

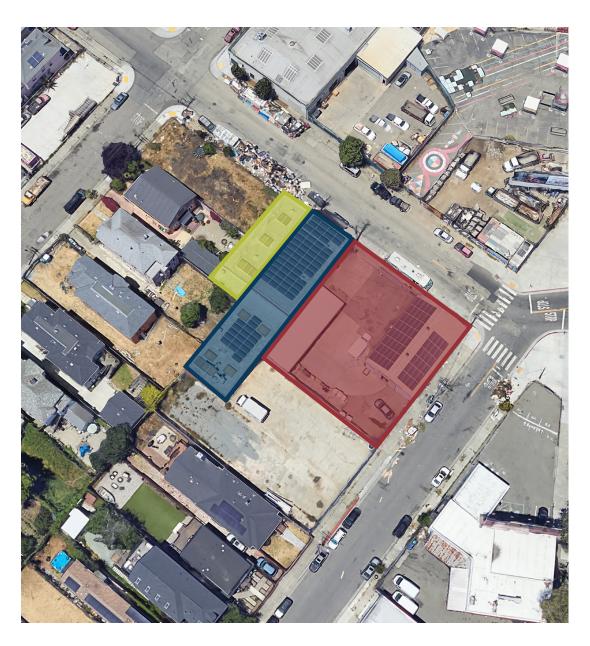


- Site Comprised of (3) Three Buildings (APN #s: 5-471-4, 5-471-2 & 5-471-3)
- 600 AMPS Electrical Service at a Service Rating of 240V 3-Phase (to be verified)
- Active 57.12KW Solar Grid System In-Place on Roof
- Fenced Yard/Parking Area with Automated Gate Entry (concrete & asphalt surfaced)

- 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

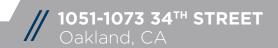
1073 34th Steet, Oakland, CA 94608

- 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

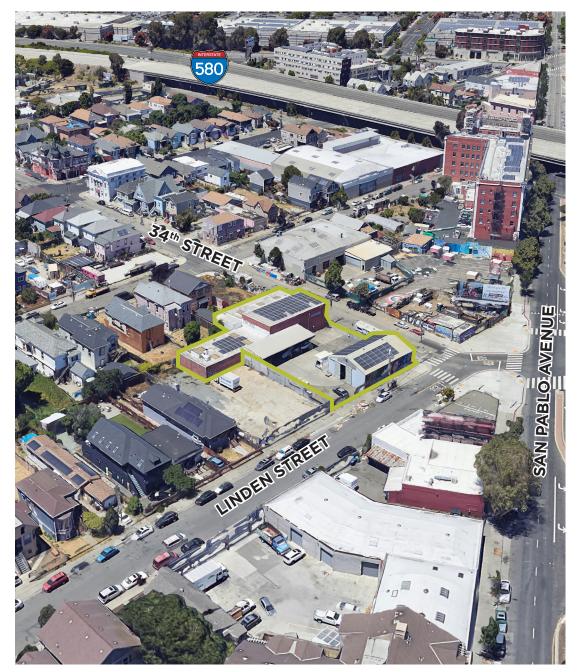
1073 34th Steet, Oakland, CA 94608

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

^{**} Per Alameda County Assessor's Public Record **



PROPERTY PHOTOS











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