



PROPERTIES

MARTINEZ - Muir Business Park

Buildings 815 - 847 Arnold Drive

This 8 building Industrial Office/Warehouse Business Park offers combination spaces located in a park-like setting off of Highway 4. Onsite management contribute to a quiet well maintained site with quality attention to our tenants. Lease rates are negotiable with generous tenant improvement allowances.

- Freeway exposure to Highway 4 John Muir Parkway and 1 ½ miles west of Highway 680 via 6 lane freeway.
- 8 minutes, 4 miles to Buchanan Field Airport.
- Walking distance to County Connection Transit line.
- 165,000 gross sq ft. eight (8) building with storefront office/warehouse combinations as well as exclusive office or warehouse space.
- 220 volt, 3 phase electric service, fully sprinklered with fire alarm system.
- Excellent for research & development or light manufacturing as well as general office use.
- Interiors are designed to suit with optional security systems.
- Warehouses with 15 ft. Roll-up doors and 18 ft average clear height.
- Non-exclusive off street parking available.
- Office space with new carpet and paint.

Offices: 1325-3450 SF.

Warehouses: 1800-2400 sq. ft.

Store Front Office/Warehouse Combinations from 1800 sq. ft.



CONTACT

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Balco Properties

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Leasing Availability

FLOOR	PRICE/SQ. FT.	FOOTAGE	USE	AVAILABLE	COMMENTS
#815 Arnold Drive Bay 9	\$0.00 (negotiable)	2000 sq.ft.	Office	6/15/2009	
#825 Arnold Drive Bay 10	\$0.00 (negotiable)	1800 sq.ft.	Office	6/15/2009	
#827 Arnold Dr. Ste 230	\$0.00 (negotiable)	1340 sq.ft.	Office	6/15/2009	Industrial Park
#837 Arnold Dr. Bay 8	\$0.00 (negotiable)	1800 sq.ft.	Office	6/15/2009	
#837 Arnold Drive Bay 10	\$0.00 (negotiable)	1800 sq.ft.	Office	6/15/2009	
#837 Arnold Drive Bay 11	\$0.00 (negotiable)	1440 sq.ft.	Office space	6/15/2009	Has 760 sf of mezzanine office space
#837 Arnold Drive Bay 9	\$0.00 (negotiable)	1800 sq.ft.	Office	6/15/2009	

