

725

85th Avenue
Oakland, CA



FOR LEASE: ±40,176 SF
Elmhurst Business Center

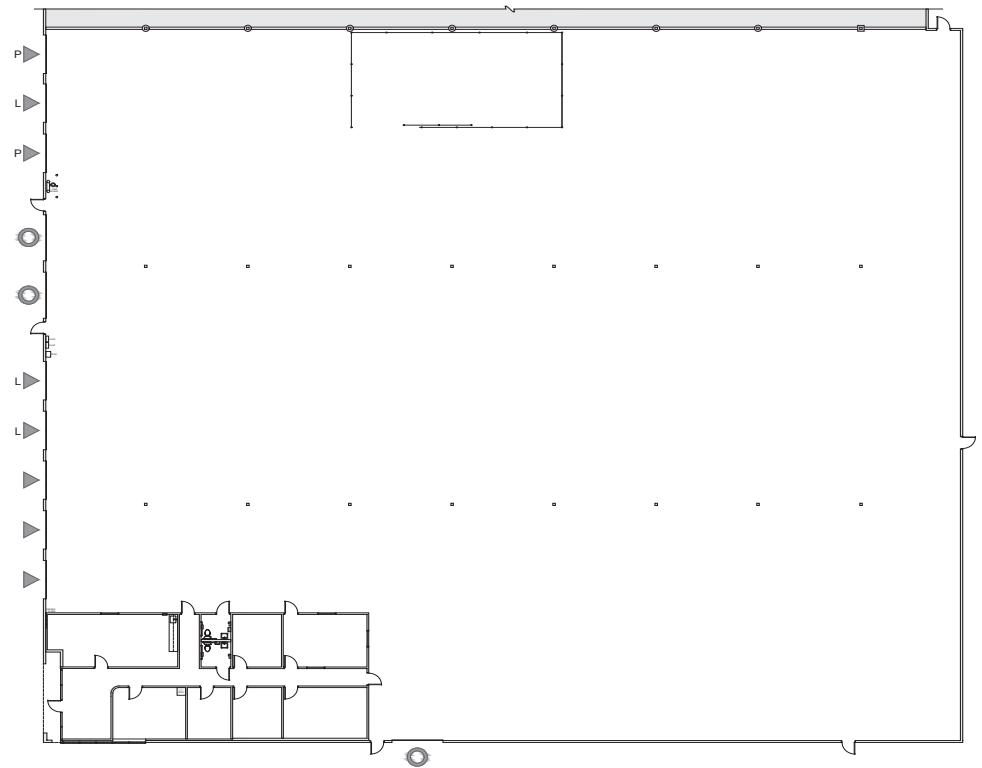
John H. McManus, MCR
Vice Chairman
510 891 5817
john.mcmanus@cushwake.com
LIC #01129064

Ted J. Anderson
Managing Director
510 465 8000
ted.anderson@cushwake.com
LIC #01332000



PROPERTY HIGHLIGHTS

- » ± 40,176 SF - Unit K
- » Office Area: ±2,468
- » ± 22' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Eight (8) Dock High Doors
- » Three (3) Drive In Doors
- » Large Truck Court
- » Secure, Business Park Setting
- » Excellent Port Access
- » Available: September 2024
- » Asking Rate: \$1.25 NNN
- » OpEx: \$0.31

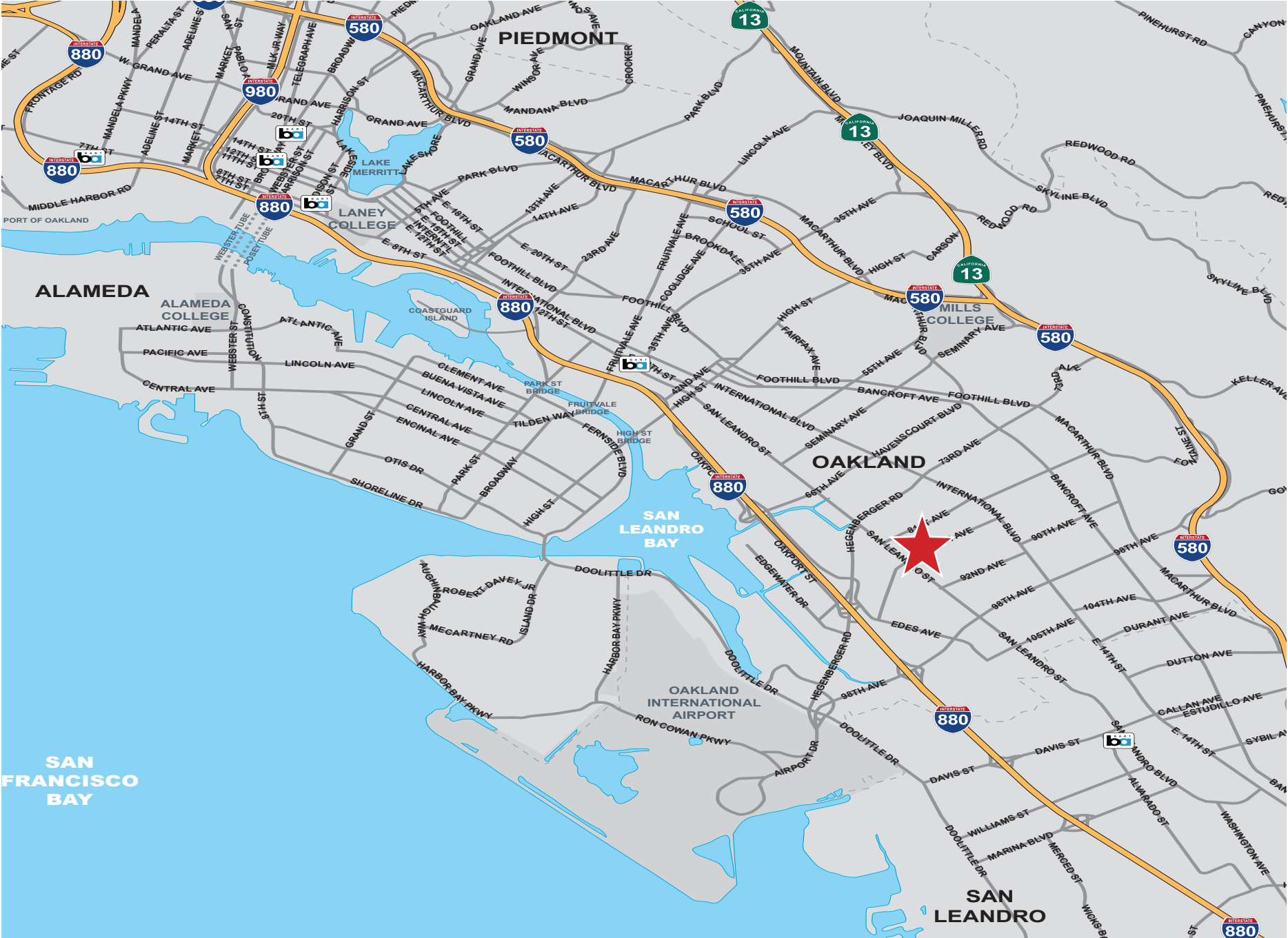


SITE SPECIFIC SECURITY:

- Secured perimeter fencing surrounding project
- Controlled site access with posted guard (24/7/365)
- Existing security industry tenant in place

LOCATION HIGHLIGHTS

725 85th Avenue, Unit K is located in the Elmhurst Business Park in Oakland, California. The property is ideally located with excellent access to I-880, the Port of Oakland and the Oakland Airport.



725

85th Avenue
Oakland, CA



John H. McManus, MCR
Vice Chairman
510 891 5817
john.mcmanus@cushwake.com
LIC #01129064

Ted J. Anderson
Managing Director
510 465 8000
ted.anderson@cushwake.com
LIC #01332000

