

**FOR SALE:**  
FREE-STANDING INDUSTRIAL BUILDING



# 445

**Lesser St  
Oakland, CA**

## PROPERTY FEATURES

- ±12,288 SF Industrial Building
- ±0.49 AC Site (±21,344 SF)
- ±18' Clear Height
- 400 Amps @ 240V, (Buyer to Confirm)
- Ample, Functional Office Space
- D-CE-6, Central Estuary Zoning, confirm approved uses with City of Oakland
- Former Food Production Facility
- Dock and Grade Level Loading
- Fully Insulated Warehouse
- Substantial Electrical Distribution

**Contact Brokers for Pricing Information  
\*Lease Considered\***

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FOR MORE INFORMATION CONTACT:

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