



Small Warehouse w/Dock & Drive Loading

Space Highlights

- ± 5,749 Total SF which Includes:
 - * ± 5,049 SF Warehouse
 - * ± 700 SF Admin Office
- One (1) Drive-In Door
- One (1) Dock High Door
- ±18' Clear Height
- 100 Amps, 240V Power Service (to be confirmed by tenant)
- Fully Sprinklered
- Excellent Parking & Truck Staging

Project Highlights

- Institutional Ownership
- Professionally Managed
- Tenant Improvement Dollars Available
- High Image Business Park Setting
- New Security Gates
- Close Proximity to Oakland International Airport

Asking Rates

- \$1.40/SF/Month NNN
- 2024 Estimated OpEx: \$0.39/SF

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Floor Plan / Site Plan



- Not a Part
- Dock Loading Door
- Grade Level Loading Dock

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