

MT. DIABLO INDUSTRIAL PARK

Concord | CA

125 Mason Cir 135 Mason Cir 150 Mason Cir 185 Mason Cir 1850 Bates Ave
4070 Nelson Ave 4075 Nelson Ave 4085 Nelson Ave 4090 Nelson Ave



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PROPERTY HIGHLIGHTS



Sprinklered



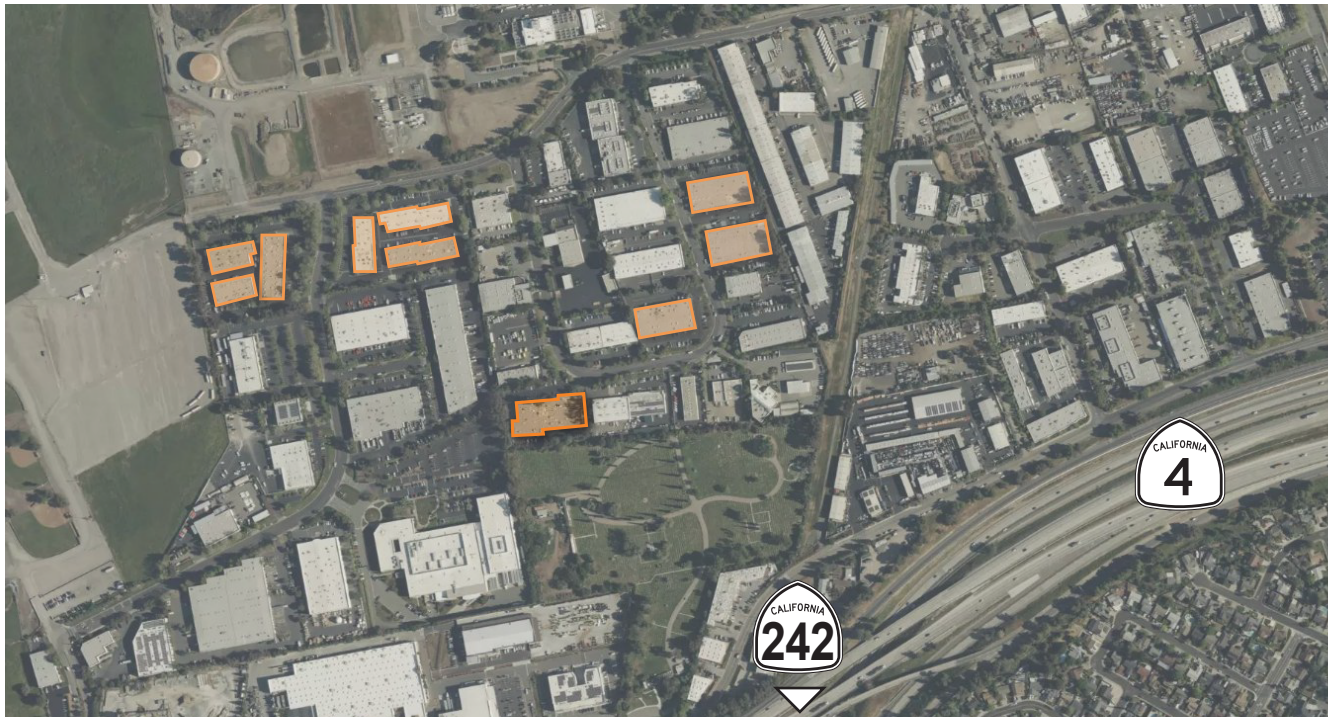
Close Proximity
to Hwy 4/242
and I-680



Shopping and
Dining nearby



Market Ready



*Photos are for representation purposes only



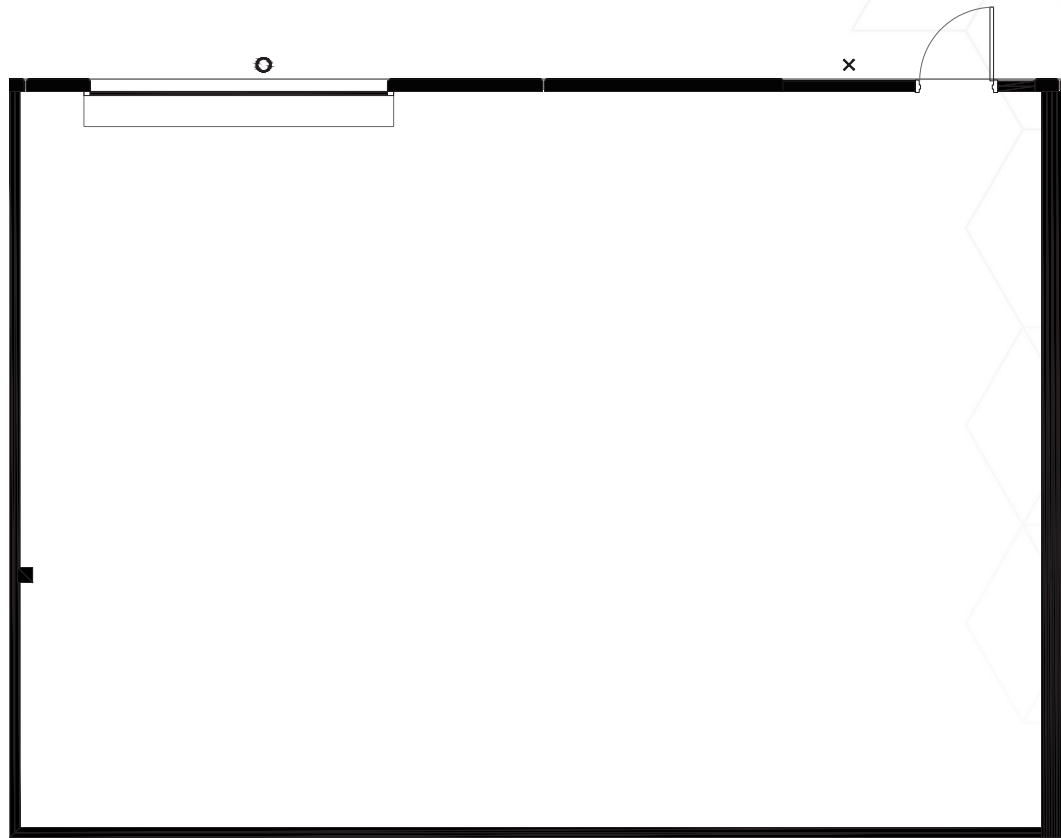
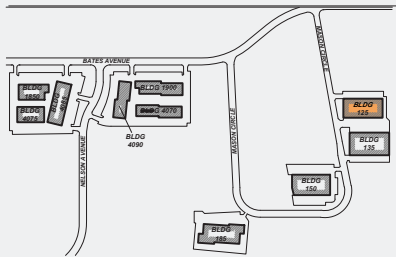
*Photos are for representation purposes only

- Ideal location in the North Concord industrial market with immediate & convenient access to Highways 4/242 and I-680.
- Close proximity to strong demographics and multiple surplus labor pools.
- Highly desirable central Contra Costa location.
- Prime position to take advantage of this area will benefit significantly from the forthcoming redevelopment of the 5,600 acre Concord Naval Weapons Station.

125 Mason Circle, Suite C
±1,267 SF

OFFICE	1,267 SF
TOTAL	1,267 SF

SITE KEY PLAN:



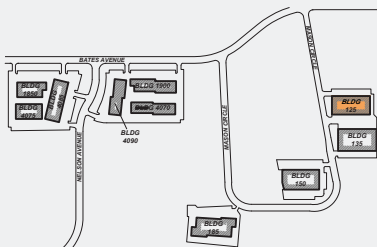
FLOOR PLAN

125 Mason Circle, Suite D
±2,528 SF

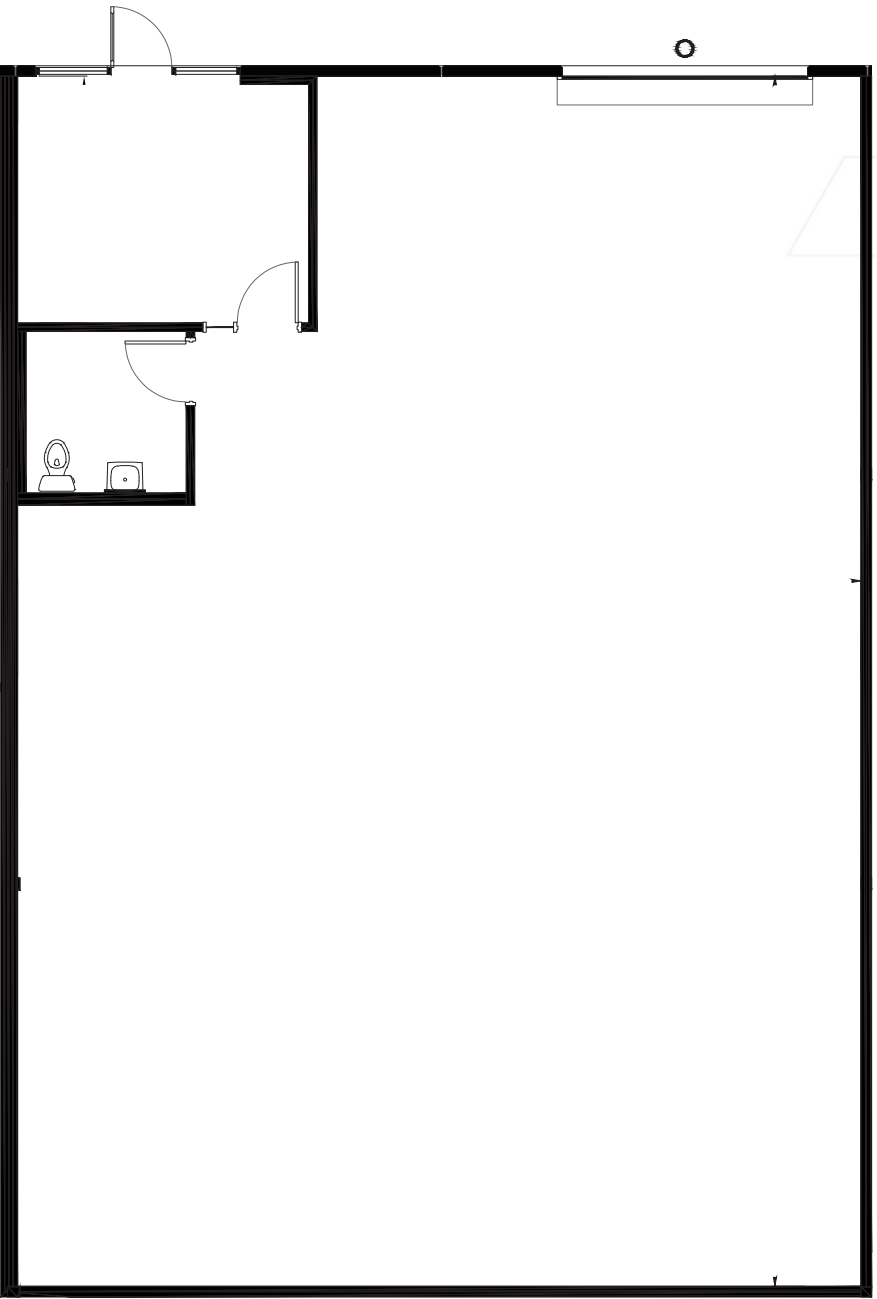
SUITE DATA:

OFFICE	269 SF
A/C WAREHOUSE	2,259 SF
TOTAL	2,528 SF
CLEAR HEIGHT	17'-0" - 18'-6"
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



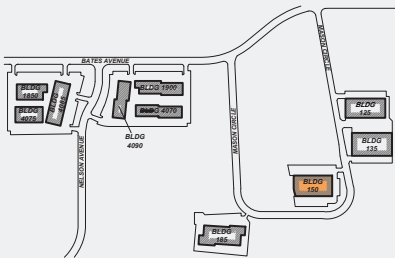
FLOOR PLAN

150 Mason Circle, Suite L
±2,560 SF

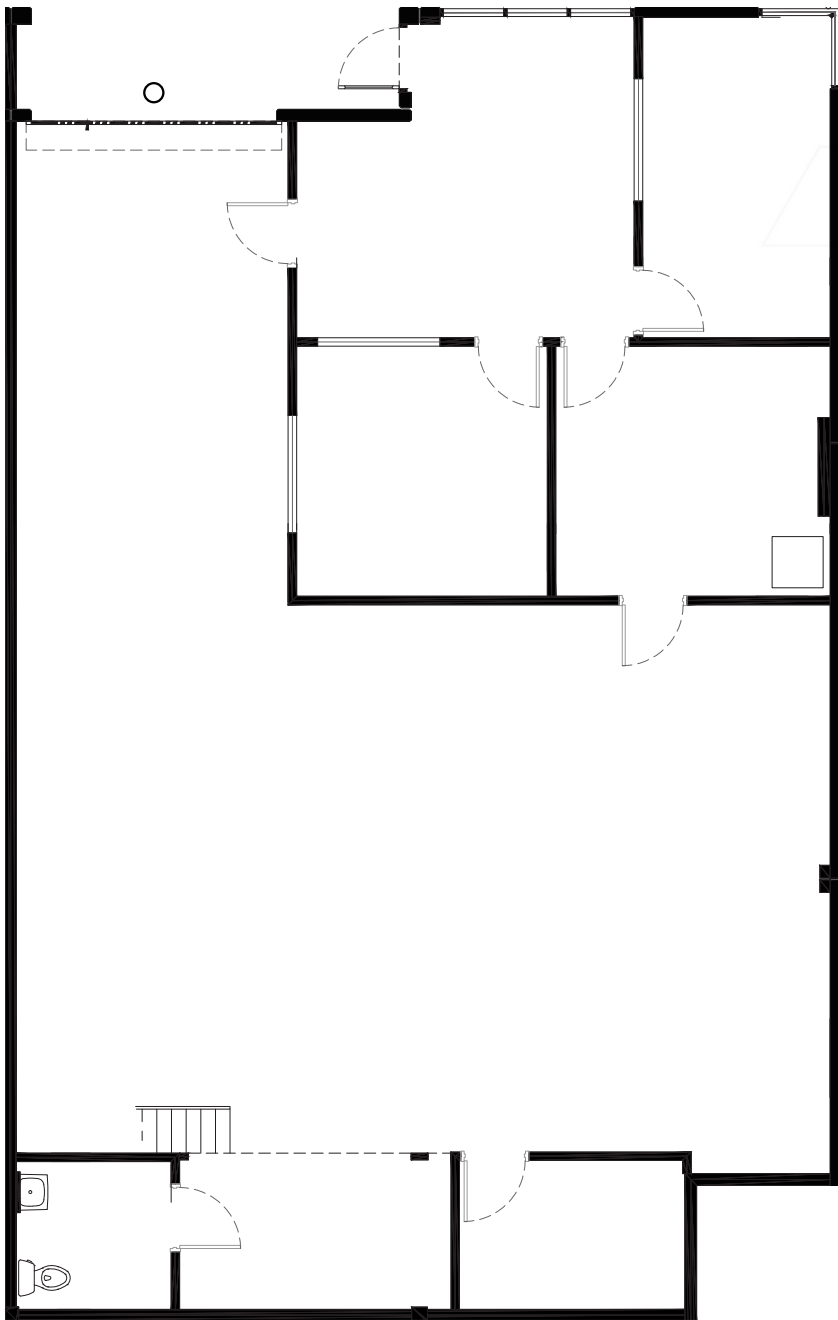
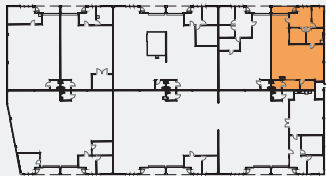
SUITE DATA:

OFFICE	1,042 SF
WAREHOUSE	1,518 SF
TOTAL	2,560 SF
CLEAR HEIGHT	17'-0" - 18'-6"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



FLOOR PLAN

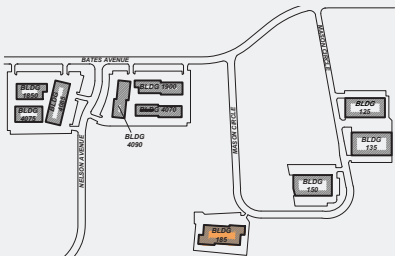
185 Mason Circle, Suite E
±10,975 SF

SUITE DATA:

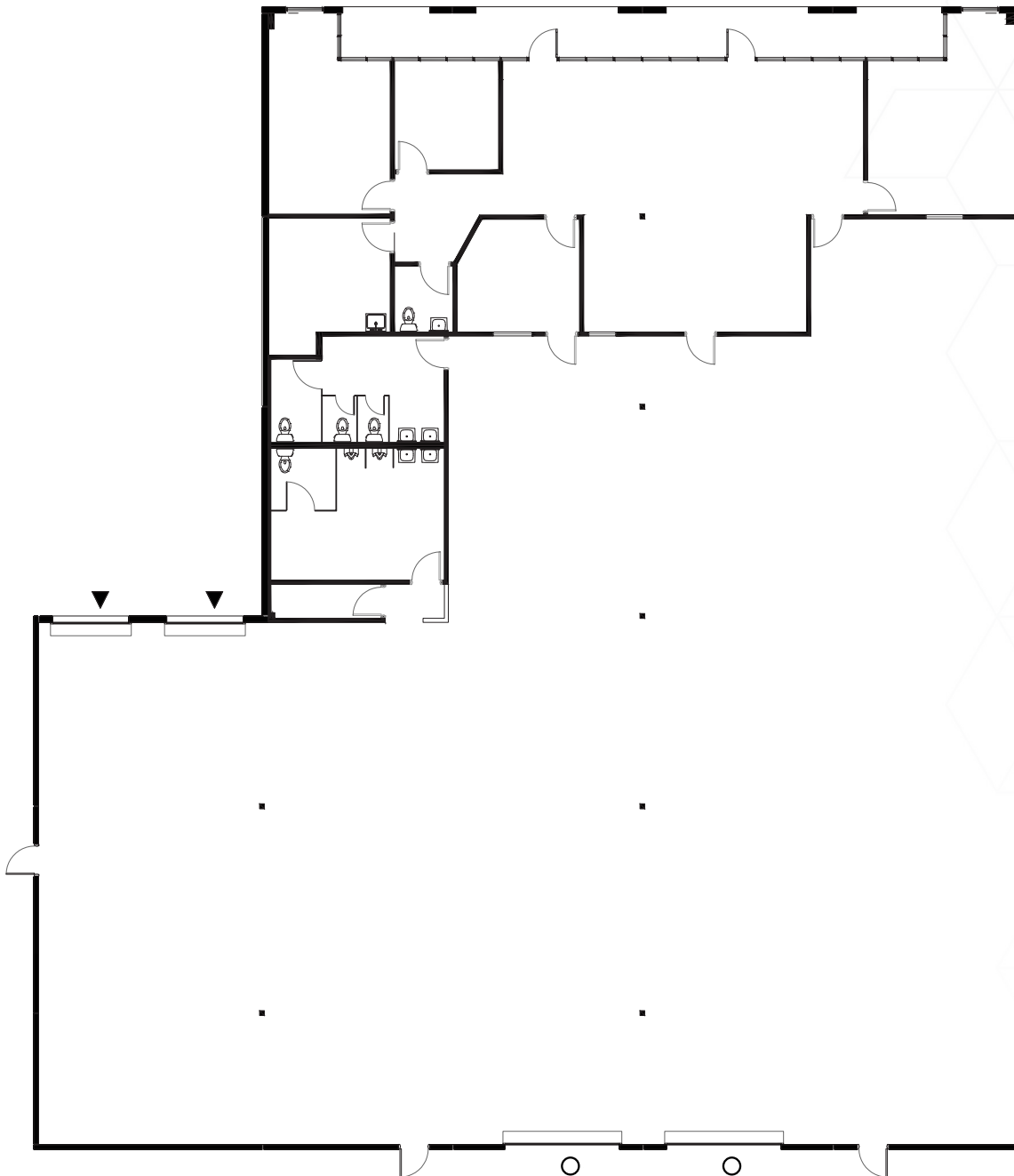
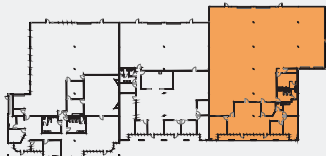
OFFICE	2,984 SF
WAREHOUSE	7,991 SF
TOTAL	10,975 SF

CLEAR HEIGHT	18'-6" - 20'-0"
○ GRADE LEVEL DOORS	2
▲ DOCK HIGH DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



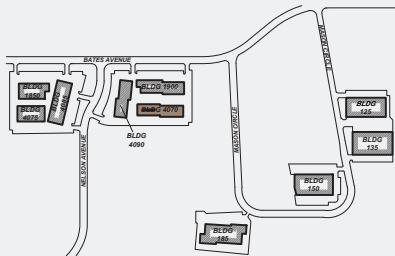
FLOOR PLAN

4070 Nelson Ave., Suite D
±1,991 SF

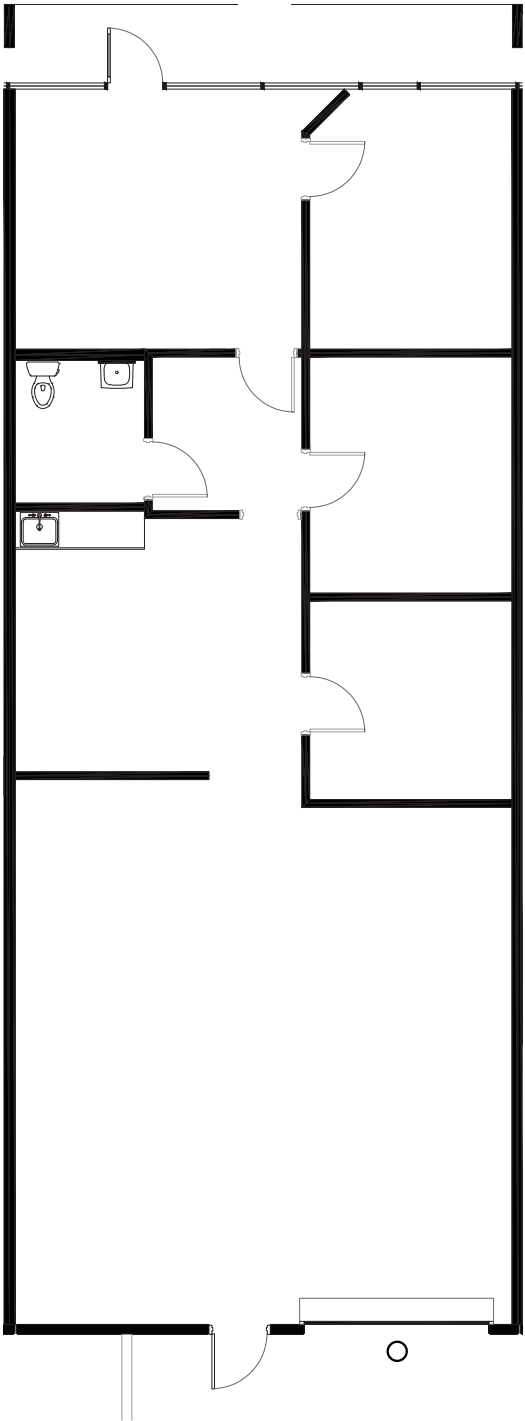
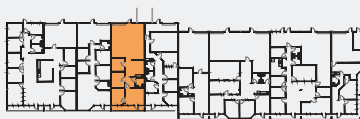
SUITE DATA:

OFFICE	941 SF
A/C WAREHOUSE	1,050 SF
TOTAL	1,991 SF
CLEAR HEIGHT	15'-0" - 15'-6"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



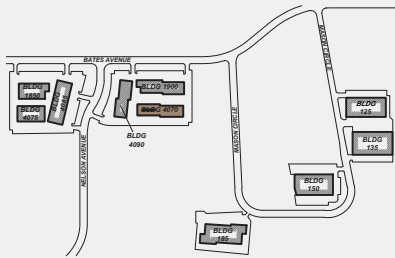
FLOOR PLAN

4070 Nelson Ave., Suite F
±1,811 SF

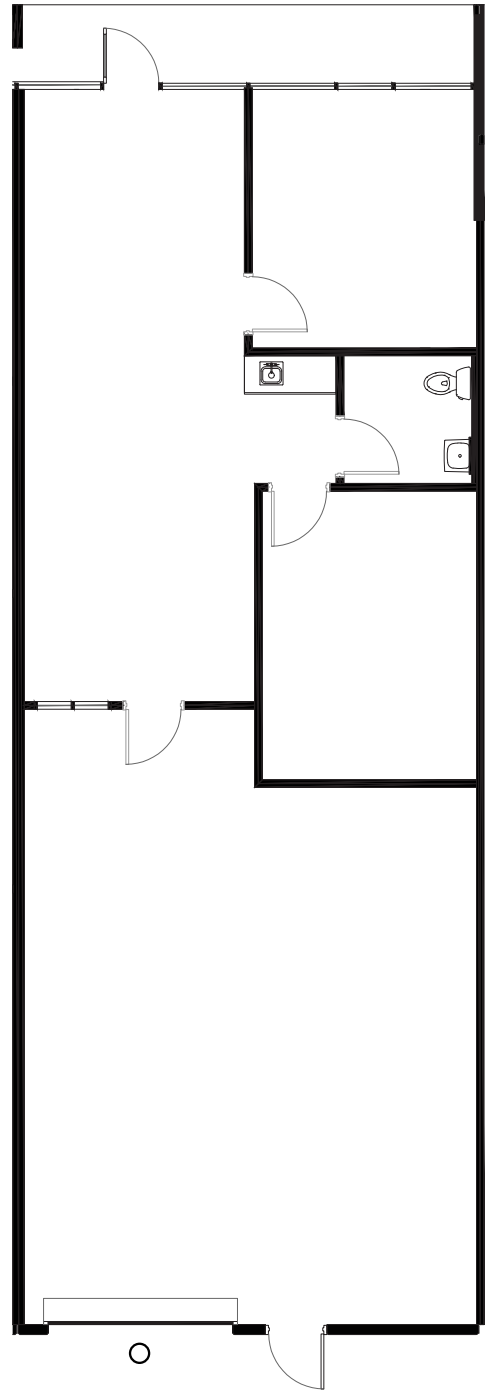
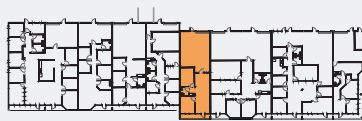
SUITE DATA:

OFFICE	1,007 SF
WAREHOUSE	804 SF
TOTAL	1,811 SF
CLEAR HEIGHT	15'-0" - 16'-0"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



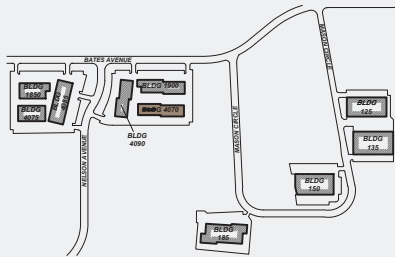
4070 Nelson Ave., Suite G
±3,621 SF

SUITE DATA:

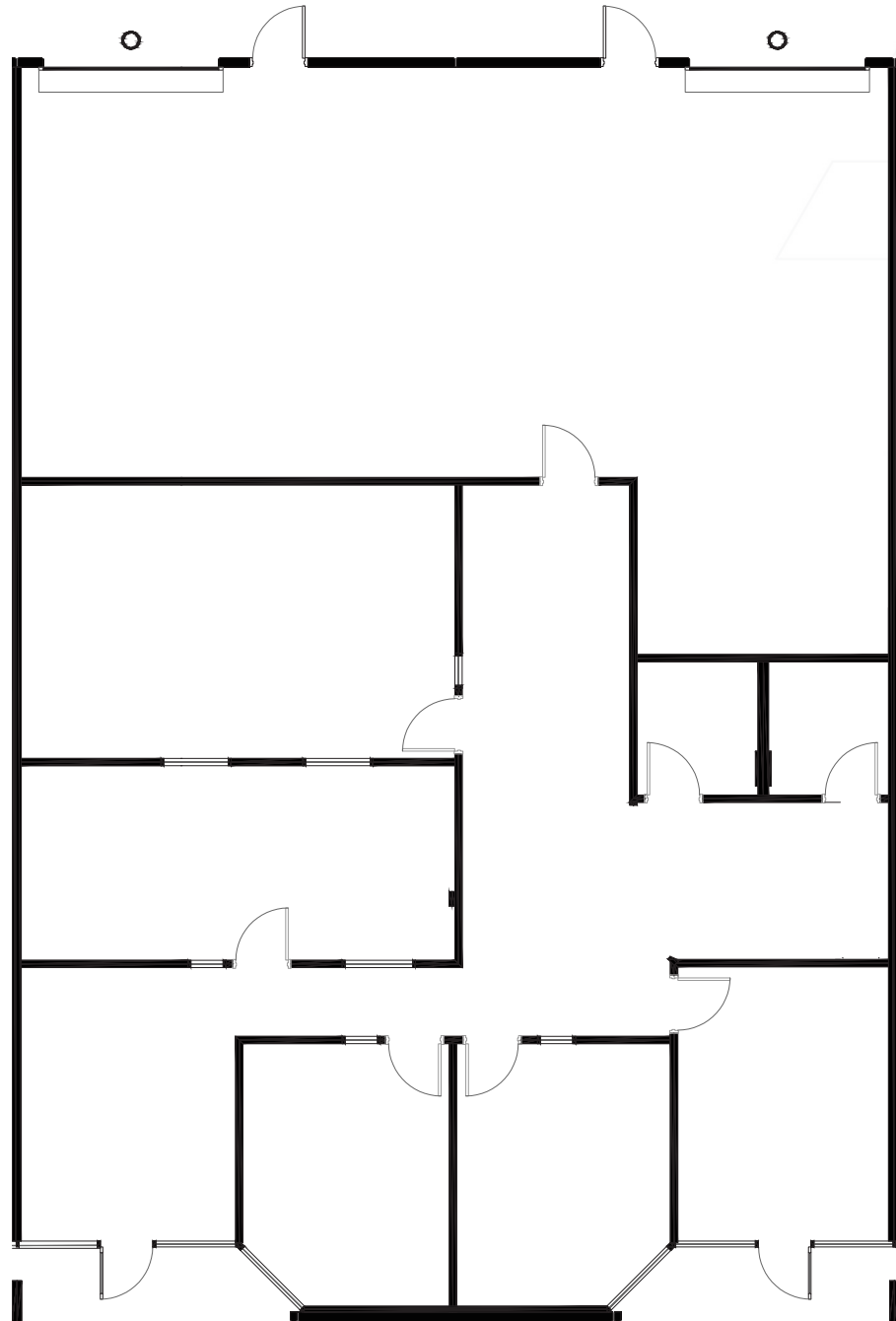
OFFICE	2,258 SF
WAREHOUSE	1,363 SF
TOTAL	3,621 SF

CLEAR HEIGHT	15'-0" - 16'-0"
GRADE LEVEL DOORS	2

SITE KEY PLAN:



BUILDING KEY PLAN:



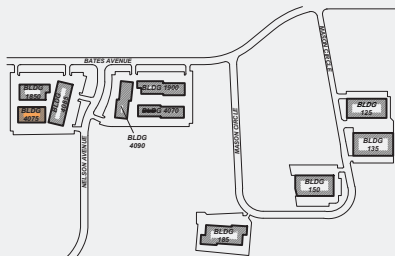
FLOOR PLAN

4075 Nelson Ave., Suite G
±2,353 SF

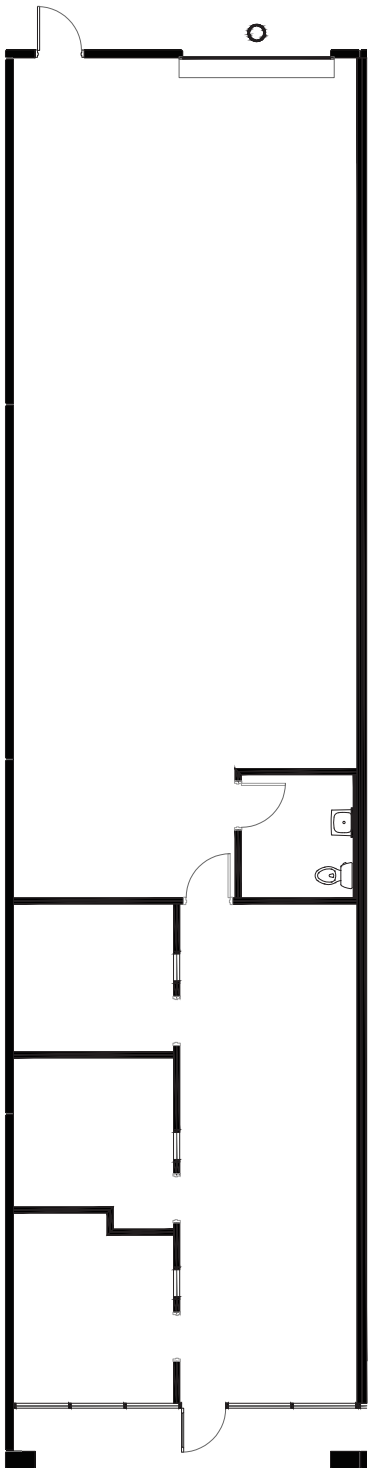
SUITE DATA:

OFFICE	1,017 SF
WAREHOUSE	1,336 SF
TOTAL	2,353 SF
CLEAR HEIGHT	16'-0" - 17'-6"
O GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



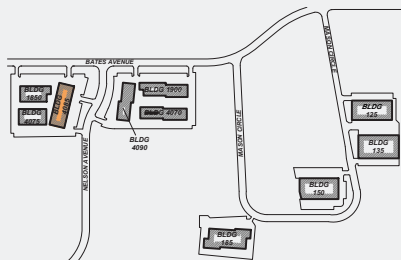
FLOOR PLAN

4085 Nelson Ave., Suite G
±2,310 SF

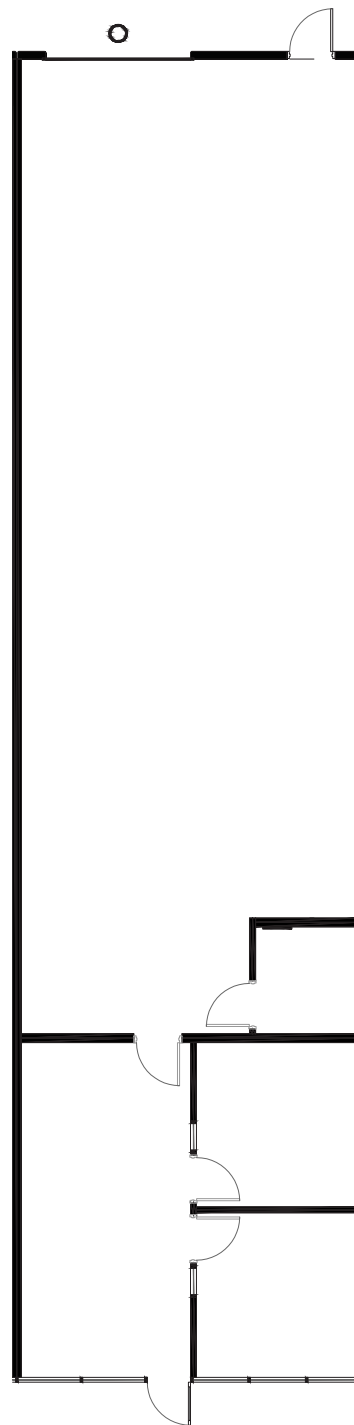
SUITE DATA:

OFFICE	730 SF
WAREHOUSE	1,580 SF
TOTAL	2,310 SF
CLEAR HEIGHT	16'-0" - 17'-6"
○ GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:



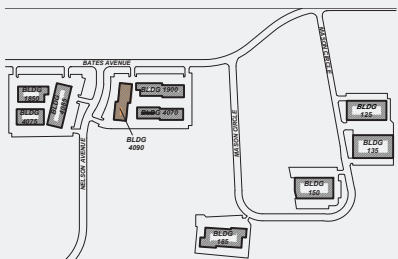
FLOOR PLAN

4090 Nelson Ave., Suite A
±9,256 SF

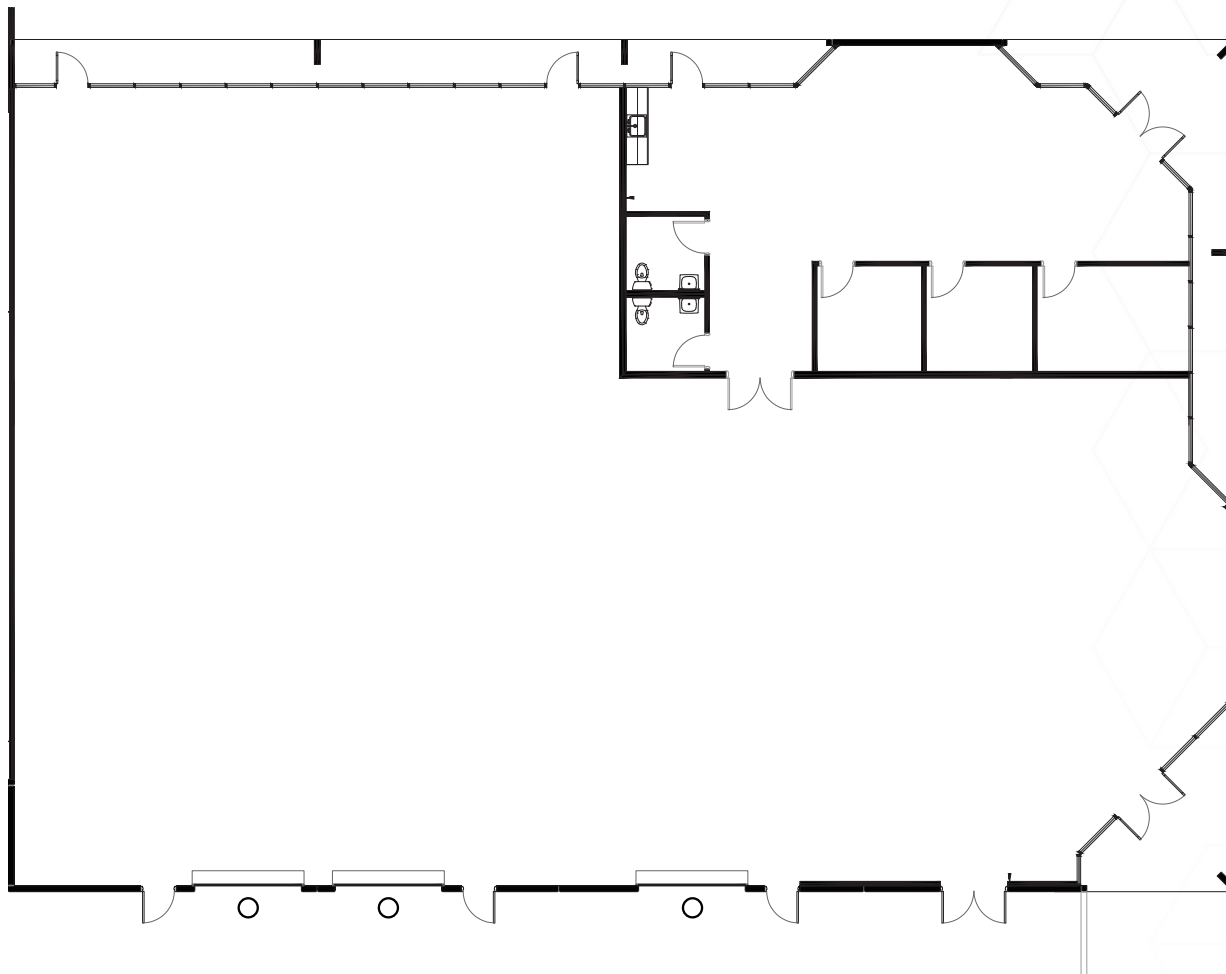
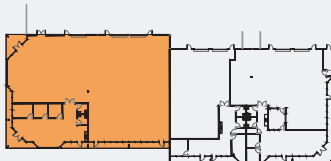
SUITE DATA:

OFFICE	1,826 SF
A/C WAREHOUSE	7,430 SF
TOTAL	9,256 SF
CLEAR HEIGHT	12'-6" - 14'-0"
O GRADE LEVEL DOORS	3

SITE KEY PLAN:



BUILDING KEY PLAN:



SITE PLAN

LEGEND

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



BATES AVE

1850 BATES AVE

1850 A-G

4075 G

4075 E

4075 A-D

4075 NELSON AVE

4085 I

4085 H

4085 G

4085 E-F

4085 A-D

4085 NELSON AVE

NELSON AVE

4090 NELSON AVE

4090 A

4090 C

4090 D

1900 BATES AVE

1900 L

1900 J

1900 H

1900 G

1900 E

1900 A-C

4070 A-B

4070 C

4070 D

4070 E

4070 F

4070 G

4070 J-K

4070 L

4070 NELSON AVE

NAP

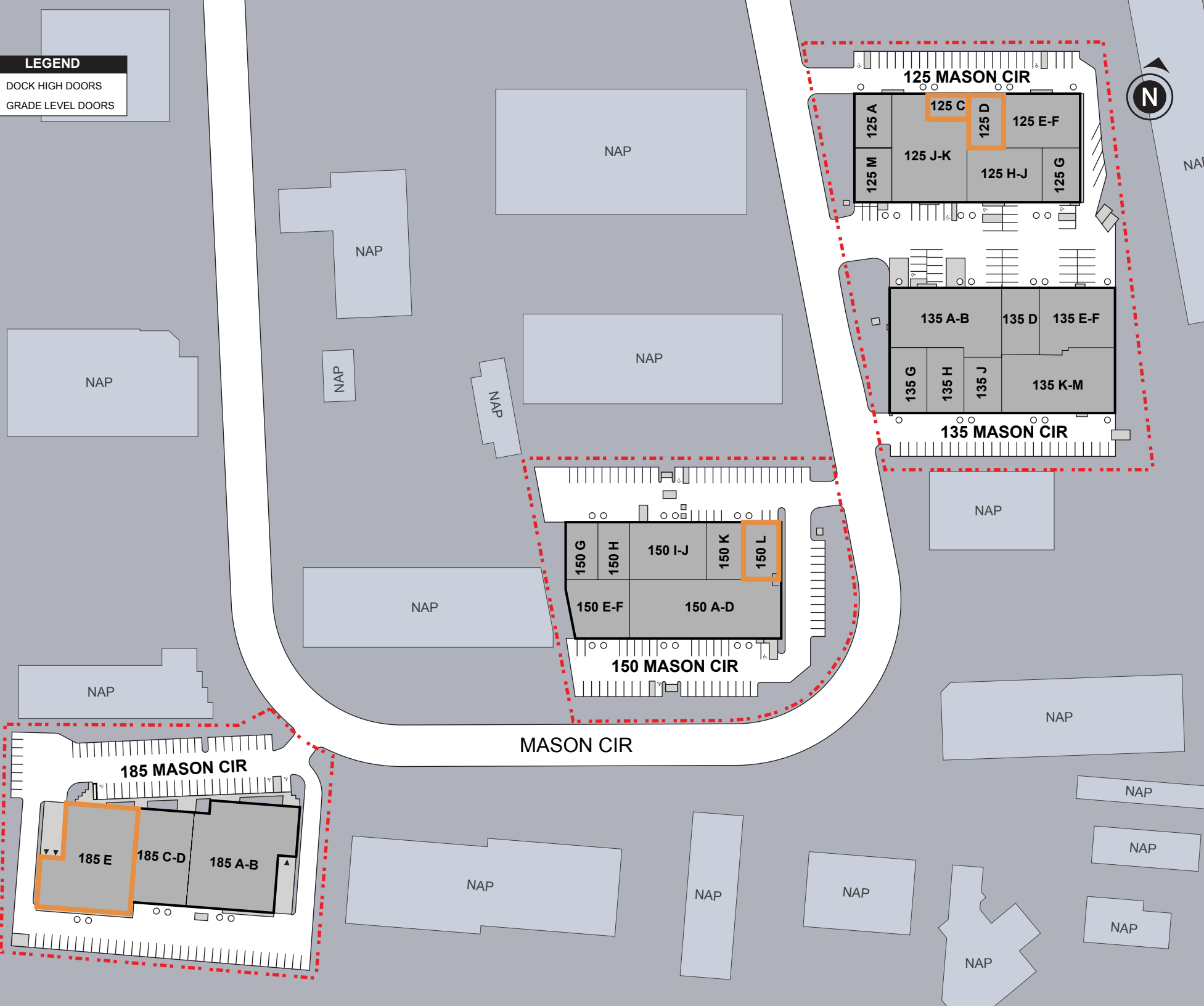
NAP

NAP

LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



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CBRE

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