

2301 ARNOLD INDUSTRIAL WAY

CONCORD // CALIFORNIA

FOR SALE: $\pm 46,075$ SF OFFICE / WAREHOUSE

RARE EAST BAY INDUSTRIAL INVESTMENT OPPORTUNITY

Industrial Way

Arnold Industrial Way

TYLER EPTING

Managing Director

925 584 3484

tyler.epting@cushwake.com

Lic #01317533

GRADEN TRAVIS

Senior Managing Director

925 787 3530

graden.travis@newmark.com

Lic #00871716

2301 ARNOLD INDUSTRIAL WAY

CONCORD // CALIFORNIA



BUILDING SIZE

±46,075 SF



TENANTS

Three Separately Metered Units
Suite A: Vacant as of 9/2026
Suite C: Lescure Company, Inc.
Suites G,H,I: Benchmark



SITE SIZE

±3.1 Acres



DOCK DOORS

8



GRADE LEVEL DOORS

9



CLEAR HEIGHT

19'-22'



270° CIRCULATION

Rare Curb Cut on
Arnold Industrial
Way



POWER

2,000 amps/480 volt,
3-phase service
(Tenant to verify)



SUPPLY CONSTRAINED MARKET

7.5% Overall vacancy,
less than 1% vacancy in
dock-loaded spaces



PARKING

2.5/1000 SF Spaces



ZONING

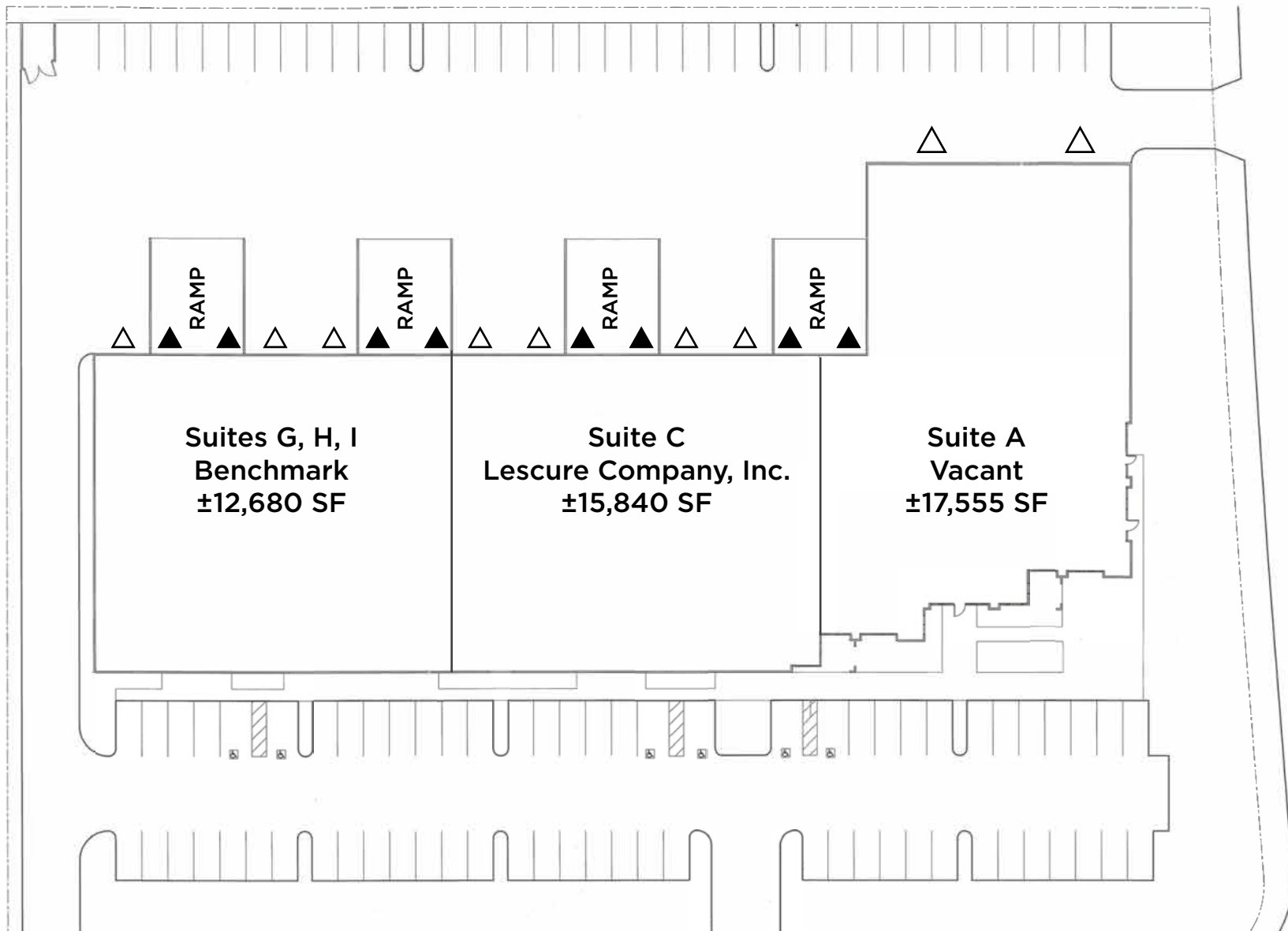
OBP (Office Business
Park)



116' STAGING

Generous 116' staging in
front of the dock high
doors

FLOOR PLAN

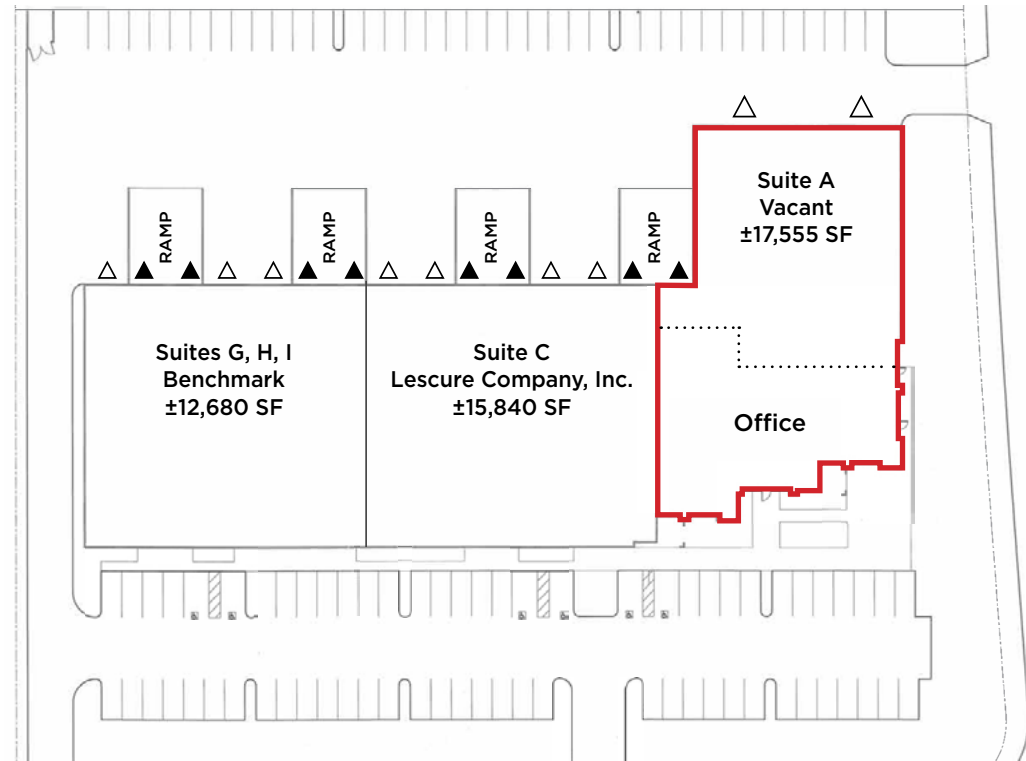


▲ Dock High Door △ Grade Level Door

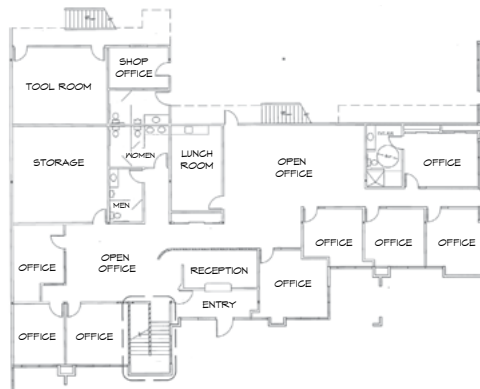
Vacancy Summary - Suite A

Item	Details
Vacancy Size	±17,555 SF
Building Size	±46,075 SF
Site Size	±3.1 Acres
Loading Doors	Two (2) Grade Level Doors (12' x 14') One (1) Dock High Door
Office Area	±7,199 SF
Clear Height	19' - 22' Minimum
Sprinklered	Yes
Power	450 Amps, 120/208V, 3-Phase Electrical Service
Parking	38 Parking Stalls
Zoning	Industrial Business Park (IBP), City of Concord.

2301 ARNOLD INDUSTRIAL WAY
CONCORD // CALIFORNIA



▲ Dock High Door △ Grade Level Door



First Floor Office



Second Floor Office

2301 **ARNOLD INDUSTRIAL WAY**
CONCORD // CALIFORNIA

TYLER EPTING

Managing Director

925 584 3484

tyler.epting@cushwake.com

Lic #01317533

GRADEN TRAVIS

Senior Managing Director

925 787 3530

graden.travis@newmark.com

Lic #00871716



NEWMARK