

# MOUNT DIABLO INDUSTRIAL PARK

1850, 1900 BATES AVENUE; 4070, 4075, 4085, 4090 NELSON AVENUE; AND 125, 135, 150, 185 MASON CIRCLE • CONCORD, CA 94520



- Strategically Located Multi-Tenant Industrial Park in Concord, CA
- Situated across six parcels totaling 17.3 acres with easy access to major thoroughfares, supporting efficient logistics and commuting
- 14-20' clear heights, and flexible floorplans suitable for warehousing, light manufacturing, and distribution uses

## Property Summary

|               |                    |
|---------------|--------------------|
| AVAILABLE SF  | 1,250-10,975 SF    |
| BUILDING SIZE | 246,223 SF         |
| RENOVATED     | 2025               |
| MARKET        | Oakland / East Bay |

**For more information, please contact:**

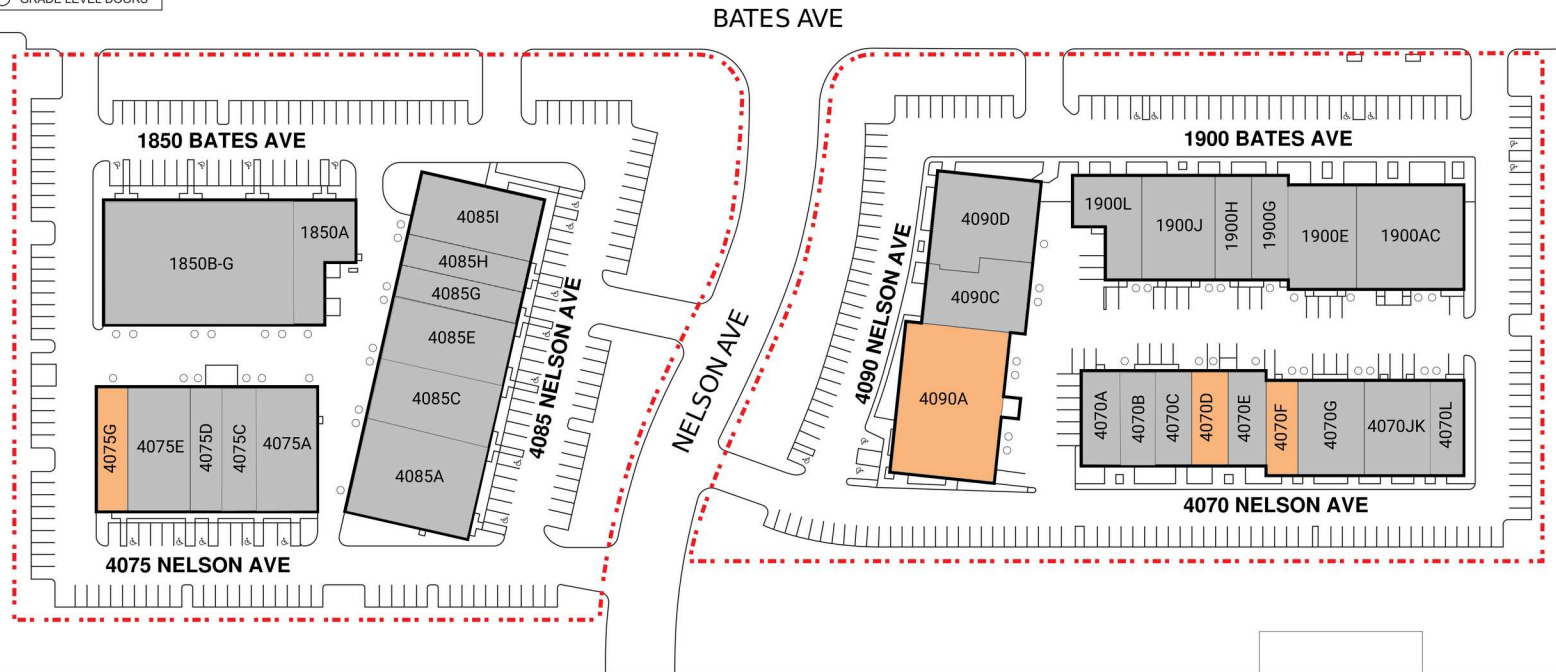
**COLBY MIKULICH**  
LEASING MANAGER  
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| LEGEND |                   |
|--------|-------------------|
| ▲      | DOCK HIGH DOORS   |
| ○      | GRADE LEVEL DOORS |



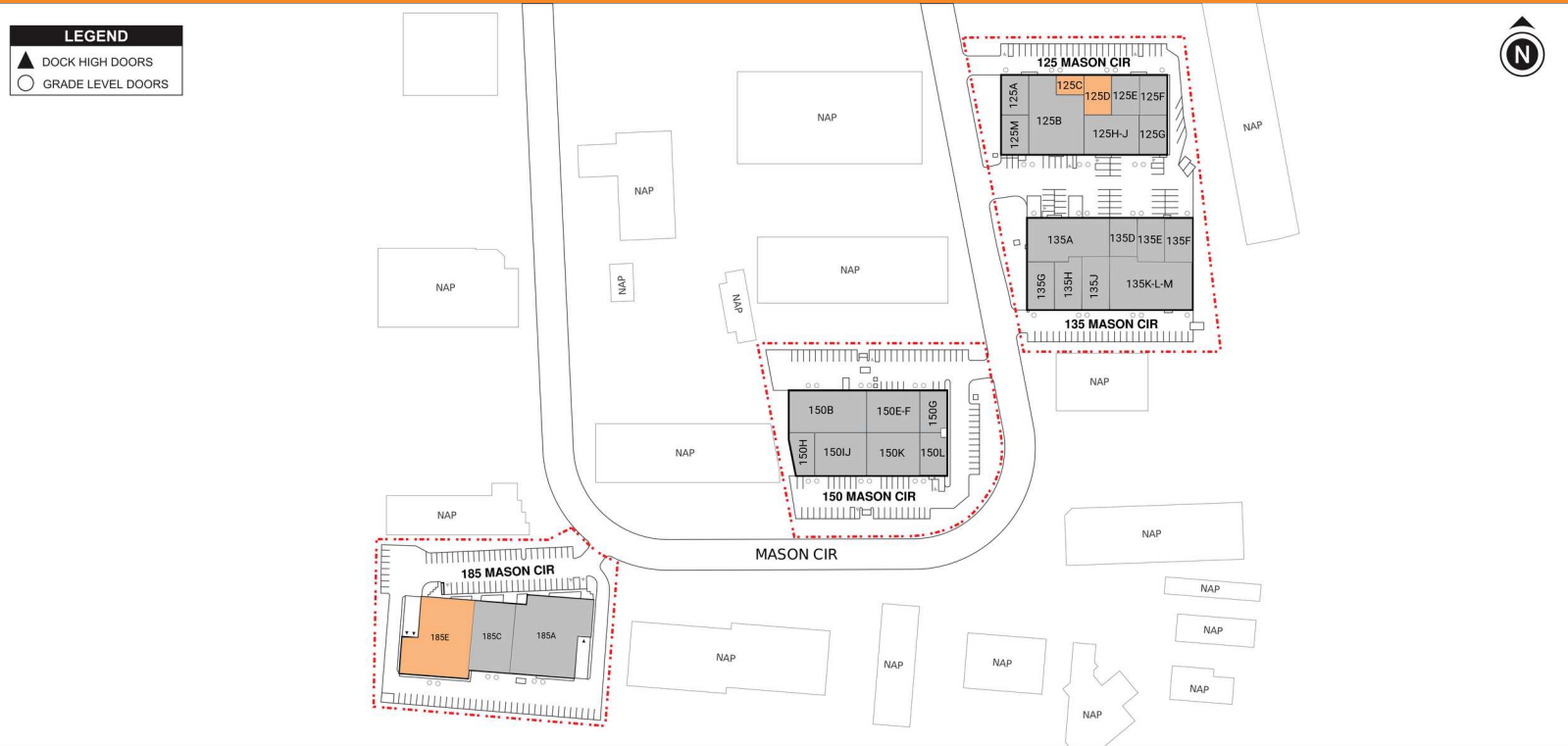
■ AVAILABLE ■ OCCUPIED

## Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
| 4070     | 4070D | 1,990      | 941         | 47       | IND  | 1        | 0  |    |
| 4070     | 4070F | 1,811      | 1,007       | 56       | IND  | 1        | 0  |    |
| 4075     | 4075G | 2,324      | 1,017       | 43       | IND  | 1        | 0  |    |
| 4090     | 4090A | 9,146      | 1,826       | 20       | IND  | 3        | 0  |    |

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AVAILABLE OCCUPIED

## Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|-------|------------|-------------|----------|------|----------|----|----|
| 125      | 125C  | 1,250      | 1,267       | 100      | IND  | 1        | 0  |    |
| 125      | 125D  | 2,500      | 269         | 11       | IND  | 1        | 0  |    |
| 185      | 185E  | 10,975     | 2,984       | 27       | IND  | 2        | 2  |    |

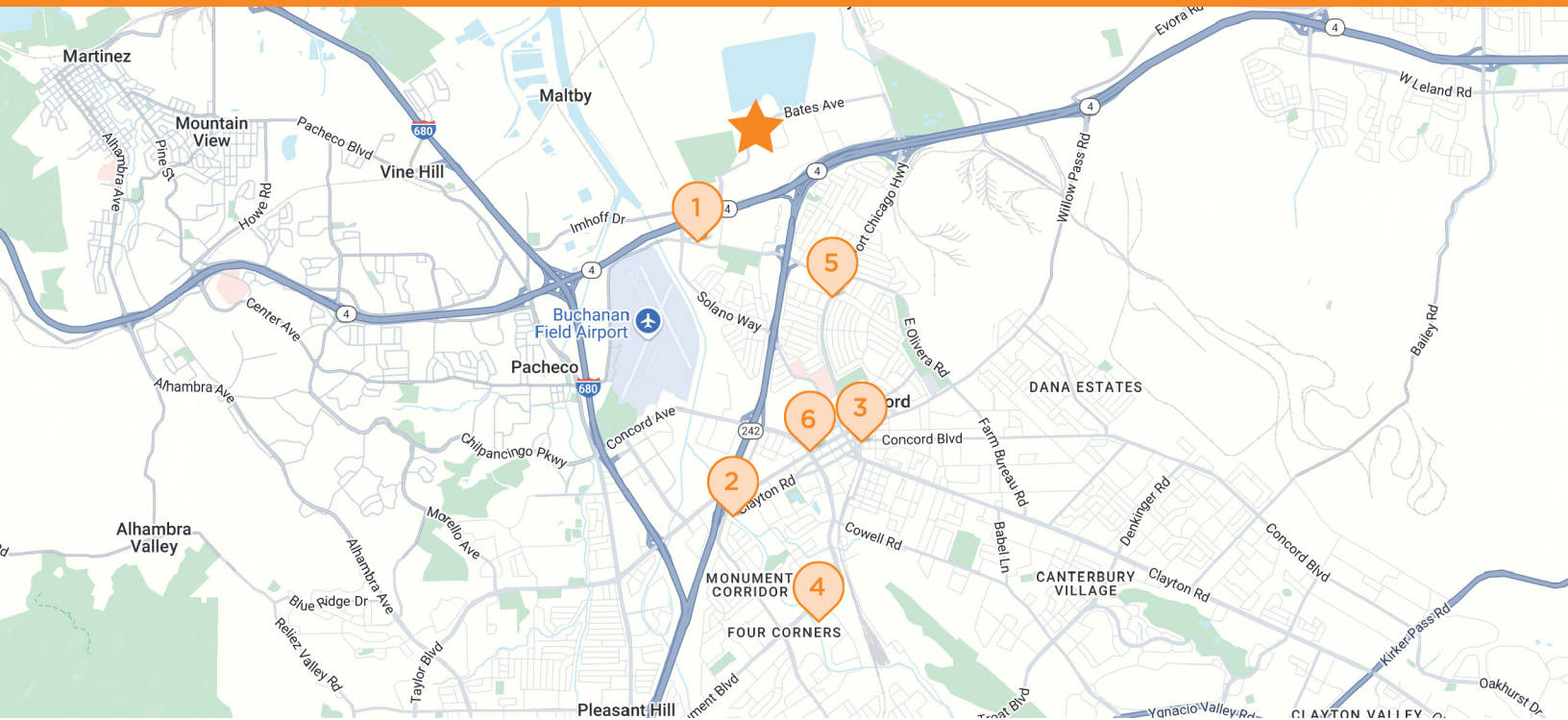
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## MT. DIABLO INDUSTRIAL PARK

1850, 1900 Bates Avenue; 4070, 4075, 4085, 4090 Nelson Avenue; and 125, 135, 150, 185 Mason Circle  
Concord, California 94520

- |                                                                                                                                                   |                                                                                                                                                |                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  <b>1 ARCO</b><br>1725 Arnold Industrial Pl<br>Concord, CA      |  <b>2 HAMPTON INN</b><br>1785 Pine St<br>Concord, CA        |  <b>3 SAFEWAY</b><br>2600 Willow Pass Rd<br>Concord, CA |
|  <b>4 COSTCO WHOLESALE</b><br>2400 Monument Blvd<br>Concord, CA |  <b>5 STARBUCKS</b><br>3373 Port Chicago Hwy<br>Concord, CA |  <b>6 CHASE BANK</b><br>2097 Salvio St<br>Concord, CA   |