



2855

FRANKLIN CANYON ROAD

RODEO, CALIFORNIA

±31,200 SF RAIL-SERVED HEAVY INDUSTRIAL CAMPUS
OFFERED FOR SALE OR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY

ALEX PECK

Principal · Lee & Associates — Walnut Creek
925.239.1414 · apeck@lee-associates.com
CA DRE LIC# 01981426

ZACK BARNES

Principal · Lee & Associates — Oakland
925.330.2198 · zbarnes@lee-associates.com
CA DRE LIC# 01971978

CONTENTS

01	The Offering	03
02	The Property	07
03	Location	15
04	Property Photos	17
05	Confidentiality & Disclaimer	19



01

THE OFFERING

Executive Summary

Investment Highlights



EXECUTIVE SUMMARY

\$4.75M

SALE PRICE

\$0.75 NNN

LEASE — /SF/MO

±31,200 SF

THREE BUILDINGS

H-I

HEAVY INDUSTRIAL
ZONING

BNSF

SPUR IN PLACE*

THE OPPORTUNITY

2855 Franklin Canyon Road is a ±31,200 SF heavy-industrial campus, offered for sale or lease. It pairs three things that rarely appear together in today's East Bay market: an on-site BNSF rail spur, H-I (Heavy Industrial) zoning, and direct adjacency to the Phillips 66 Rodeo and Marathon Martinez refinery corridor.

For an owner-user who needs rail, heavy power, and a service position next to the refineries, this is a hard asset to replicate at any price. Buy the campus to control it, or lease the buildings and grow into it. The profile fits owner-users, value-add and 1031 buyers.

OFFERING AT A GLANCE

Address	2855 Franklin Canyon Rd, Rodeo, CA 94572
Offered	Sale \$4,750,000 · Lease \$0.75/SF NNN
Building Area	±31,200 SF (three buildings)
Site	Two parcels — facility + non-developable leach field
Zoning	H-I — Heavy Industrial
Rail	BNSF spur in place*

**BNSF spur in place; BNSF has confirmed they will service the spur subject to approving final spur condition.*

INVESTMENT HIGHLIGHTS



Rail is functionally irreplaceable

An on-site BNSF spur serves the property. Rail-served Bay Area sites are rarely built and seldom available, so a user who needs rail has few alternatives. BNSF has confirmed it will service the spur, subject to approving final spur condition.



Heavy-industrial zoning, fixed and shrinking

H-I acreage in the East Bay is effectively impossible to entitle new. Owning here removes an operator from a tightening lease market for good.



Refinery-corridor location

Minutes from Phillips 66 Rodeo and Marathon Martinez — built for turnaround, mechanical, scaffolding, coatings, transload, and specialty-chemical operators.



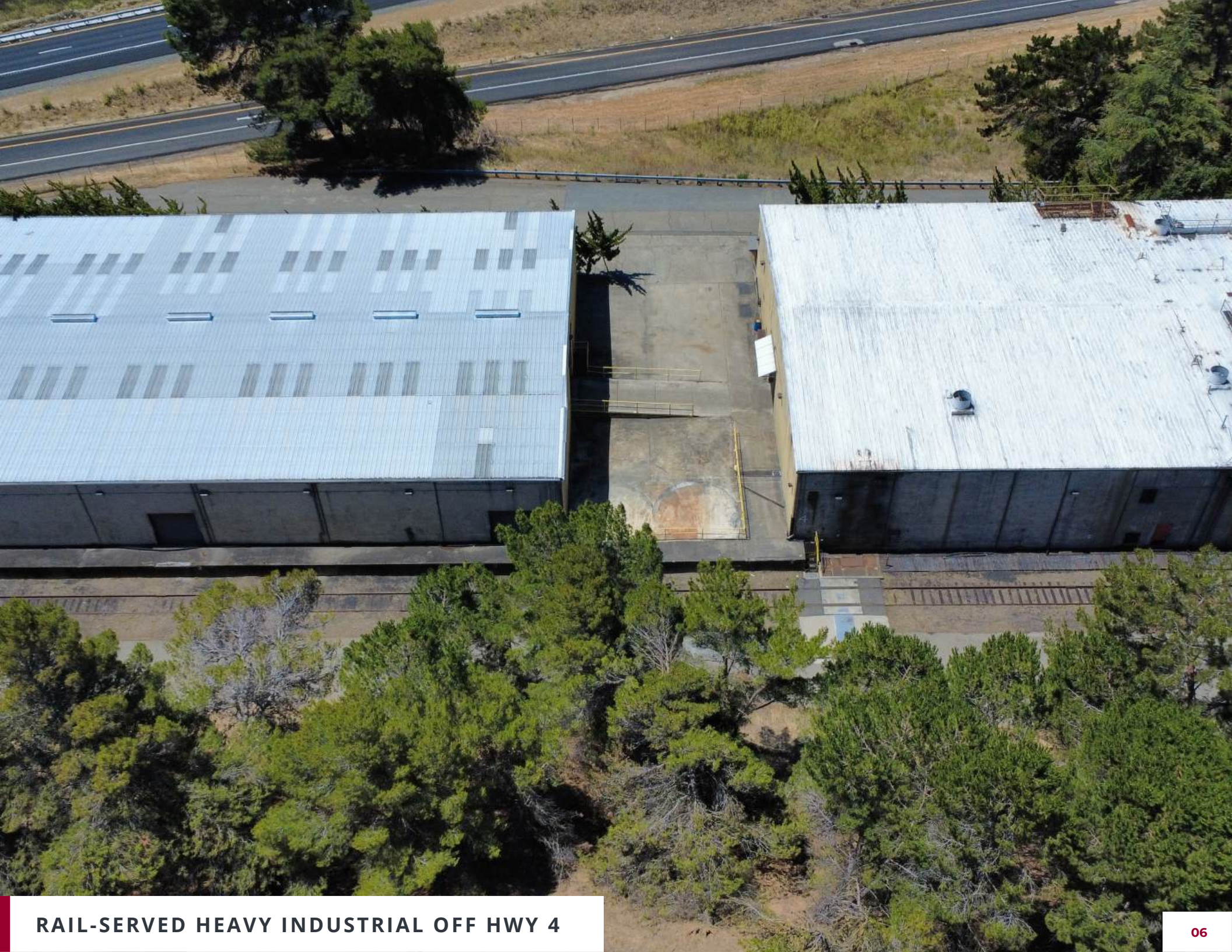
In-place tower income + rail optionality

A Verizon / American Tower ground lease produces in-place income, with the rail spur adding optionality — value separable from the operating real estate.



Priced with condition in mind

Known capital items — Plant CapEx, Office renovation, and deferred maintenance — are reflected in the pricing, so a buyer underwrites a clear basis rather than discovering costs in escrow.



02

THE PROPERTY

Property Overview

Site Plan

Building Specifications

Buildings & Condition

Rail Spur & Cell Tower



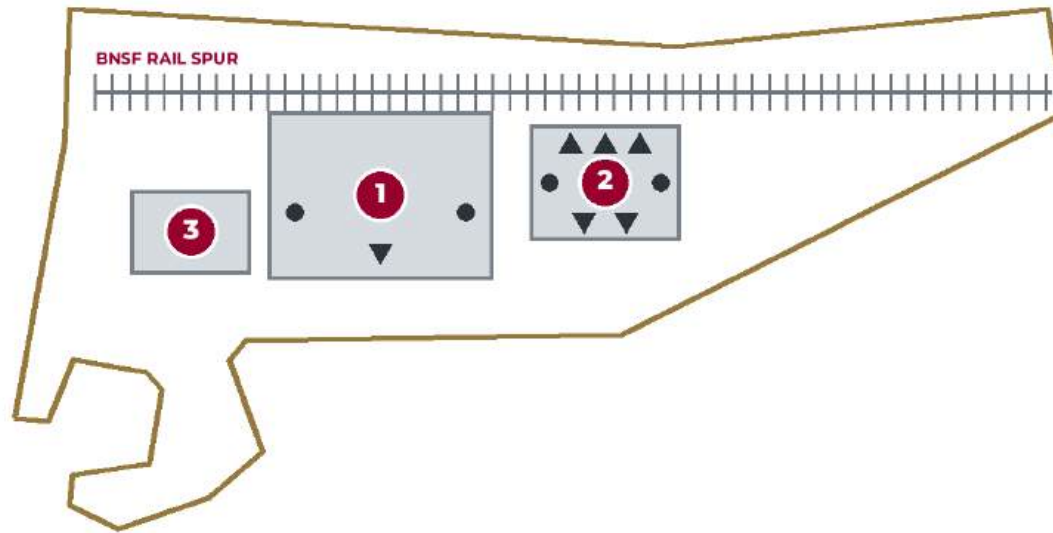
PROPERTY OVERVIEW

SITE CHARACTERISTICS

Address	2855 Franklin Canyon Rd, Rodeo, CA 94572
County	Contra Costa
Building Area	±31,200 SF (three buildings)
Site Area	Two parcels — facility + non-developable leach field
Zoning	H-I — Heavy Industrial
Year Built	1974
Rail	BNSF spur in place
Income in place	Verizon cell tower lease
APN	358-030-036 / -035

Building composition. Warehouse ±15,200 SF — primary usable space. Office ±3,300 SF — interior renovation required. Plant ±12,700 SF — discounted for CapEx. A 1.14-ac non-developable leach-field parcel sits west of Hwy 4.

SITE PLAN



● Grade-level door ▼ Dock-high door ▲ Rail door

1 PLANT
±12,700 SF

- 26' clear height
- 5.5" concrete panels, 3 sides
- 1 dock-high + 2 grade-level doors

2 WAREHOUSE
±15,200 SF

- 18' clear height
- 2 dock-high + 2 grade-level doors
- Rail platform — 3 rail doors

3 OFFICE
±3,300 SF

- Single story, masonry exterior
- Interior renovation required

SITE

6.33 ac · APN 358-030-036
1.14 ac leach field · -035 (non-dev.)

Parcel boundary traced from the assessor parcel map (oriented for clarity); building footprints approximate, not to scale.

AERIAL OVERVIEW



FACILITY PARCEL

6.33 ac · APN 358-030-036

LEACH-FIELD PARCEL

1.14 ac · APN 358-030-035
West of Hwy 4 — non-developable

ZONING

H-I — Heavy Industrial
Contra Costa County

Building locations approximate. Parcel boundaries not shown — assessor parcel map available in the data room.

BUILDING SPECIFICATIONS

01 Warehouse ±15,200 SF · 18' CLEAR

- Steel frame, clear span
- 5.5" concrete wall panels
- Metal roof
- Two dock-high doors
- Two grade-level doors
- Rail platform with three rail doors

02 Plant ±12,700 SF · 26' CLEAR

- Steel frame, clear span
- 5.5" concrete wall panels on three sides
- Metal roof
- One dock-high door
- Two grade-level doors
- Break room, tool room & restrooms

03 Office ±3,300 SF · SINGLE STORY

- Wood framed, masonry exterior
- Vacant since 2023
- Interior renovation required

Power. 1,200A, 277/480V 3-phase site service from a pad-mounted transformer at the Plant Building; Office (120A) and Warehouse (125A) are fed via subpanels from the Plant. Buyer to verify capacity and service path.

Buyer to verify all figures.

BUILDINGS & CONDITION

WAREHOUSE — ±15,200 SF

Usable from close of escrow. The primary capital item is the electrical system, which needs upgrading — budget electrical CapEx over the hold.

Functional from day one

OFFICE — ±3,300 SF

Dated interior. Budget an interior renovation before occupancy.

Interior renovation required

PLANT — ±12,700 SF

~7" differential settlement with some wall separation. Budget for wall-anchor stabilization and silicone joint sealing; priced at a discount to reflect the work.

Discounted for CapEx

Priced for the work. A directional capital budget for Plant stabilization (wall anchors, joint sealing), Office renovation, and deferred maintenance is reflected in the pricing — refined with contractor bids.



RAIL SPUR & CELL TOWER

BNSF RAIL SPUR

An on-site spur you can't recreate

Rail-served Bay Area sites are functionally irreplaceable. For logistics, construction materials, specialty chemicals, or metals and lumber distribution, rail can be the deciding factor in a site search. BNSF has confirmed it will service the spur, subject to approving final spur condition; the track inspection report is available in the data room.

CELL TOWER LEASE

In-place income with a long runway

A Verizon / American Tower ground lease produces in-place income with renewal options running to approximately 2068 and annual escalations. Leases of this type commonly trade at a meaningful multiple of annual rent and can be retained or monetized independent of the operating real estate.



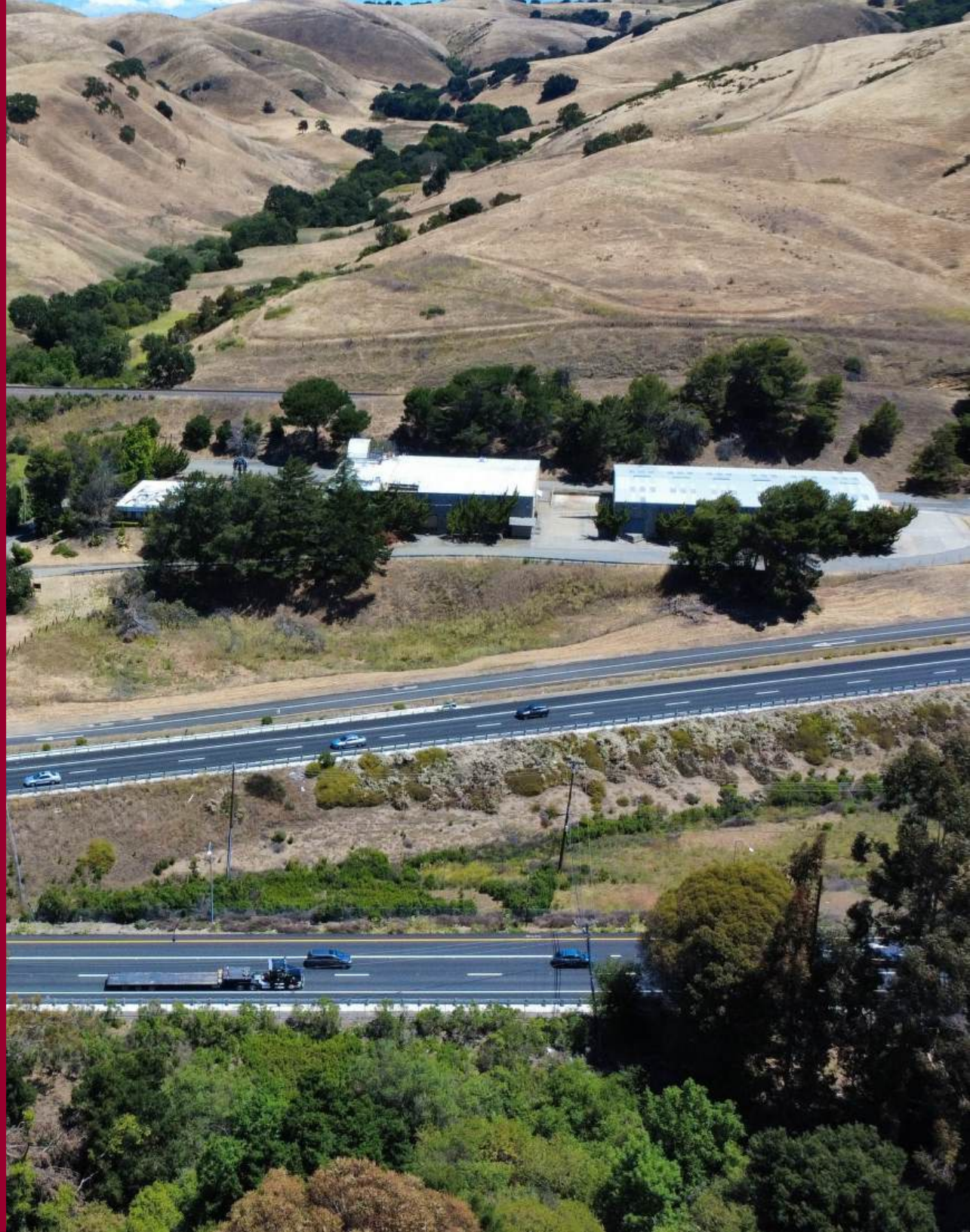
CELL TOWER —
VERIZON

03

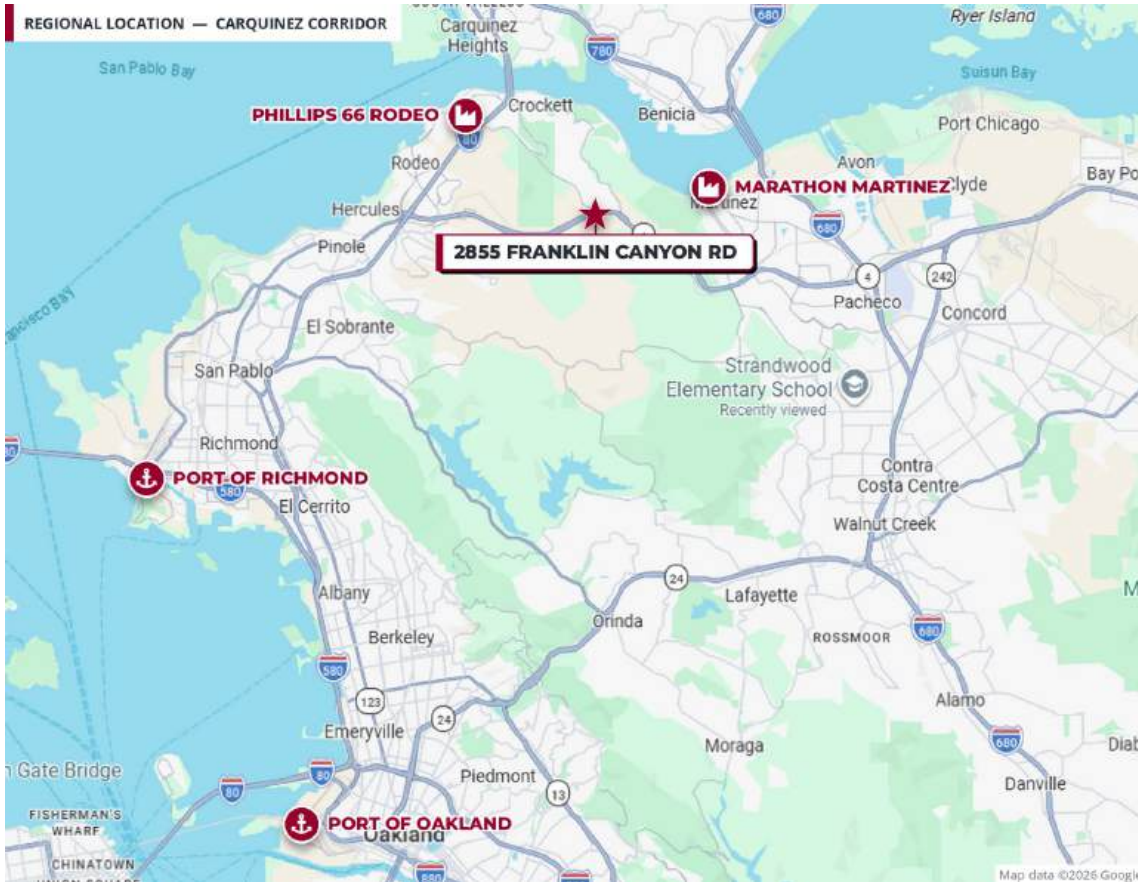
LOCATION

The Carquinez Corridor

Drive Distances



LOCATION & ACCESS



The Carquinez corridor. Rodeo sits off Highway 4 — minutes from I-80 — between the Phillips 66 Rodeo and Marathon Martinez refineries, with the Ports of Oakland and Richmond inside ~25 minutes. The buyers for this site measure distance in minutes to the refinery gate.

DRIVE DISTANCES

2855 FRANKLIN CANYON RD

- Phillips 66 Rodeo refinery ≈3 mi
- Marathon Martinez plant ≈8 mi
- Richmond ≈10 mi
- Concord ≈14 mi
- Port of Oakland ≈22 mi
- San Francisco ≈25 mi
- Sacramento ≈64 mi

Approximate driving distances — not to scale.

PROPERTY PHOTOS



GRADE-LEVEL DOCK & YARD



WAREHOUSE INTERIOR



RAIL SPUR AT THE WAREHOUSE



YARD & RAIL PLATFORM

PROPERTY PHOTOS



**TOWER EQUIPMENT
COMPOUND**



BNSF MAINLINE AT THE SITE



**WAREHOUSE & PLANT FROM THE
SOUTH**



**CAMPUS ALONG THE HWY 4
CORRIDOR**

2855

FRANKLIN CANYON ROAD

RODEO, CALIFORNIA

CONFIDENTIALITY & DISCLAIMER

Lee & Associates has been retained on an exclusive basis by the Owner of 2855 Franklin Canyon Road, Rodeo, CA. All inquiries should be directed to Lee & Associates.

The information herein was furnished by sources deemed reliable but has not been independently verified; neither Lee & Associates nor the Owner makes any representation or warranty as to its accuracy or completeness. All square footages, acreage, valuations, rent and price estimates, capital and remediation costs, rail spur condition and service status, cell tower lease value, zoning, and comparable-sale data are approximate, preliminary, and subject to verification. Prospective purchasers and tenants must conduct their own independent investigation and consult their own legal, tax, environmental, engineering, and financial advisors. The property is offered subject to change in price or terms, prior sale or lease, or withdrawal without notice, and without regard to race, creed, sex, religion, or national origin.

ALEX PECK

925.239.1414 · apeck@lee-associates.com
CA DRE LIC# 01981426

ZACK BARNES

925.330.2198 · zbarnes@lee-associates.com
CA DRE LIC# 01971978

