

PLEASANT HILL INDUSTRIAL PARK

PLEASANT HILL'S PREMIER WAREHOUSE INDUSTRIAL PROJECT

2420 - 2495 ESTAND WAY, PLEASANT HILL, CA 94523



FOR LEASE

2442 ESTAND WAY | ±6,000 SF
2475 ESTAND WAY | ±5,280 SF

2446 ESTAND WAY | ±6,000 SF
2495 ESTAND WAY | ±12,170 SF

For more information:

TYLER EPTING

Managing Director
Direct: 925 627 2897
Mobile: 925 548 3484
tyler.epting@cushwake.com
Lic #01317533

KRIS HAGAR, SIOR

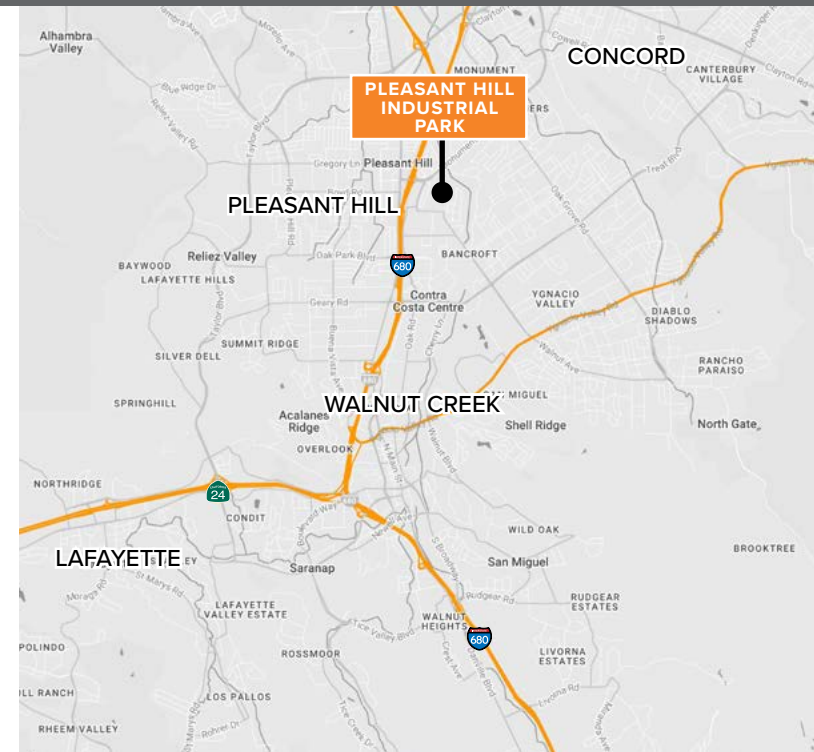
Senior Director
Direct: 925 627 2497
Mobile: 925 382 8887
kris.hagar@cushwake.com
Lic #02009499

JOSH MESSING

Associate
Direct: +1 925 621 3847
Mobile: +1 925 849 2702
josh.messing@cushwake.com
Lic #02344579

PROPERTY FEATURES

- » Four (4) concrete tilt-up buildings with premier Pleasant Hill location
- » Excellent proximity to I-680 & CA-242
- » Dock & grade-level loading access
- » Abundant parking
- » Project offers multiple size ranges & interior layouts
- » Professionally-managed project with high-quality image
- » Sprinklered & insulated
- » Zoning: Light Industrial (City of Pleasant Hill)

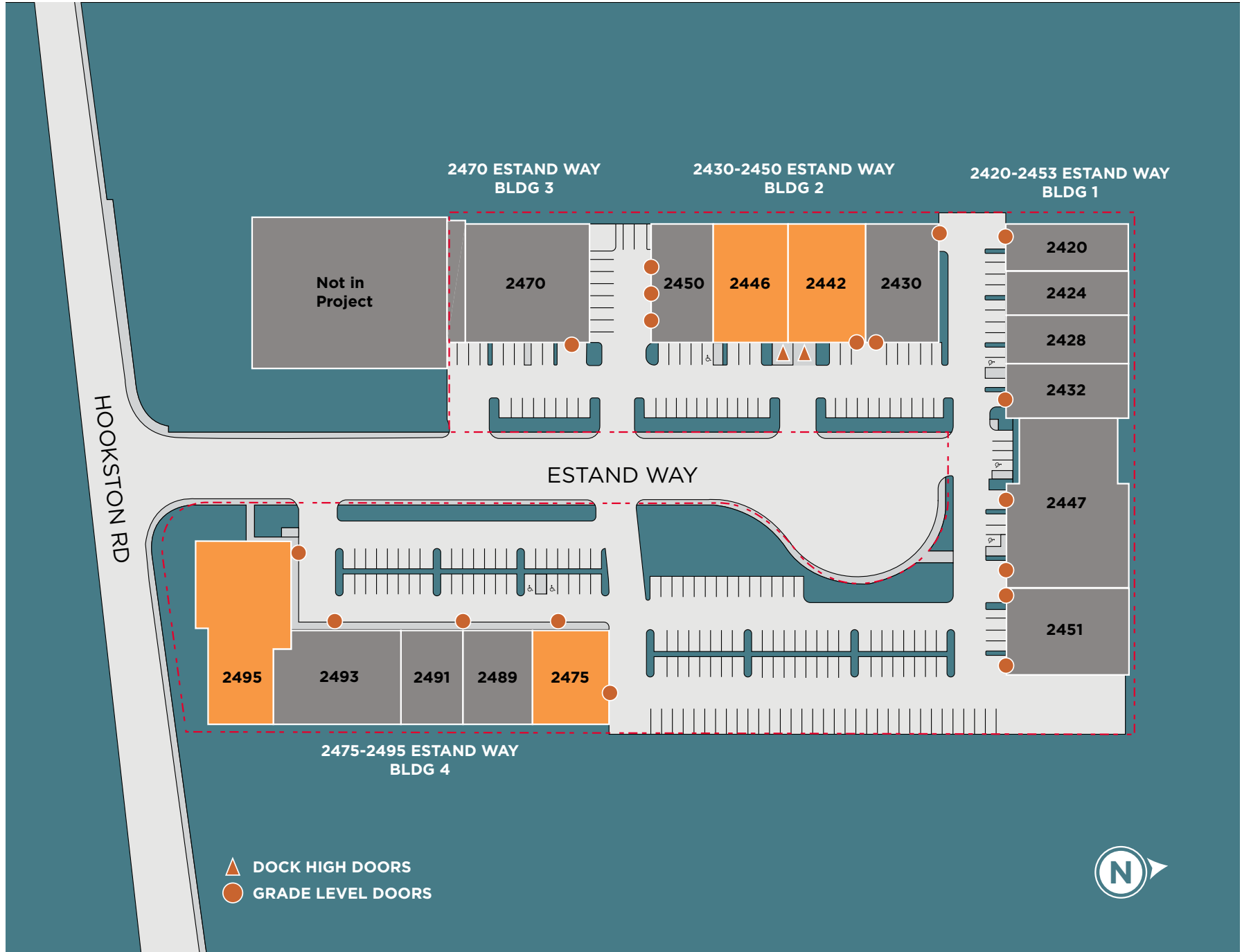


PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



SITE PLAN



FLOOR PLAN: 2442 ESTAND WAY

PROPERTY FEATURES

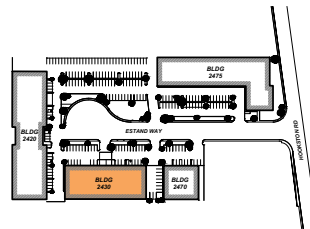
- » ±6,000 SF For Lease
- » ±925 SF of Office
- » ±5,075 SF of Warehouse
- » One (1) Grade Level Door
- » One (1) Dock High Door
- » ±16-18' Warehouse Clearance
- » Ample Parking
- » Market Ready Improvements Completed

SUITE DATA:

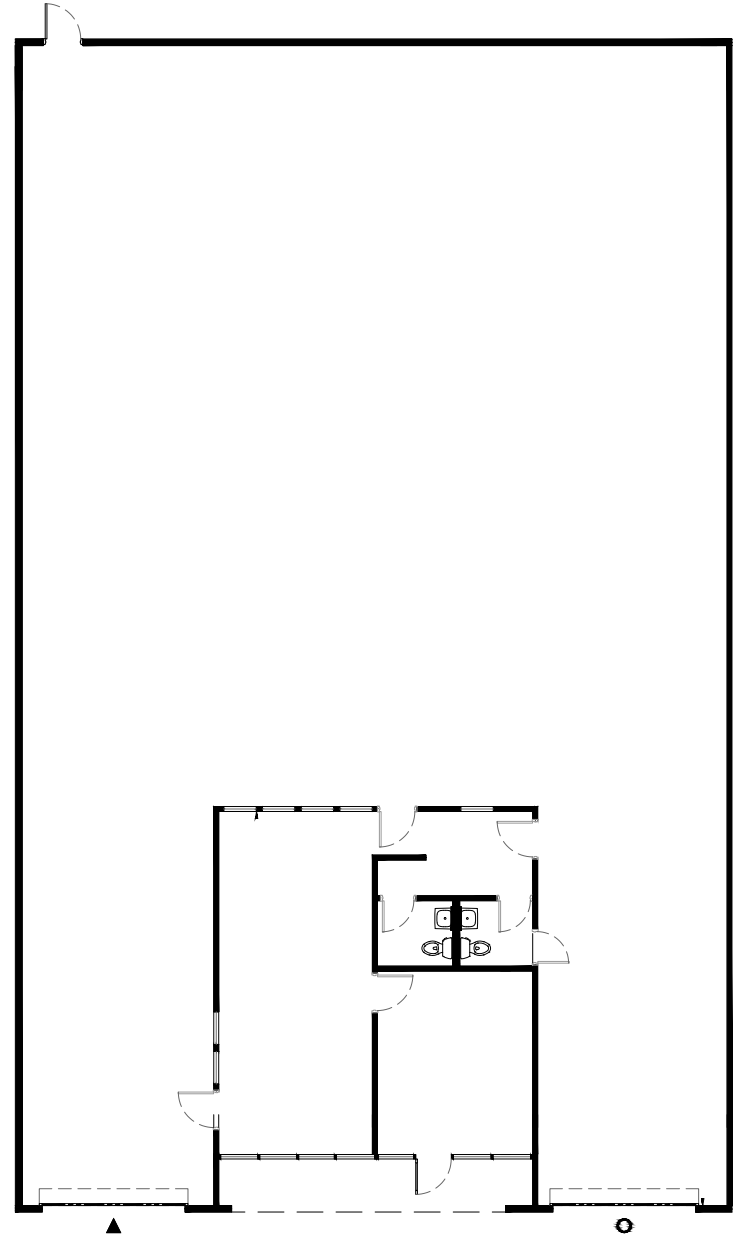
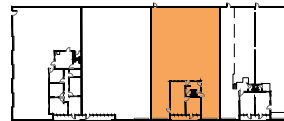
OFFICE	925 SF
WAREHOUSE	5,075 SF
TOTAL	6,000 SF

CLEAR HEIGHT	20'-0" - 20'-6"
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



FLOOR PLAN: 2446 ESTAND WAY

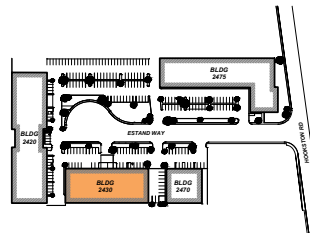
PROPERTY FEATURES

- » ±6,000 SF of Warehouse for Lease
- » ±1,000 SF of Office Planned
 - » Office can be Built-to-Suit
 - » Two (2) Restrooms
- » One (1) Dock High Door
- » Available 8/1/2026

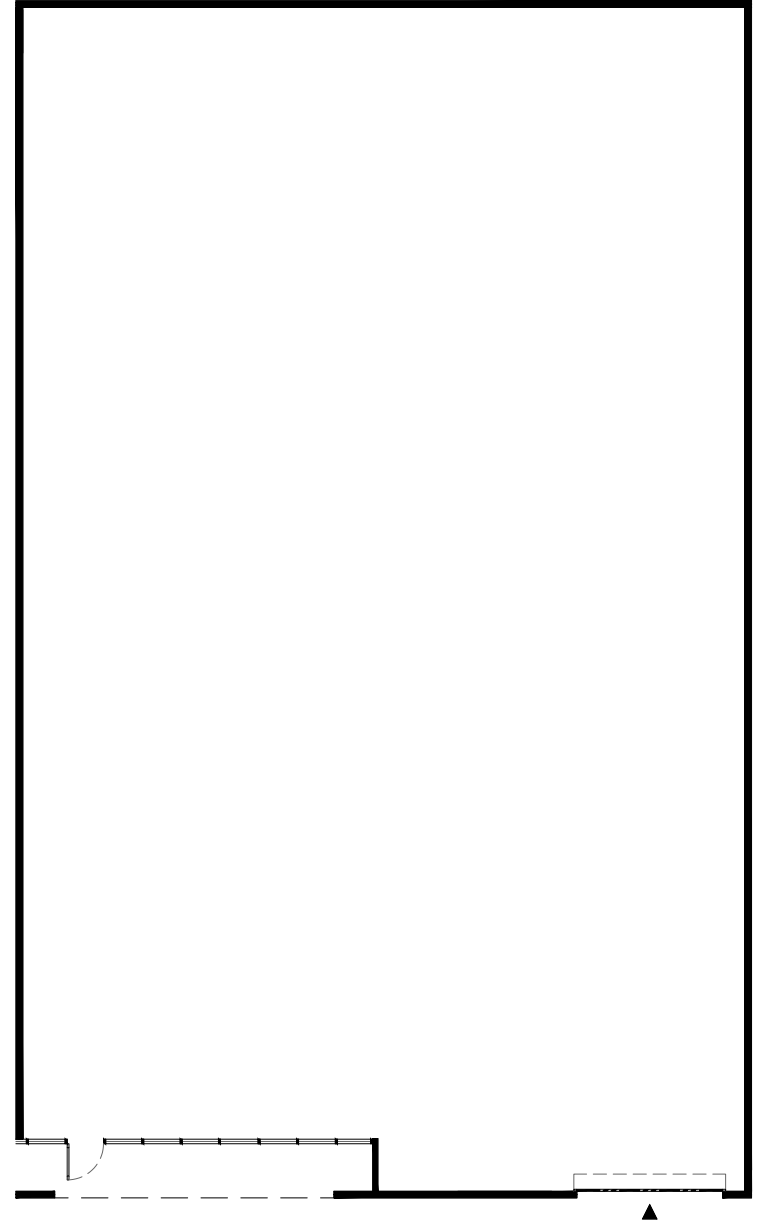
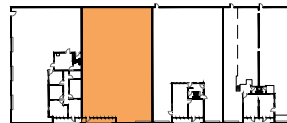
SUITE DATA:

WAREHOUSE	6,000 SF
TOTAL	6,000 SF
CLEAR HEIGHT	20'-0" - 20'-6"
▲ DOCK HIGH DOORS	1

SITE KEY PLAN:



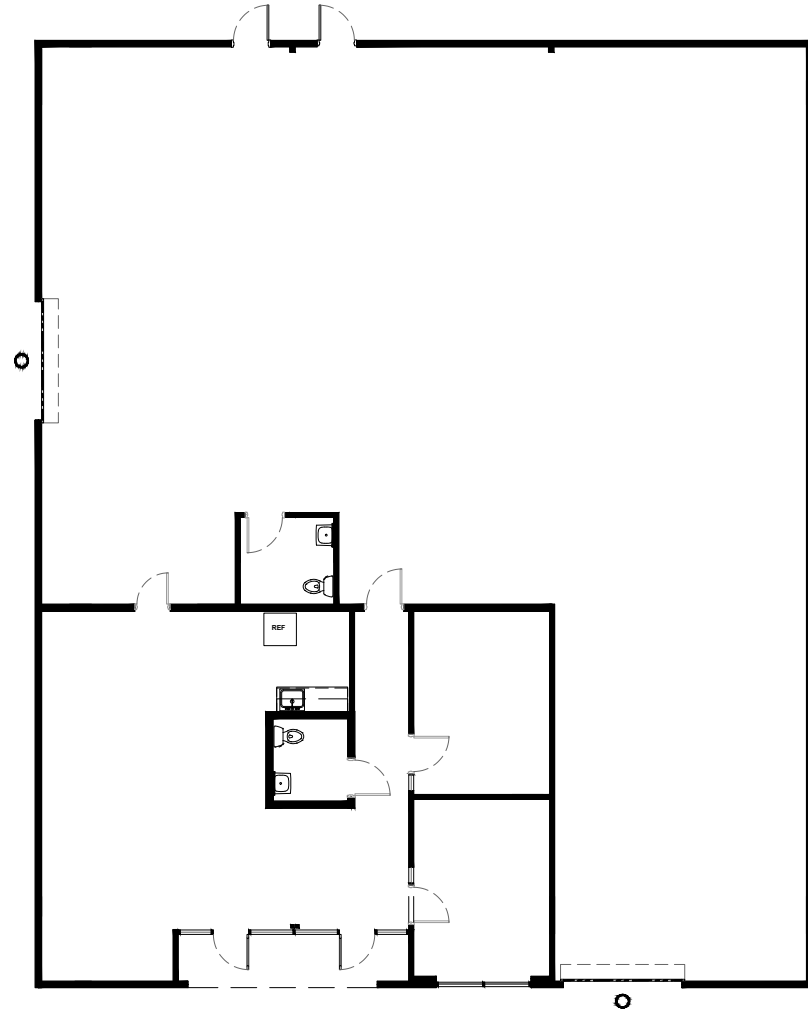
BUILDING KEY PLAN:



FLOOR PLAN: 2475 ESTAND WAY

PROPERTY FEATURES

- » ±5,280 SF For Lease
- » ±1,478 SF of Office
- » ±3,802 SF of Warehouse
- » Two (2) Grade Level Doors
- » Two (2) Restrooms
- » Kitchenette Area
- » ±13.5-15' Warehouse Clearance
- » Ample Parking
- » Market Ready Improvements Completed



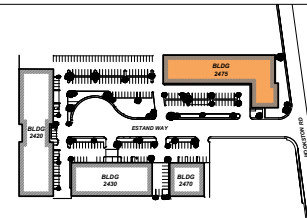
SUITE DATA:

OFFICE	1,478 SF
WAREHOUSE	3,802 SF
TOTAL	5,280 SF

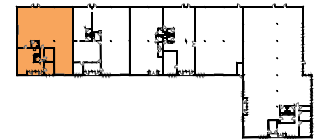
CLEAR HEIGHT 14'-0" - 15'-0"

● GRADE LEVEL DOORS 2

SITE KEY PLAN:



BUILDING KEY PLAN:



PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



FLOOR PLAN: 2495 ESTAND WAY

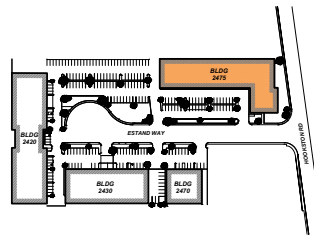
PROPERTY FEATURES

- » ±12,170 SF For Lease
- » ±1,742 SF of Office
- » ±10,428 SF of Warehouse
- » 1200 Amps 277/480v, 3-Phase (Power to be verified by Tenant)
- » One (1) Grade Level Door
- » Two (2) Restrooms
- » Ample Parking
- » Frontage on Hookston Road
- » Available 7/1/2026

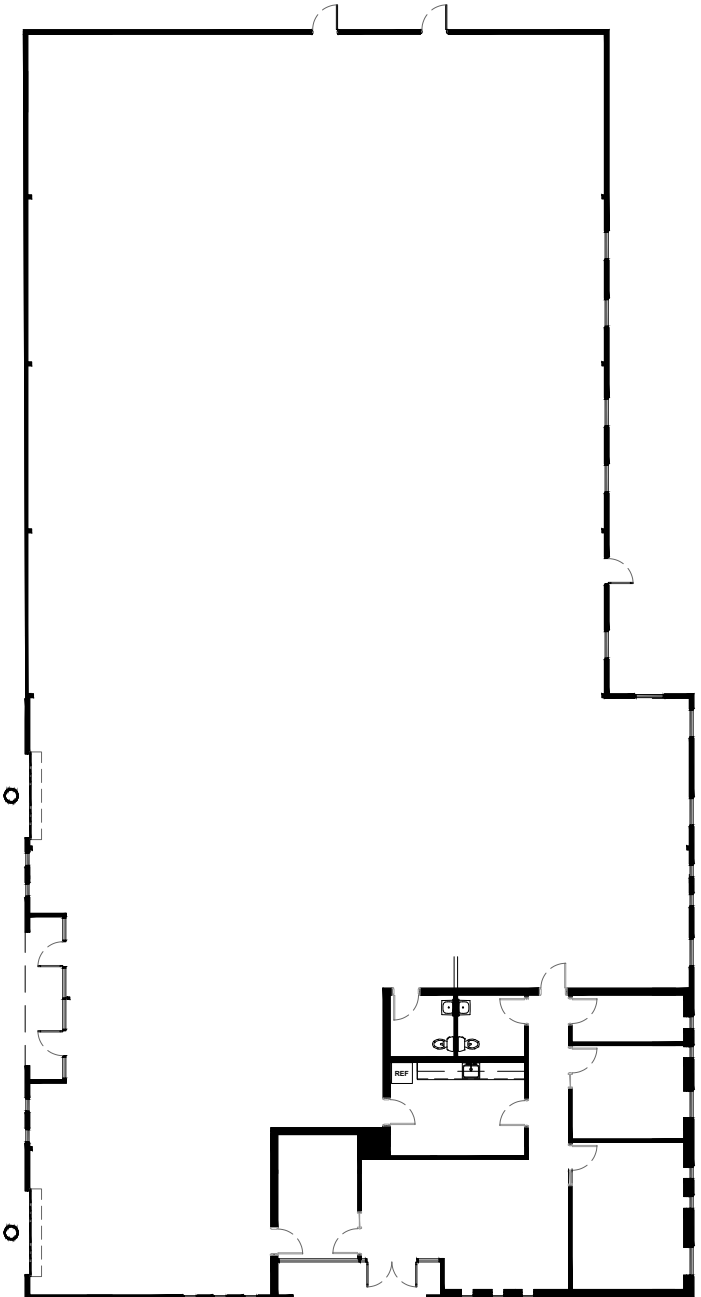
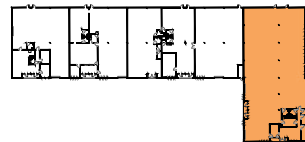
SUITE DATA:

OFFICE	1,742 SF
WAREHOUSE	10,428 SF
TOTAL	12,170 SF
CLEAR HEIGHT 13'-5" - 14'-6"	
○ GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



PROPERTY PHOTOS



PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



ACCESSIBILITY: DRIVE TIMES

PLEASANT HILL INDUSTRIAL PARK

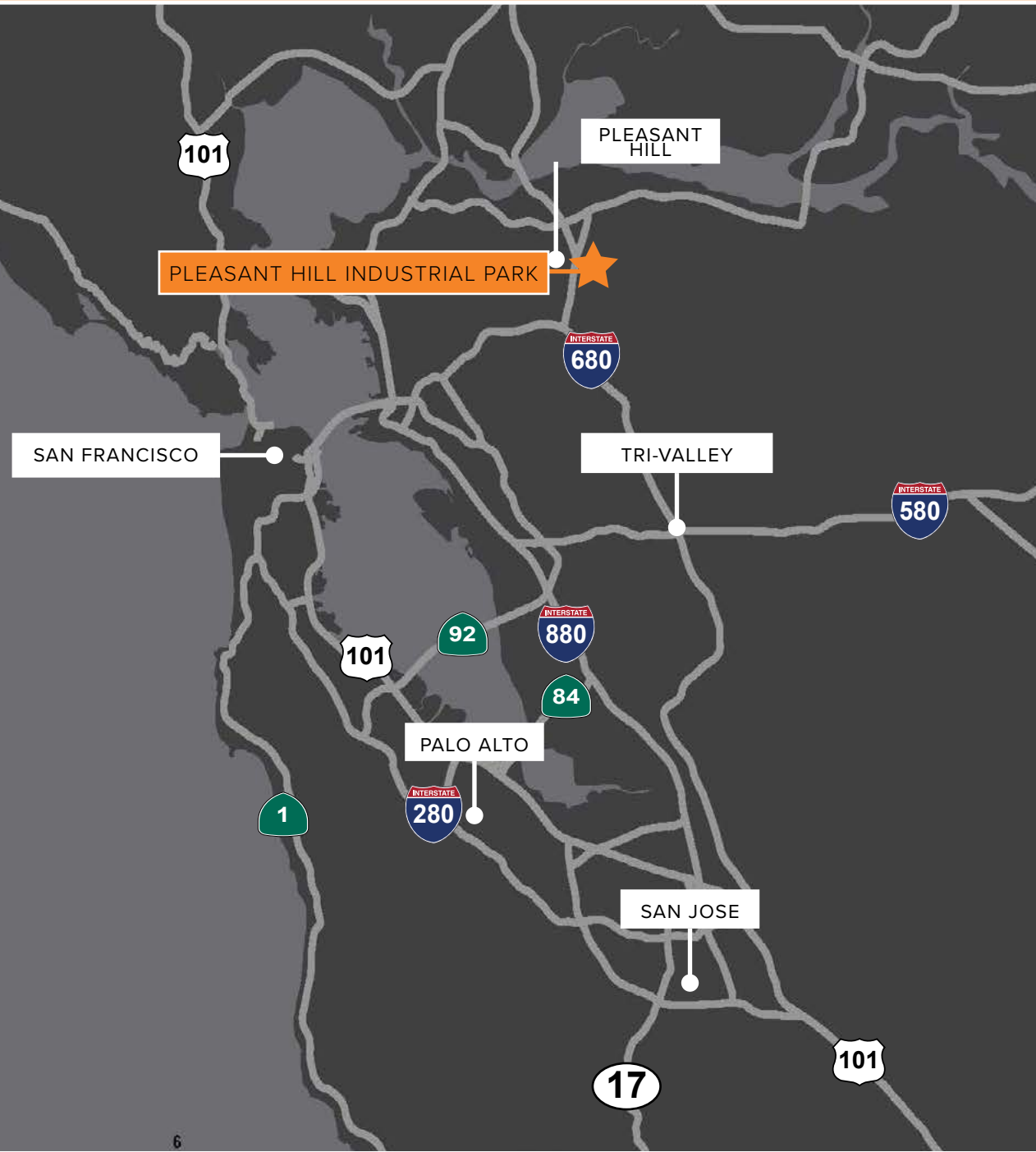
Oakland 20 Miles

Tri-Valley 23 Miles

San Francisco 28 Miles

San Jose 53 Miles

Palo Alto 55 Miles



PLEASANT HILL INDUSTRIAL PARK

2420-2495 ESTAND WAY | PLEASANT HILL | CA | 94523



AMENITIES MAP

For more information:

TYLER EPTING

Managing Director
Direct: 925 627 2897
Mobile: 925 548 3484
tyler.epting@cushwake.com
Lic #01317533

KRIS HAGAR, SIOR

Senior Director
Direct: 925 627 2497
Mobile: 925 382 8887
kris.hagar@cushwake.com
Lic #02009499

JOSH MESSING

Associate
Direct: +1 925 621 3847
Mobile: +1 925 849 2702
josh.messing@cushwake.com
Lic #02344579



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

