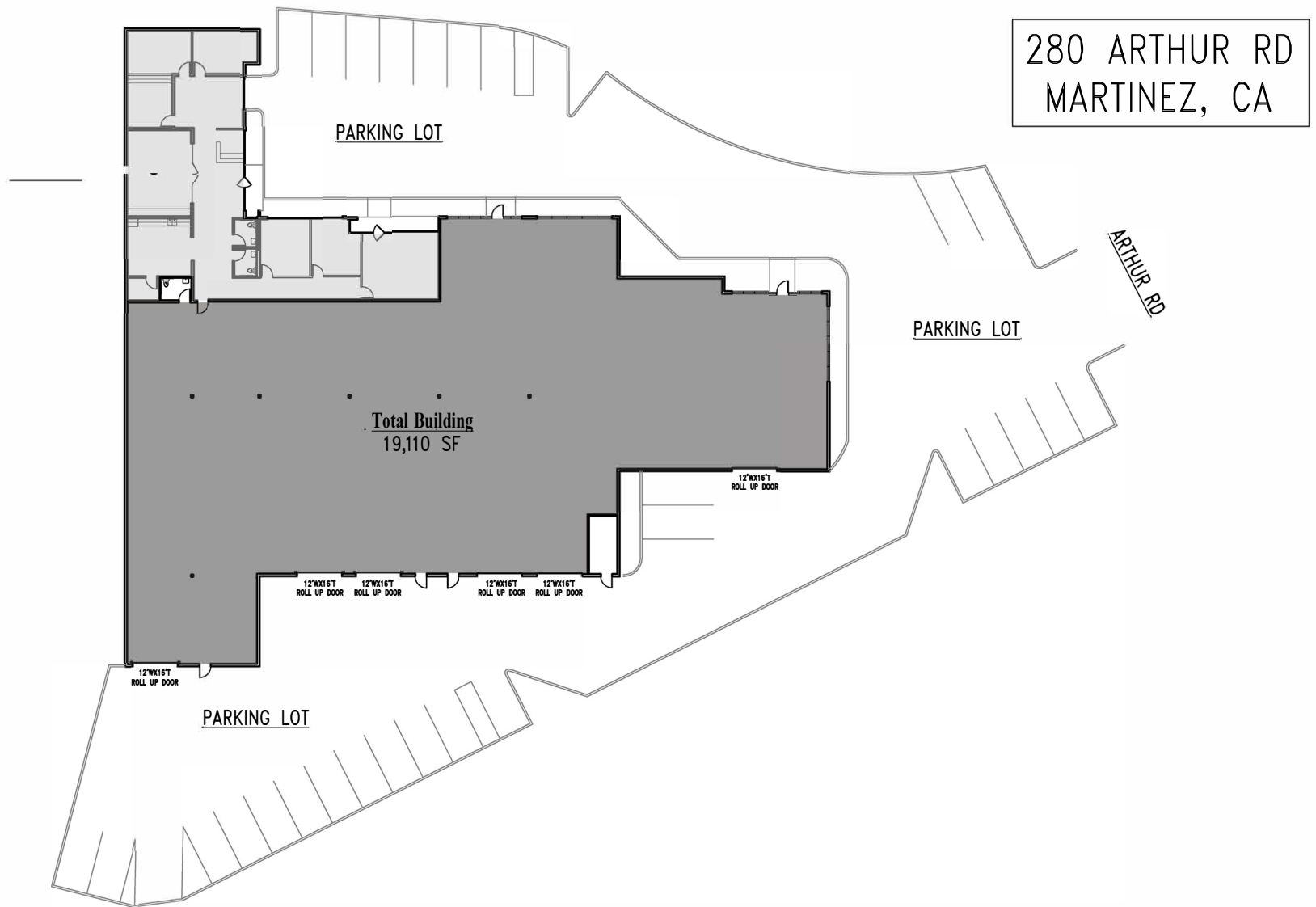
Owner/User light industrial warehouse fully remodeled in 2020–2021. The property is gated and fenced with a large secured yard area located at the rear of the site. The warehouse is currently configured for a single tenant but can be easily demised, providing built-in income potential for an owner/ user. The building features heavy power, an insulated warehouse, and updated office space, offering a turnkey opportunity for a variety of industrial users.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. June 2026

Property Details

Total SF	±19,110 SF Footprint, can be demised into multiple units
Office SF	±5,000 SF Newly built, high-end finished, 6 offices, kitchen, and open areas
Acreage	±1.19 Acres – fenced and gated
Year Built	1976 – Remodeled in 2020
Clear Height	18'-20'
Lighting	Upgraded
Loading Docks	Six 12'W x 16'H drive in doors
Natural Gas	Natural gas to the building
Power	1,200A/120 - 208V 3P Heavy – 4 meters, WattStopper Lighting Control System
Sprinklers	Yes
Roof	Updated/maintained in 2020 – buyer to verify
Security	Bay Alarm security system – fully fenced and gated property
Zoned	Light Industrial
APN	380-170-005-9
Parking	30 Striped parking spaces plus ample yard parking

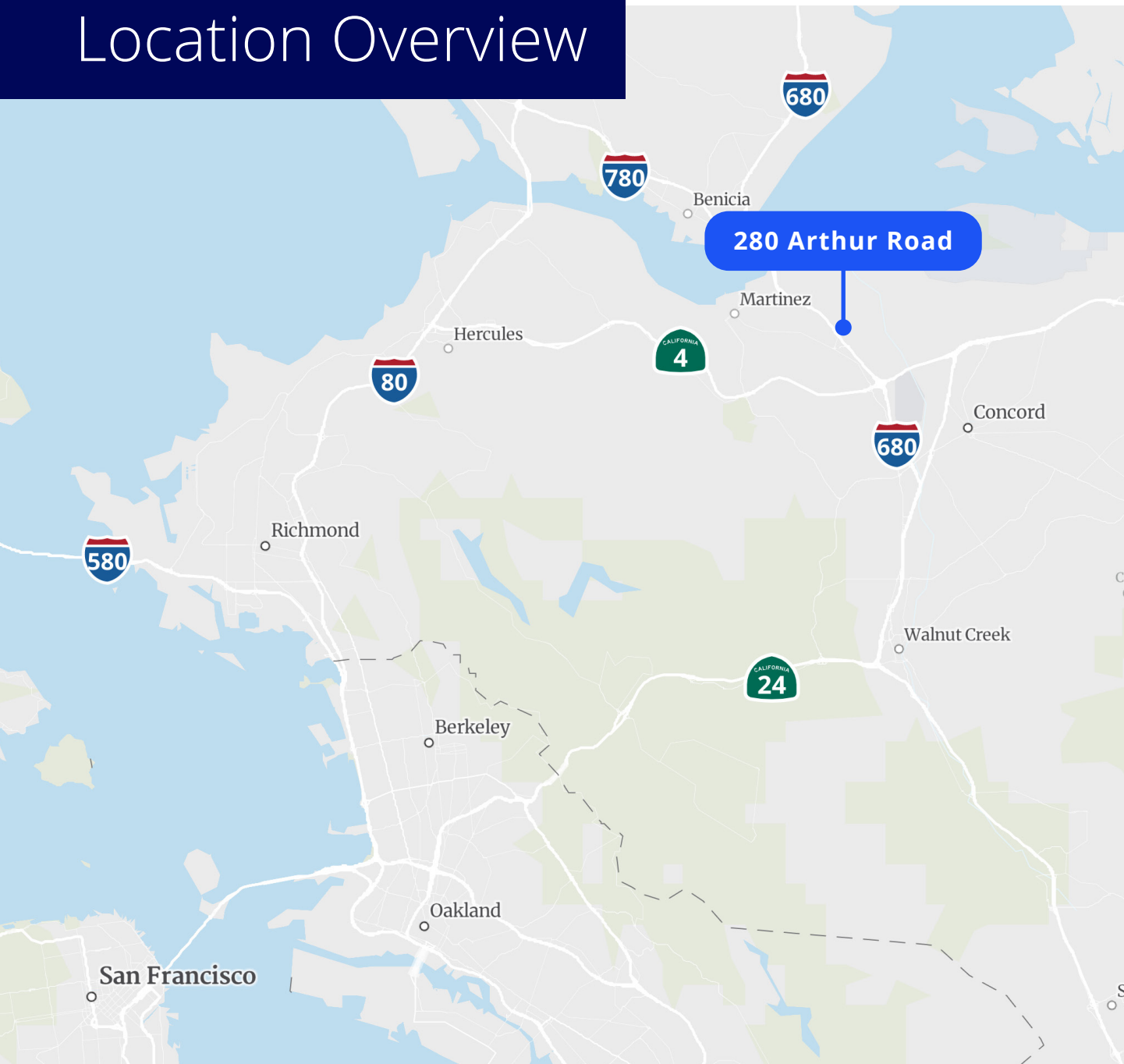
Site Plan



Aerial View



Location Overview



Location Highlights

- Immediate access to I-680 providing efficient north-south connectivity throughout the Bay Area
- Minutes to Highway 4 allowing seamless east-west distribution across Contra Costa County
- Strategically positioned within the established I-680 industrial corridor
- Excellent access to key East Bay markets including Concord, Walnut Creek, and Pleasant Hill
- Strong proximity to a diverse and skilled local labor pool
- High visibility near major freeway corridors enhancing accessibility and identity
- Located within a stable and active industrial hub with surrounding industrial users
- Close proximity to service-oriented businesses, suppliers, and amenities
- Convenient regional access to Oakland, the Port of Oakland, and inland distribution routes
- Centrally located in Martinez with strong connectivity to the greater Bay Area

Property Photos

