



DOWNTOWN MARTINEZ YARD FOR LEASE

±3.2 ACRES CONTIGUOUS | ±8,264 SF WAREHOUSE
310 & 314 EMBARCADERO STREET | MARTINEZ, CA

DIVISIBLE TO 0.5 ACRE

±55,000 SF

LEASED
Landlord has a
Relocation Right

±86,000 SF with
±8,264 SF Warehouse

EXISTING CUP ON PREMISES

Light Industrial Zoning with a CUP for Freight & Transportation Station allows the following uses:

- Industrial outdoor storage (IOS)
- Truck parking, dispatch, and fleet staging
- Transportation and freight terminal operations
- Contractor yards, construction equipment storage
- Transportation, and service-based industrial operations
- Utility and infrastructure support yards
- Vehicle and equipment storage
- Industrial materials storage
- Warehousing and industrial support uses

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AVAILABLE FOR LEASE:

±8,264 SF | Warehouse with Large Yard | Divisible to ±0.5 AC

VACANCY SUMMARY



BUILDING SIZE

±8,264 SF



TYPE

Metal Warehouse
& Canopy



SURFACE

Hard Packed Gravel &
Remnant Asphalt



GRADE LEVEL LOADING

Two (2) Grade Level Doors



PERIMETER

Fully Fenced with
Multiple Entries



ZONING

Light Industrial
(City of Martinez)



UTILITIES

Electrical & Water Available
East Side- 200a, 3-phase
West Side - Minimum 100a,
single phase



EXISTING CUP APPROVAL

Ideal for trucking, contractor
yards, equipment storage and
IOS users



AVAILABLE FOR LEASE:

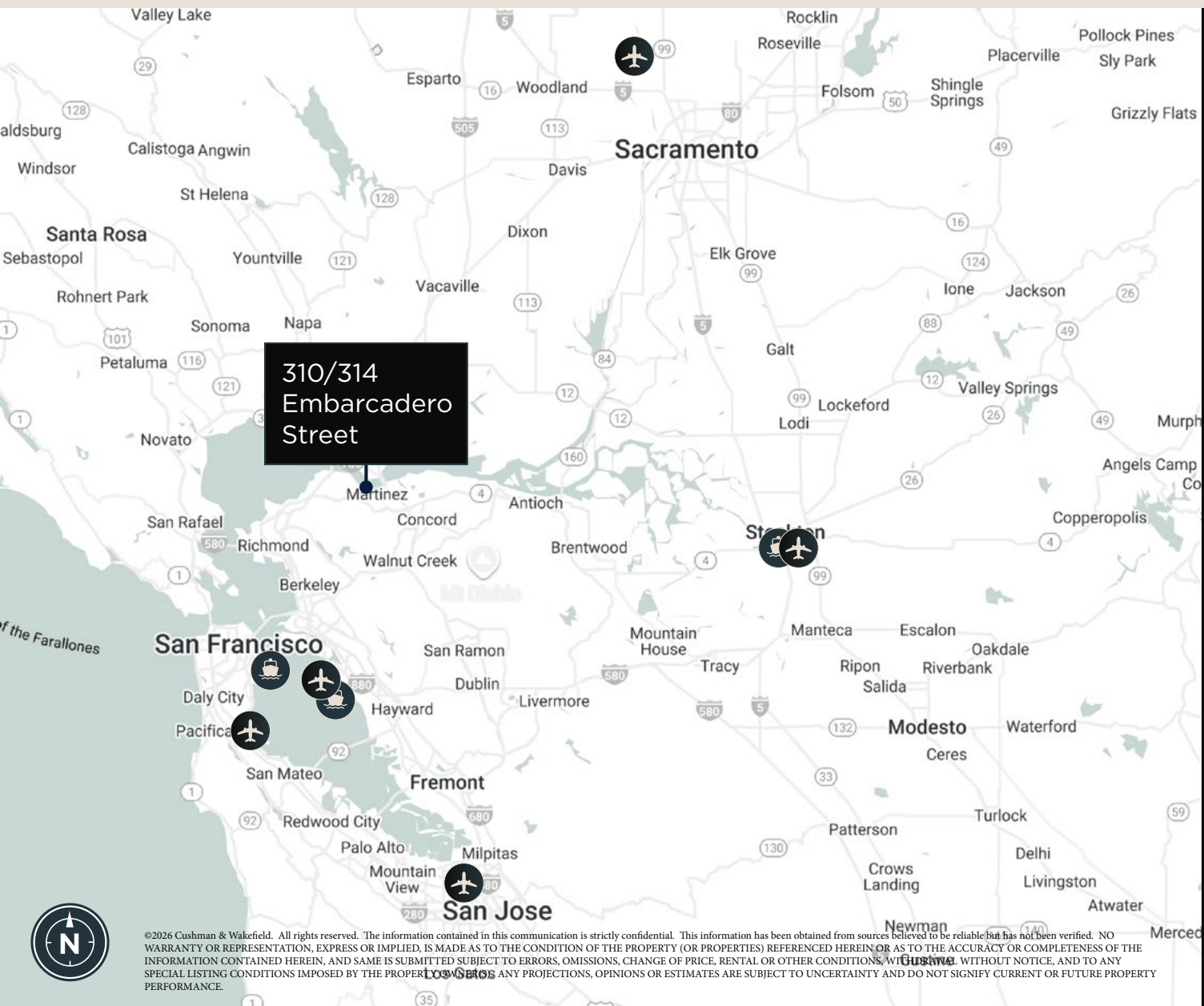
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SITE PLAN



AVAILABLE FOR LEASE:

±8,264 SF | Warehouse with Large Yard | Divisible to ±0.5 AC



Highways
& BART

	MILES
HWY 4	2.2
HWY 680	2.0
North Concord/Martinez BART Station	8.9



LOCAL
PORTS

PORTS	MILES
Port of Oakland	28.2
Port of Stockton	56.6
Port of San Francisco	34.2



LOCAL
AIRPORTS

AIRPORTS	MILES
Oakland Int'l Airport	35.8
Stockton Int'l Airport	61.0
San Francisco Int'l Airport	44.9
San Jose Int'l Airport	57.0
Sacramento Int'l Airport	67.1