## **JINGLETOWN BUSINESS CENTER**

R&D/MANUFACTURING & LIGHT INDUSTRIAL SUITES FROM ±3,943 SF TO ±10,392 SF



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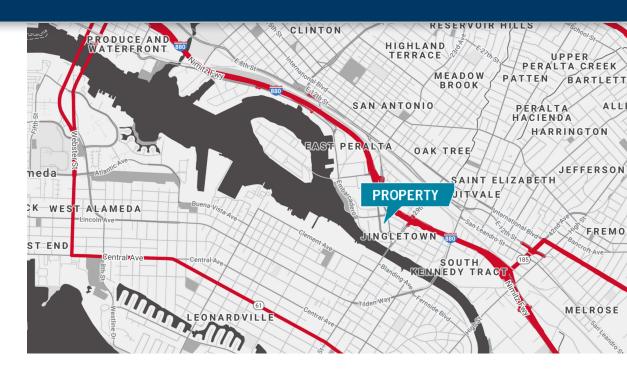


## PROPERTY HIGHLIGHTS

- Units recently refurbished, and parking lot resurfaced
- RARE, secure, functional, small bay creative industrial suites
- Premier Oakland location with immediate access from I-880 via the 23rd Avenue interchange.
- Walkable access to Park Street retail corridor in Alameda.
- Gated project parking with available 24/7/365 access.
- · Heavy base building power delivered at

## SUITE 501 HIGHLIGHTS

- ±6,449 total square feet
- ±1,300 SF of Administrative Offices
- Formerly Conditioned Production Space
- 400 AMPS, 3-Phase @ 277/480V (to be field verified)
- Twelve (12) reserved parking spaces available w/ lease
- Tenant signage negotiable
- Lease Rate: \$1.55 Industrial Gross PSF/Mo.



## **SUITE 507 HIGHLIGHTS**

- ±3,943 total square feet
- ±800 SF of Administrative Offices within
- 200 AMPS, 3-Phase @ 277/480V (to be field verified)
- Eleven (11) reserved parking spaces available w/ lease
- Tenant signage negotiable
- Lease Rate: \$1.70 Industrial Gross PSF/Mo.





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