



**INTERIOR  
UPGRADES  
COMPLETE**

**CREATIVE INDUSTRIAL FLEX SPACE FOR LEASE**

**PROMINENT HIGH VISIBILITY CORNER LOCATION**

# 4045 HORTON STREET

EMERYVILLE, CA

## Project Highlights:

- ±36,575 - ±55,860 SF Available
- Improvements to Suit
- Across from East Bay Bridge Shopping Center
- Immediate Access to I-80, I-580, I-880 and Hwy 24
- Flexible Mixed Use Zoning



**For more information please contact**

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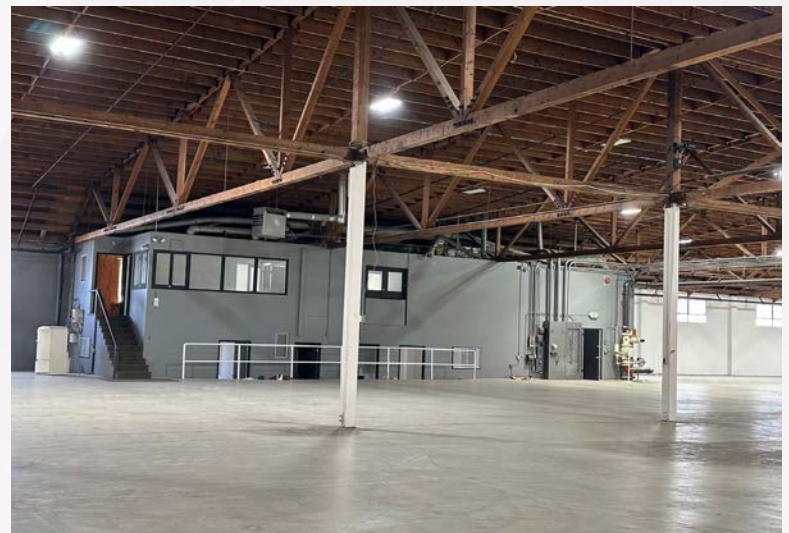
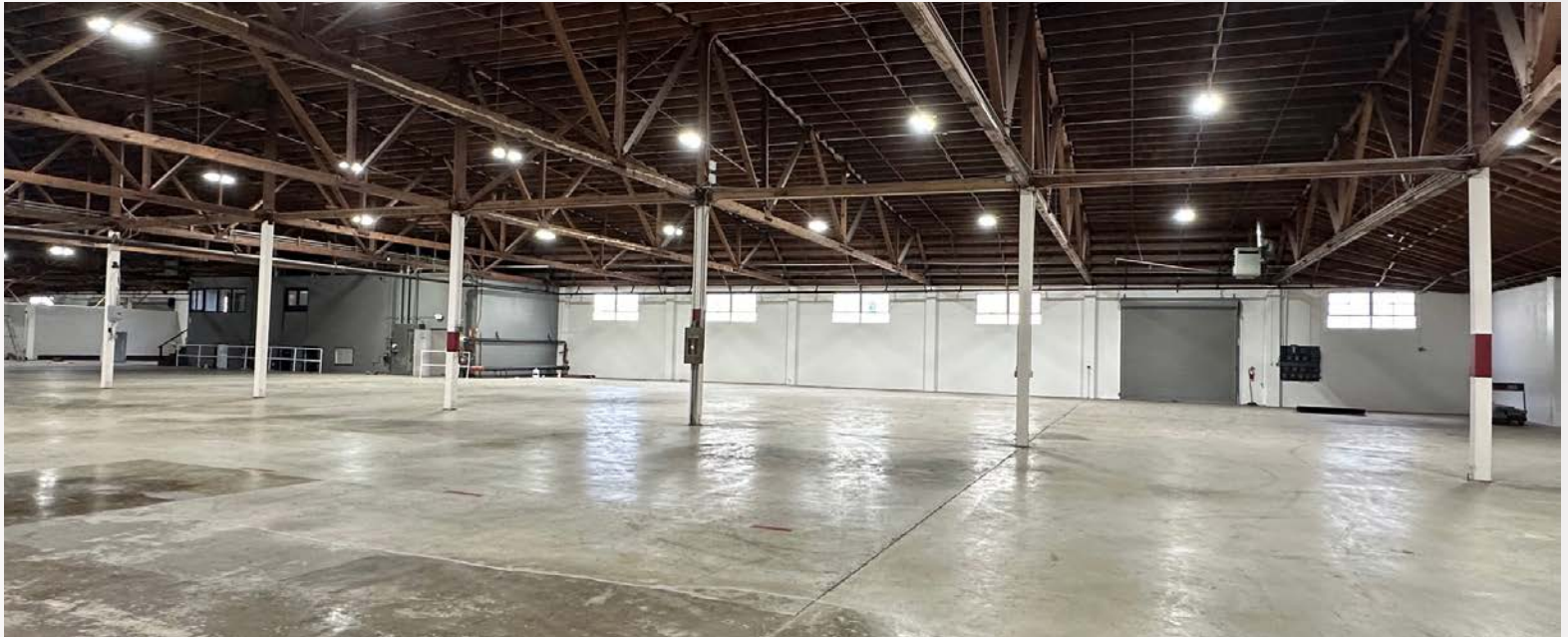
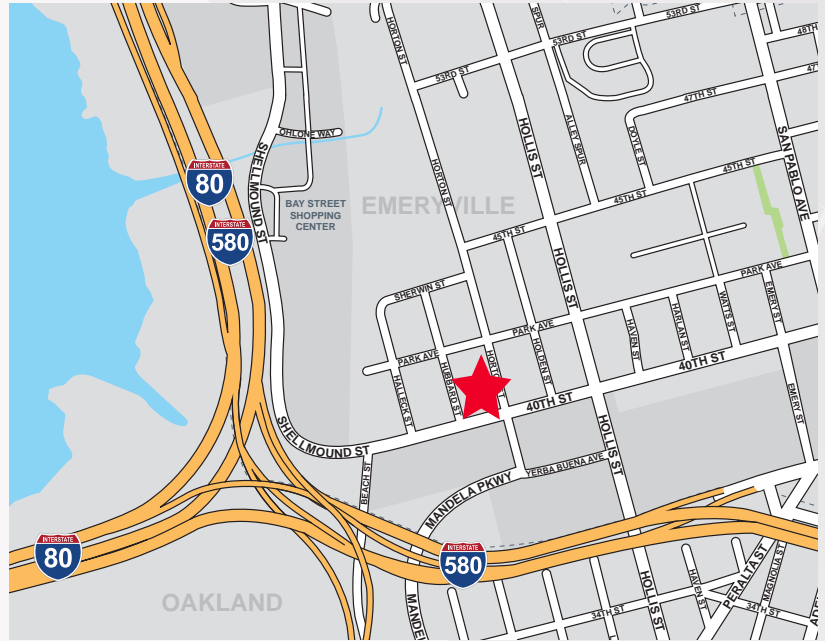




# BUILDING FEATURES

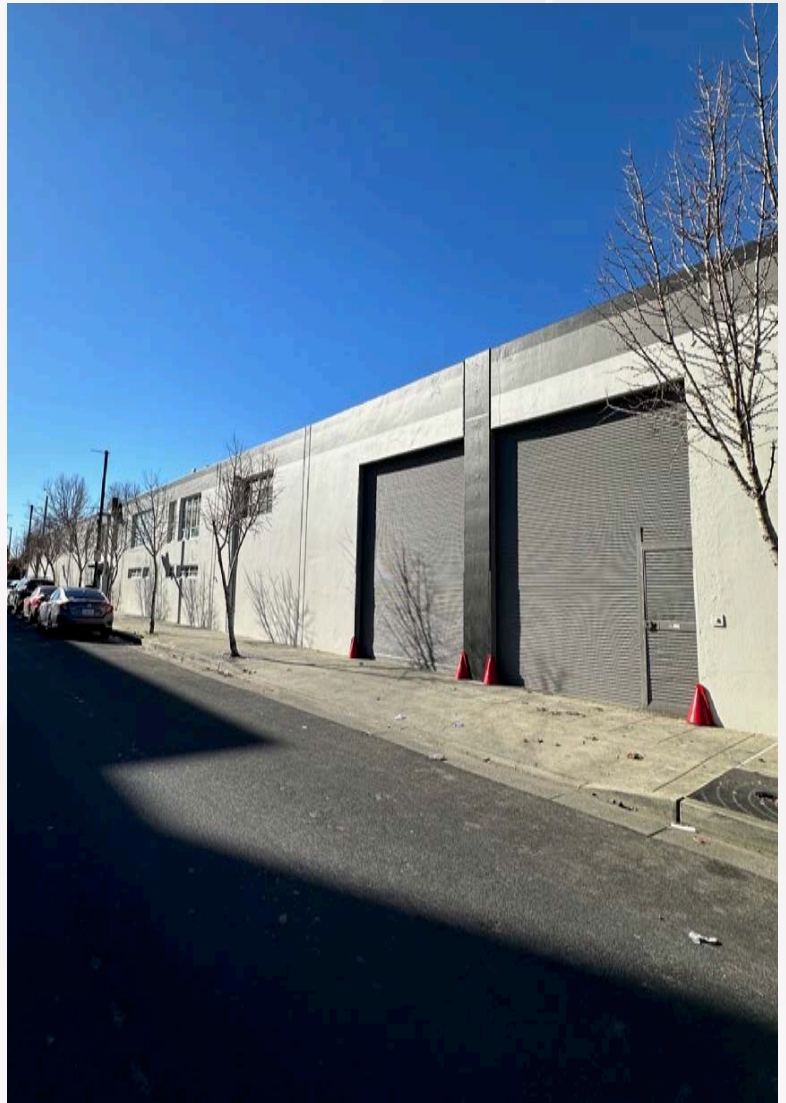
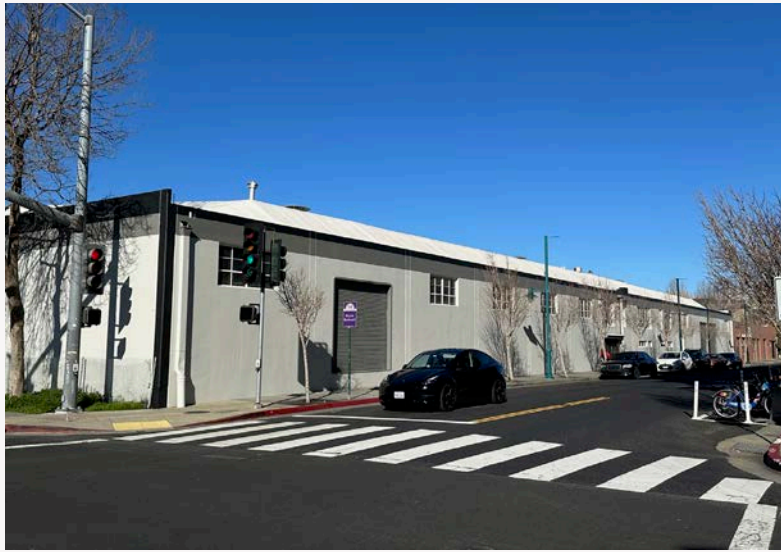
**4045 Horton Street** has excellent street frontage with High Visibility along 40th Street and is within walking distance to three (3) lifestyle shopping centers.

- New Interior/Exterior Paint
- Two (2) Interior Dock High Doors
- 20' Clear Height
- Offices to Suit
- 800 Amps, @ 120/240 Volts
- New Energy Efficient LED Lighting with Motion Sensors
- Sprinklers
- Flexible Zoning



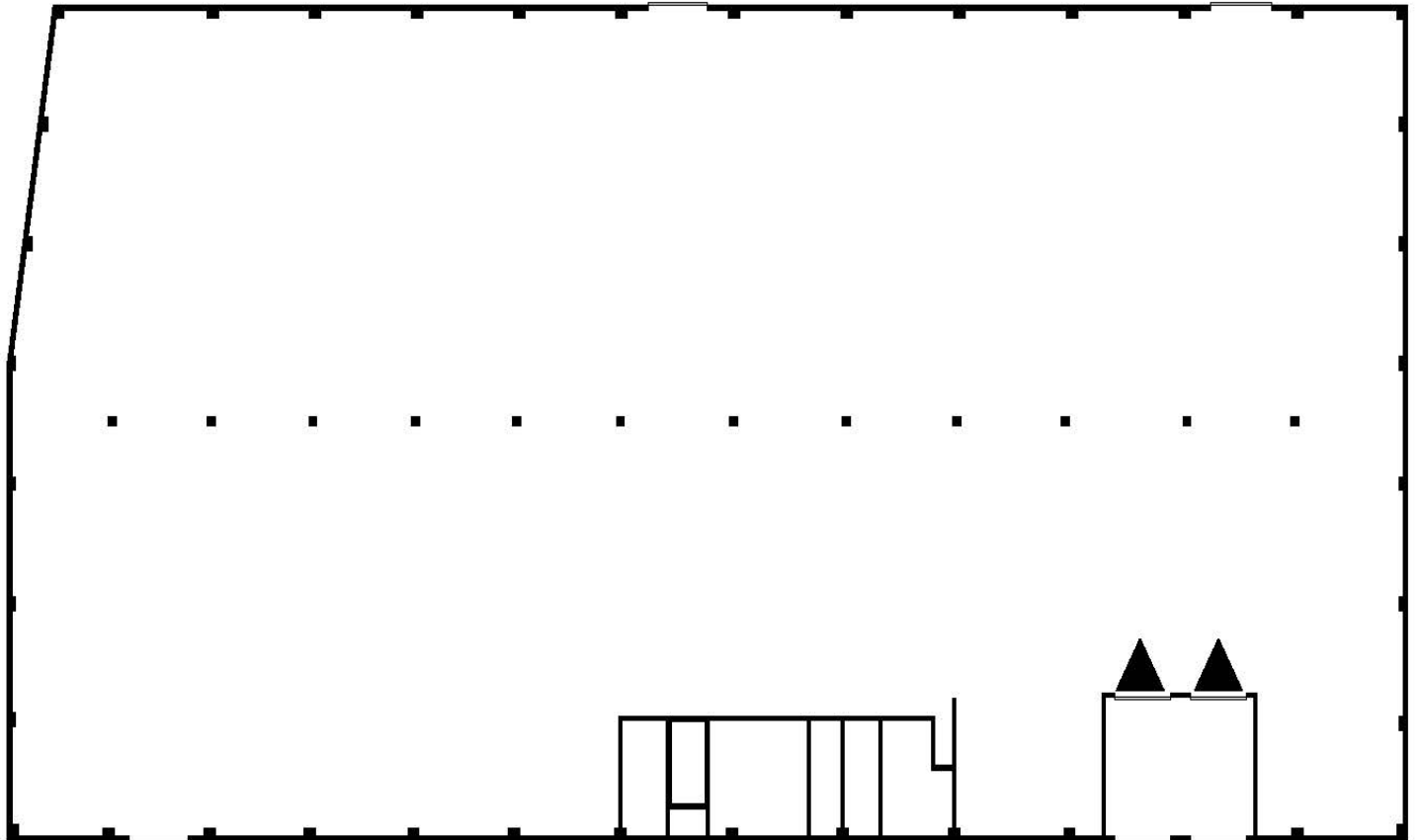


# EXTERIOR BUILDING PHOTOS





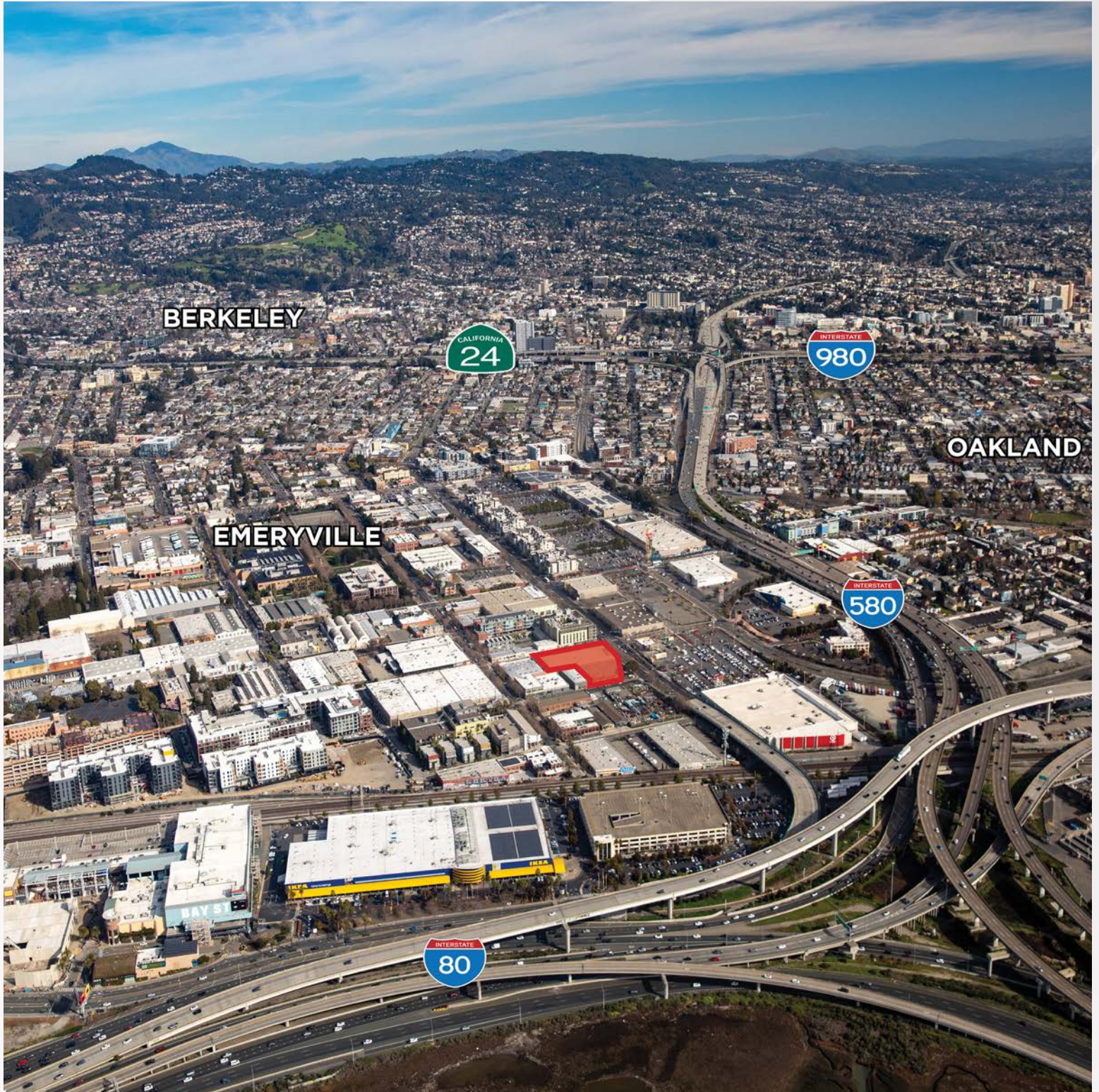
# AERIAL & BUILDING PLAN



\*\* Disclaimer: Proposed Conceptual Plan May Change Depending on Tenant's Need\*\*



# PROXIMITY MAP



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