

FOR LEASE OR SALE
1077 SHARY CIRCLE
Concord, CA



FREESTANDING INDUSTRIAL BUILDING
±10,998 SF ON ±0.58 ACRE



**CUSHMAN &
WAKEFIELD**

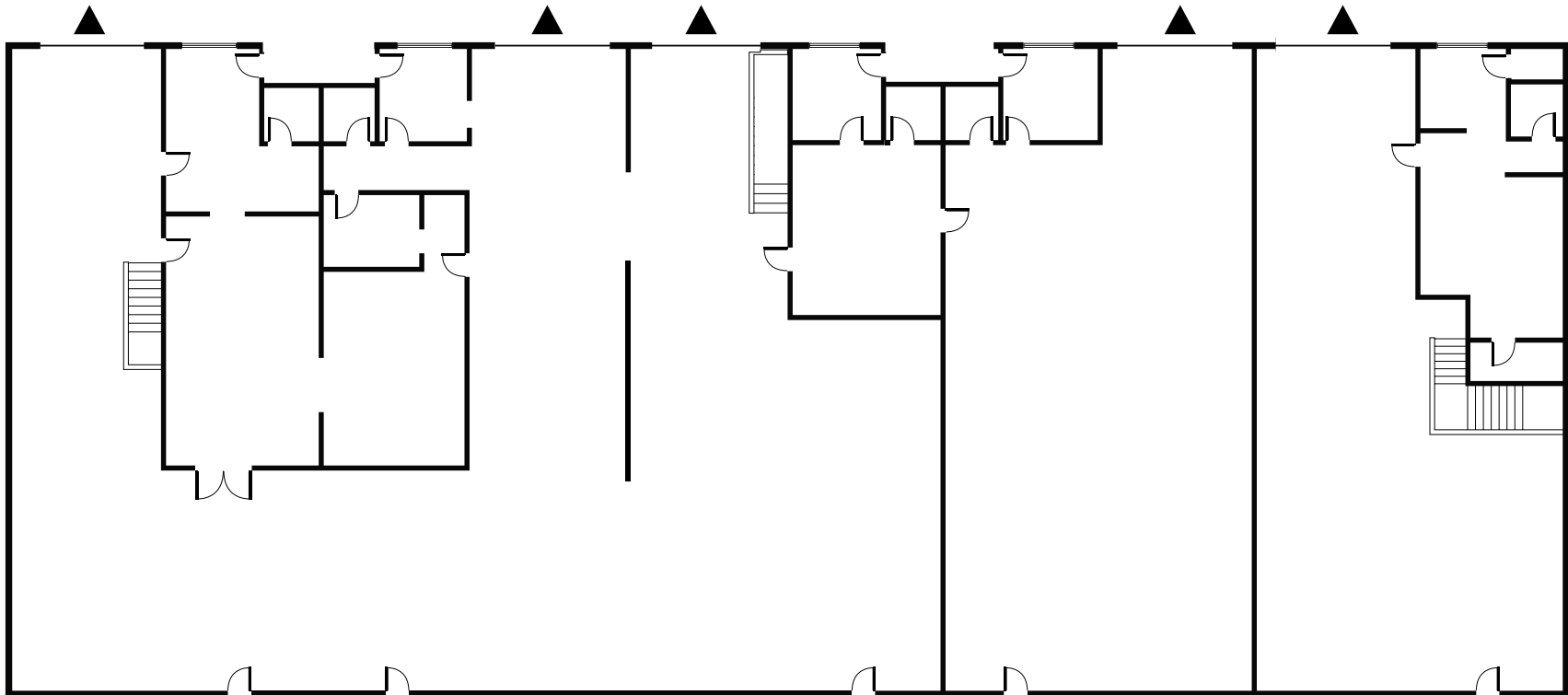
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PROPERTY FEATURES

- Rare Freestanding Building in Shary Industrial Park
- Owner User Potential
- Single Tenant or Multi-Tenant Building
 - » Capable of $\pm 2,200$ SF Suites
- Secured Parking Area with Iron Fence
- 800 Amps @ 277/480V, 3-Phase Electrical (Tenant/Buyer to verify)
- Temperature-Controlled Warehouse
- Five (5) Grade Level Loading Doors
- 18' Warehouse Clearance
- Industrial Business Park (IBP) Zoning
- Concrete Tilt-Up Construction



▲ Grade Level Loading Doors



PROPERTY AERIAL MAP

COSTCO
WHOLESALE

BART
ba

1077 SHARY CIRCLE

PG&E

SHARY CIR

DETROIT AVE

WHITMAN RD



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