

# 473-477 E Channel Rd

473-477 E Channel Rd, Benicia, CA 94510



Presented By:  
CRS Commercial Real Estate



# 473-477 E Channel Rd

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## Property Details

Building has New Exterior Paint and New Pavement

3 Grade level 12' x 14' roll up doors

Building is Zoned IG (General Industrial)

Building is located in Zone AE Flood Hazard Boundary Map 060368 (FHBM)

Building is currently divided into 3 separate units (4000, 8000, 6000 sq. ft)

**Price: \$2,442,807**

View the full listing here: <https://www.loopnet.com/Listing/473-477-E-Channel-Rd-Benicia-CA/16152847/>

|                                  |              |
|----------------------------------|--------------|
| Price:                           | \$2,442,807  |
| Property Type:                   | Industrial   |
| Property Sub-type:               | Warehouse    |
| Building Class:                  | C            |
| Sale Type:                       | Investment   |
| Lot Size:                        | 1.00 AC      |
| Rentable Building Area           | 18,000 SF    |
| :                                |              |
| Rentable Building Area           | 18,000 SF    |
| :                                |              |
| No. Stories:                     | 1            |
| Year Built:                      | 1986         |
| Tenancy:                         | Multiple     |
| Parking Ratio:                   | 1.5/1,000 SF |
| Clear Ceiling Height:            | 18 FT        |
| No. Drive In / Grade-Level Doors | 3            |
| :                                |              |
| Zoning Description:              | IG           |

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## Major Tenant Information

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| Tenant      | SF Occupied | Lease Expired |
|-------------|-------------|---------------|
| Ralphs-Pugh | 4,000       | March 2020    |

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## Location



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## Property Photos



Primary Photo



IMG\_0391

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## Property Photos



IMG\_7097



IMG\_7098

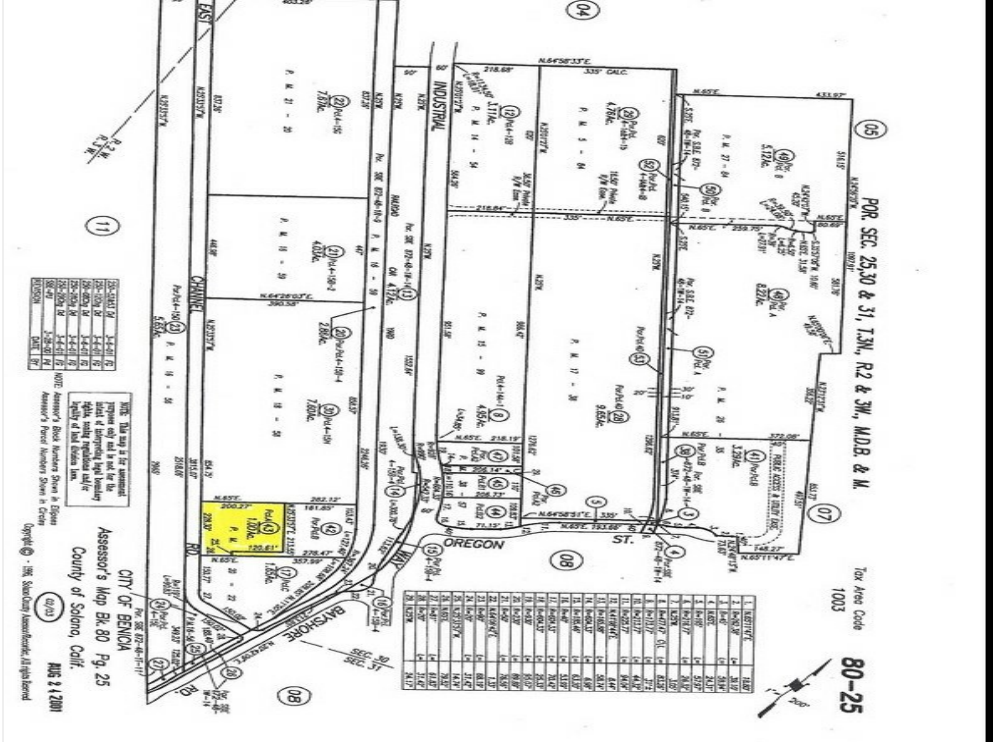
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## Property Photos



IMG\_7099



Parcel -Tax plot 473. E. Channel Rd.

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## Property Photos



IMG\_6815



IMG\_6816



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## Property Photos



IMG\_6819



IMG\_6821

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## Property Photos



IMG\_6820

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