



**FOR SALE**  
**\$2,500,000**  
±11,912 SF on  
±0.4 ACRES





Three (3) Buildings Situated on ± 0.4 Acres

## // BUILDING SPECS

- Site Comprised of (3) Three Buildings (APN #s: 5-471-4, 5-471-2 & 5-471-3)
- 600 AMPS Electrical Service at a Service Rating of 240V 3-Phase (to be verified)
- Active 57.12KW Solar Grid System In-Place on Roof
- Fenced Yard/Parking Area with Automated Gate Entry (concrete & asphalt surfaced)
- EV Charging Station In Place
- Well Distributed Electrical and Pneumatic Lines Throughout Facility
- Freight Elevator In Place (needs servicing)
- Covered Parking and Loading Area
- New LED Lighting Fixtures Throughout
- Five (5) Grade Level Doors (various dimensions)
- Signal Tenant Project/Potential for Multi-Tenant Conversion
- Potential for Residential and Live/Work Conversion

# // PROPERTY DETAILS



## 1051 34th Steet, Oakland, CA 94608

- APN: 5-471-4
- Zoning: RU-5
- ±2,440 SF Metal Frame/Steel Envelope Building
- ±0.23 Acres

## 1073 34th Steet, Oakland, CA 94608

- APN: 5-471-2
- Zoning: RM-2
- ±7,472 SF Masonary Building
- The Total Building Square Footage Includes ±2,272 SF of 2nd Story Space
- ±0.12 Acres

## 1073 34th Steet, Oakland, CA 94608

- APN: 5-471-3
- Zoning: RM-2
- ±2,000 SF Masonary Building
- ±0.05 Acres

*\*\* Per Alameda County Assessor's Public Record \*\**

# // PROPERTY PHOTOS





## CONTACT

TED J. ANDERSON  
Managing Director  
+1 510 891 5833  
ted.anderson@cushwake.com  
LIC #01332000

ANDREW SCHMIEDER  
Senior Director  
+1 510 891 5834  
andrew.schmieder@cushwake.com  
LIC #01828740

