

AVAILABLE FOR SALE OR LEASE

STANDALONE MANUFACTURING/WAREHOUSE FACILITY
WITH POTENTIAL ADDITIONAL POWER

Generational User Opportunity in the Heart of Contra Costa County

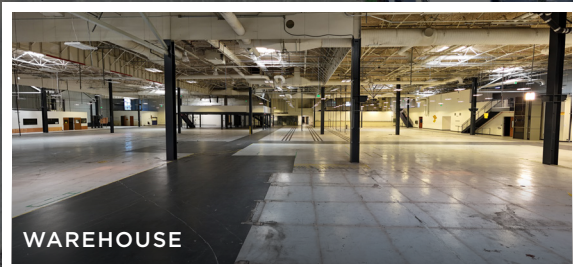


4040 NELSON AVENUE | CONCORD, CA

±183,149 SF ON ±12.55 ACRES



CBRE



WAREHOUSE



WAREHOUSE



TRUCK COURT & LOADING

BUILDING: ±183,149 SF | SITE: ±12.55 ACRES | SECURED SITE (REAR)



OFFICE/LAB

1st Floor: ±30,650 SF
2nd Floor: ±30,650 SF

*See Open Conceptual
plan on page 5



LOADING

Dock Doors: Fifteen (15) with
Ability to Add More; 13 Docks
Fully Equipped with All-Weather
Curtains, Levelers,
Dock Lights, and Power
Grade Level Doors: Two (2)



POWER

4,000 amps@277/480v
available today
*Potentially upgradable
to 7 MW with demand
verification*



WAREHOUSE AND CLEAR HEIGHT

(INSULATED AND COOLING SYSTEMS THROUGHOUT)
±76,849 SF w/ ±24' Clear Height
±45,000 SF w/ ±32' Clear Height



PARKING

458 Auto (Expandable) with
Twelve (12) Dual-Plug EV Chargers



STAGING

±155'+ W/ ±60'
Concrete Aprons & 360
Degree Site Access



YEAR BUILT

1989 & 2013



COOLING

40 Ton Unit (Insulated
Warehouse) + Two (2) 75 Ton
Units Servicing Improved Areas.

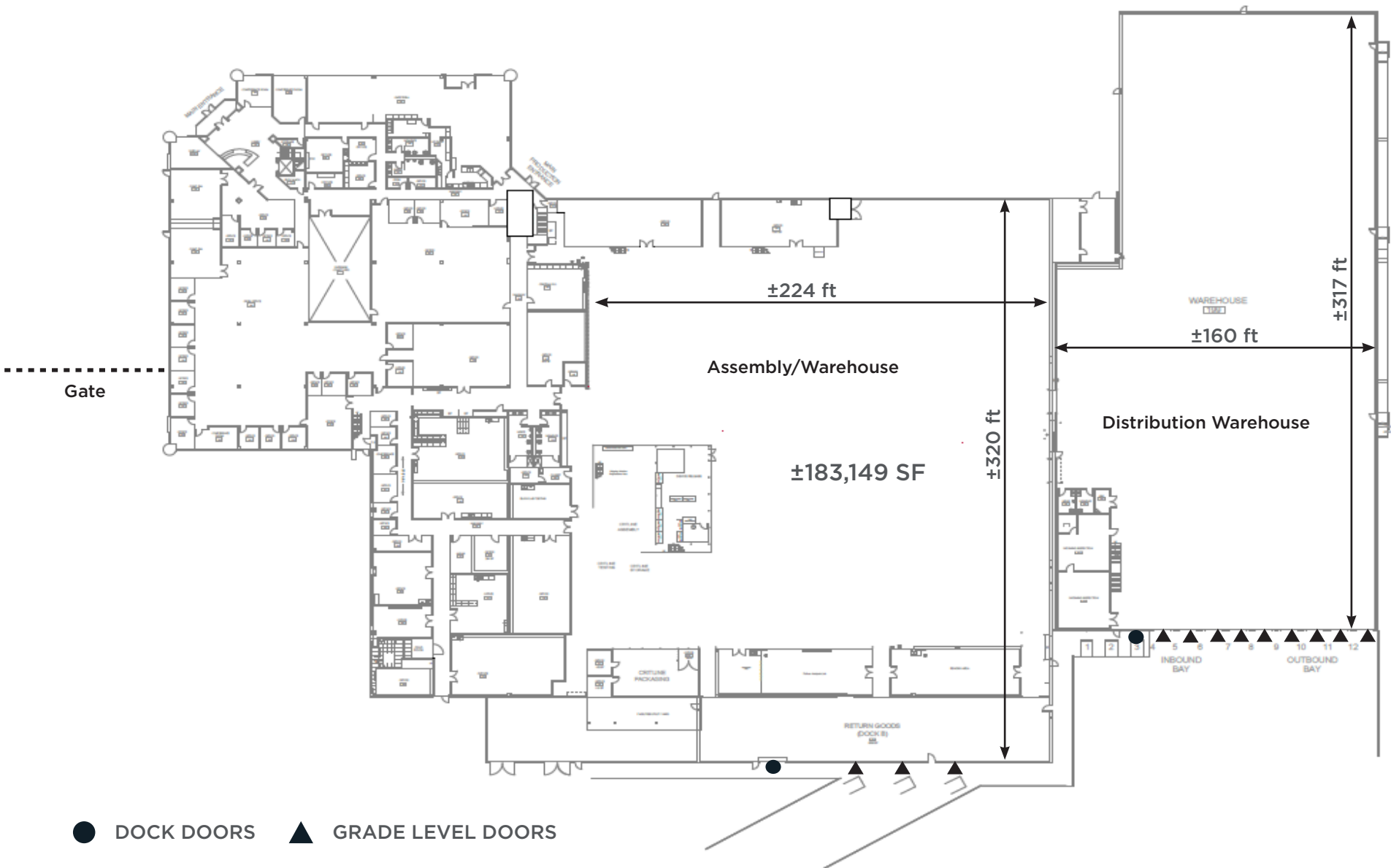


ESFR SPRINKLERS

(±45,000 SF)

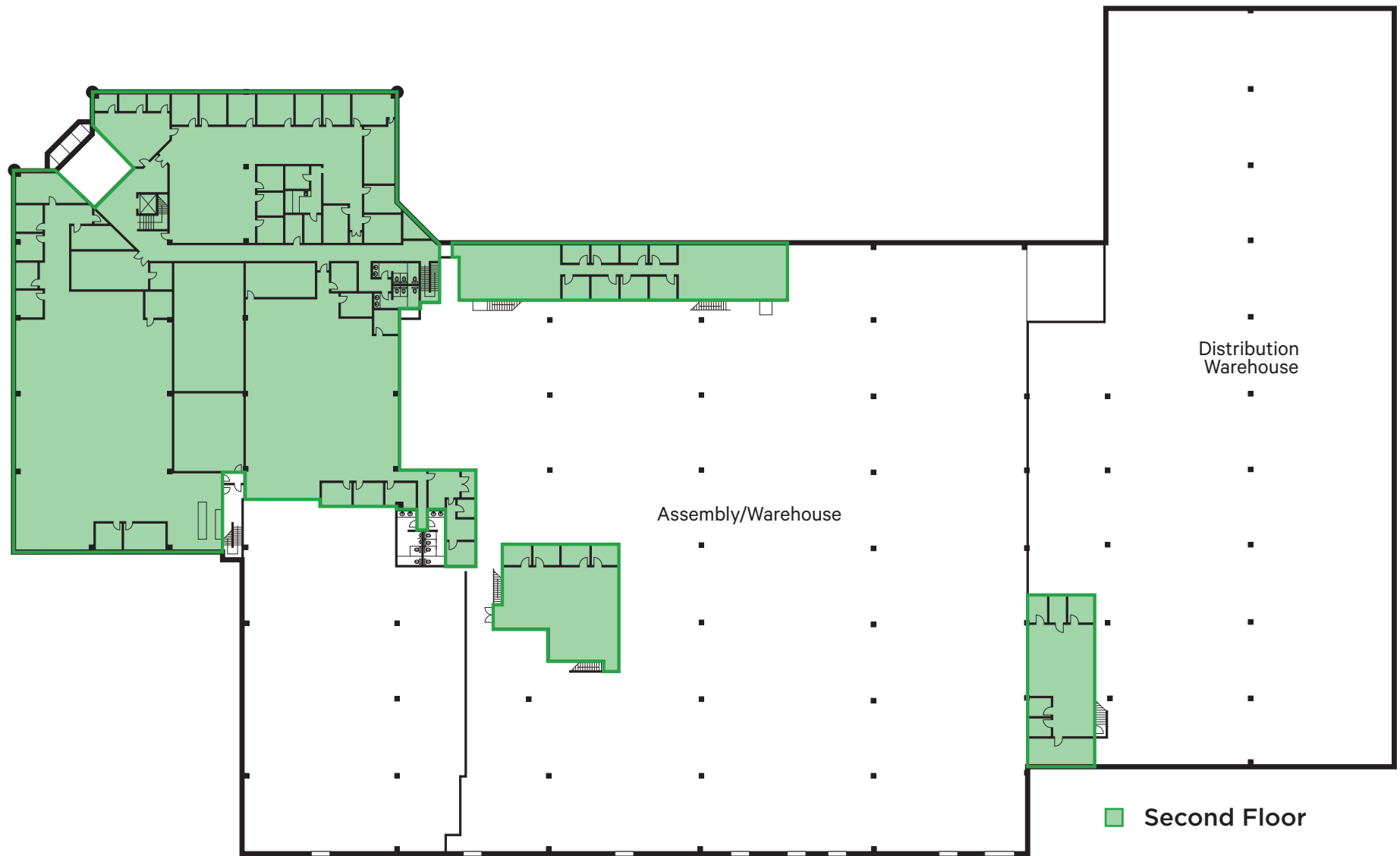
FLOOR PLAN

1ST FLOOR



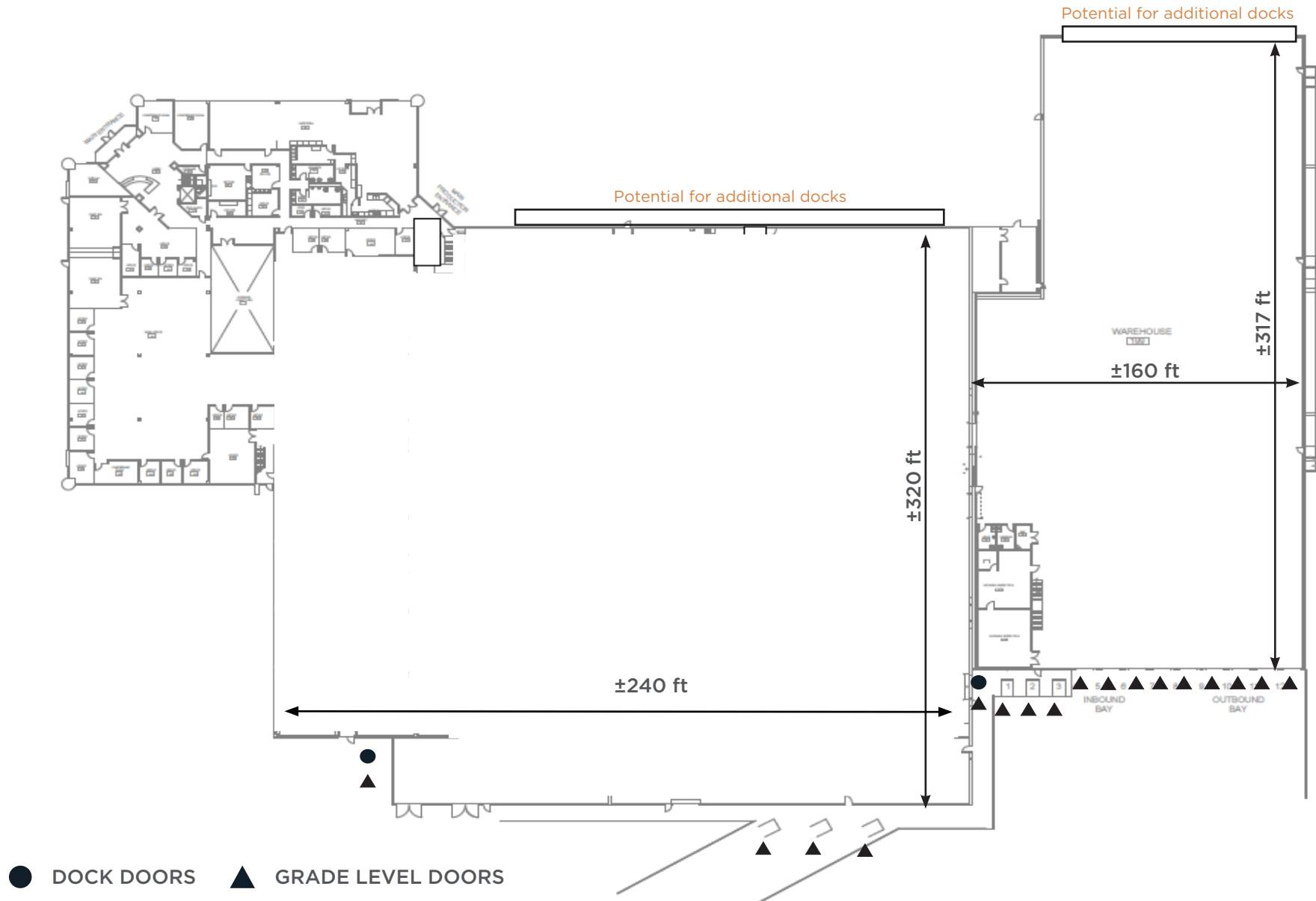
FLOOR PLAN

2ND FLOOR



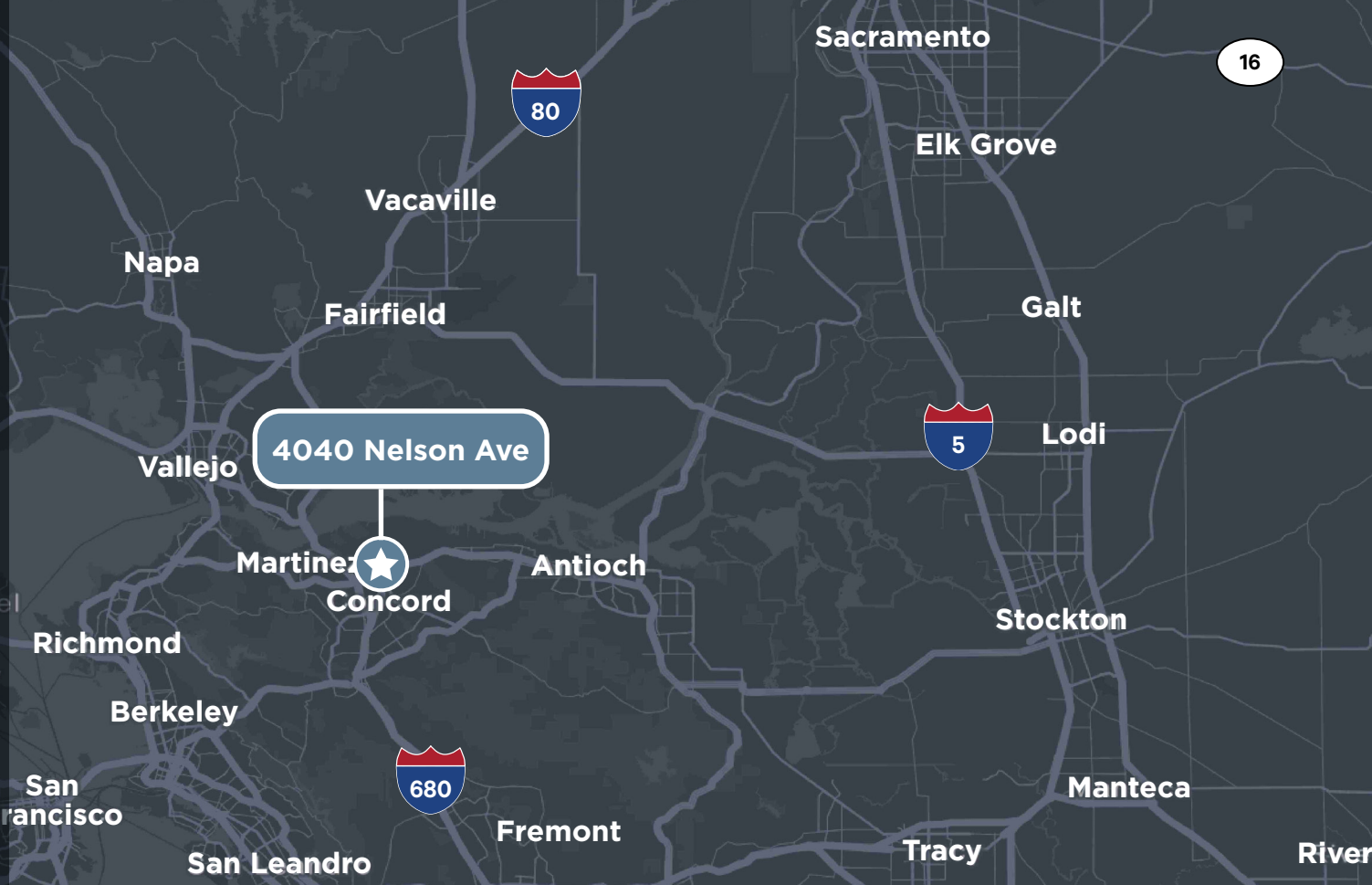
OPEN CONCEPTUAL PLAN #1

For Reference Purposes Only



DRIVE TIME

TO	TIME
Berkeley	±36 mins
Davis	±56 mins
Fremont	±54 min
San Francisco	±55 mins



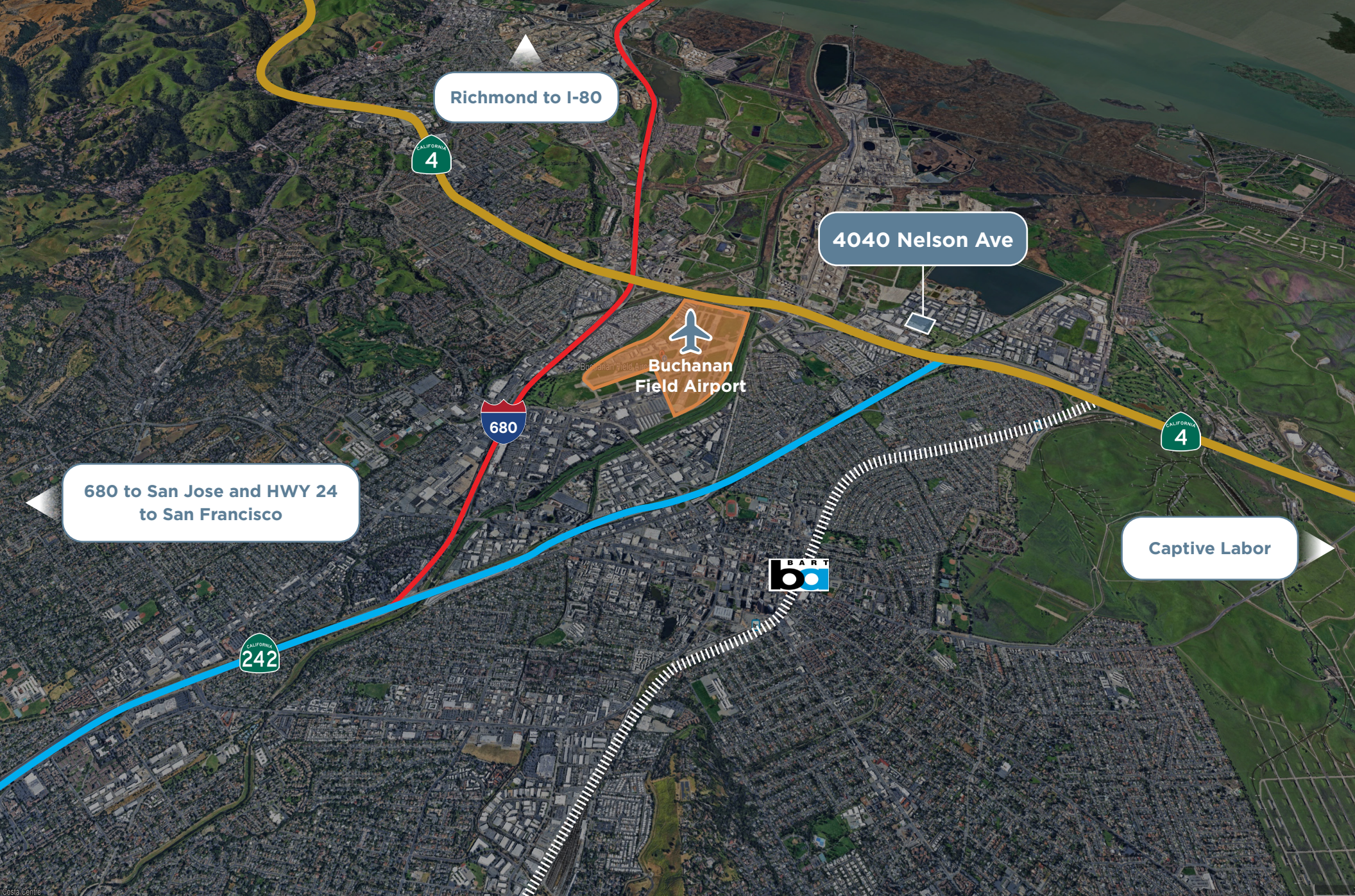
CONCORD, CA

Strategic Core of Contra Costa County

- Positioned at the center of Contra Costa County serving a regional population of approximately 1.2 million (county)
- For many commuters coming from the east county (longest commute in nation), this location would cut the commute by 75% or more
- Largest city in the county (±123,000 residents), offering critical mass and scale
- Access to one of the deepest and most resilient labor pools in Northern California
- Diverse, well-educated workforce supporting a broad base of industries
- Regional connectivity to the greater Bay Area and central location drive strong accessibility and workforce draw

CBRE





Richmond to I-80

4040 Nelson Ave

Buchanan
Field Airport

680 to San Jose and HWY 24
to San Francisco

Captive Labor



FOR MORE INFO, PLEASE CONTACT:

TONY BINSWANGER

Executive Vice President
Lic. 01861701
+1 925 296 7728
tony.binswanger@cbre.com

BO HARKINS

First Vice President
Lic. 01943785
+1 925 296 7727
bo.harkins@cbre.com

BROOKS PEDDER

Vice Chairman
Lic. 00902154
+1 925 296 7727
brooks.pedder@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_July 2026