

Direct Access to I-680 & 780 Interchange

# 72.5-Acre Landmark IOS Opportunity



**3800 Industrial Way & 2850 Bayshore Rd**

Benicia, CA

**Please contact**

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# PROPERTY ADVANTAGES



**Largest** available  
paved yard site in  
Bay Area



Rail served (UP Rail)  
with convenient access  
to **I-680** & **I-780**



Multiple site **access**  
**points** & **divisibility**  
options



Within **60 minutes** of  
the Bay Area & Western  
Sacramento MSA



**Flexible** zoning to  
**accommodate** several  
use types

# SITE SPECIFICATIONS



- » Metal warehouse structures **19,600 SF** and **27,880 SF** with grade level access and **office space**
- » Divisible to **±7 acre** sections
- » **Fully** fenced, paved, lit, and secured
- » **Power** supply well distributed throughout
- » **Zoning:** IW – Water Related Industrial: permissible uses include **maintenance** and service facilities, **communication** facilities, port-related activities, building material services, or vehicle **storage**
- » Guard shacks with automatic gates at access points
- » Multiple striped **parking areas** throughout site

# LOCATION OVERVIEW

**I-680**

1 mile

**I-780**

2 miles

**I-80**

8 miles

**State Route 4**

7 miles

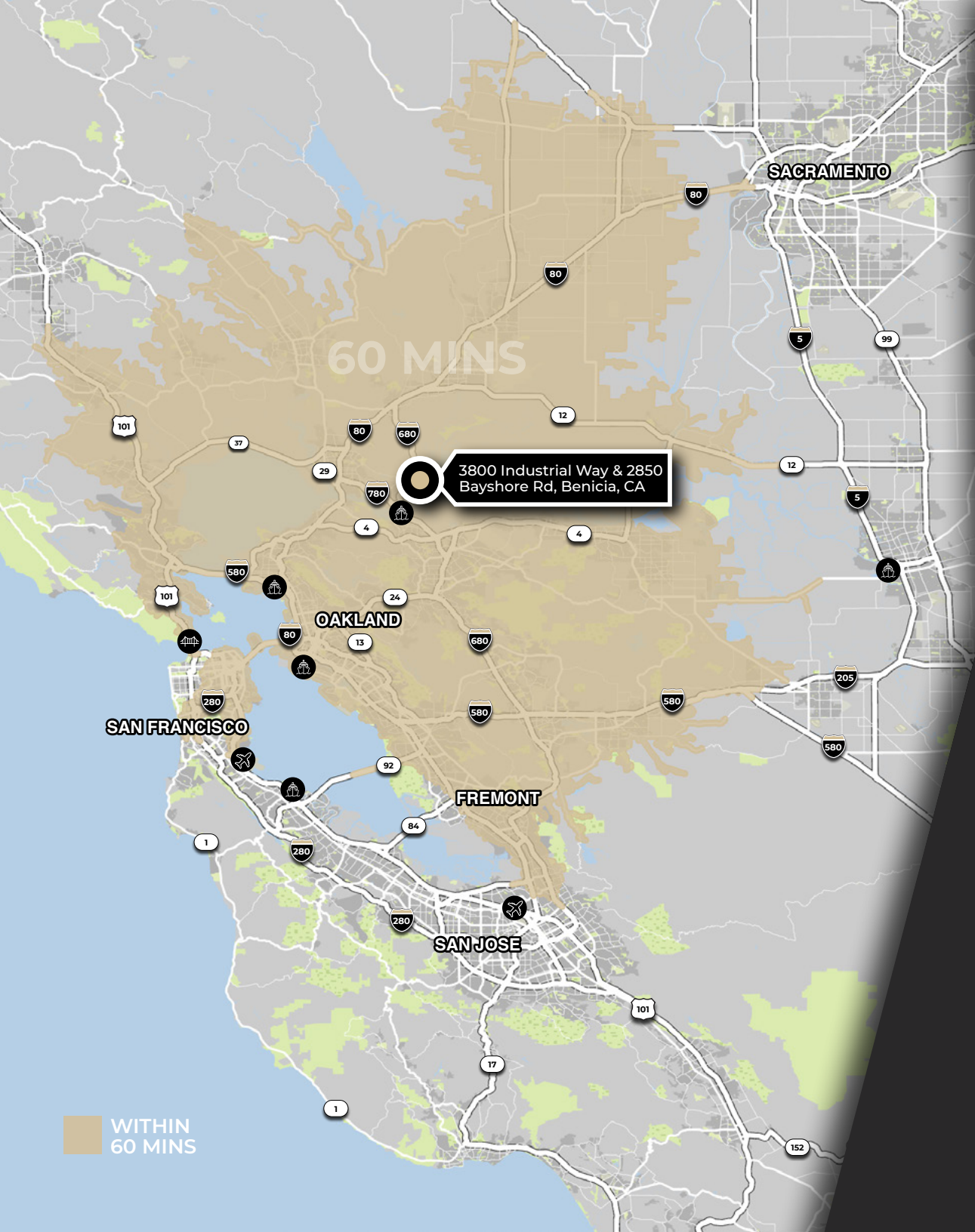
**State Route 29**

9 miles










**State Route 242**

9 miles





## KEY ACCESS POINTS

-  PORT OF BENICIA | **2 MILES**
-  PORT OF RICHMOND | **25 MILES**
-  PORT OF OAKLAND | **30 MILES**
-  OAKLAND INT'L AIRPORT | **37 MILES**
-  GOLDEN GATE BRIDGE | **44 MILES**
-  SAN FRANCISCO INT'L AIRPORT | **48 MILES**
-  PORT OF SACRAMENTO | **54 MILES**
-  PORT OF STOCKTON | **58 MILES**
-  SAN JOSE INT'L AIRPORT | **60 MILES**

# UNION PACIFIC RAILROAD CONNECTIVITY

Covers **23 states** across the western two-thirds of the U.S.

More than **32,000** route miles

Nearly **7,500** locomotives

More than **51,000** freight cars

Coast-to-coast coverage via relationships with nearly  
**20 short line** and other **class I railroads**

**Multiple** active rail spurs on site

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