

ADJACENT TO THE PORT OF OAKLAND - TRUCKING USES PERMITTED



FOR LEASE: ±22,624 SF FREE STANDING BUILDING WITH LARGE YARD

306 ADELINE STREET

OAKLAND, CA

Owned By:



FORTRESS

**JAY HAGGLUND**

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# 306 ADELINE STREET OAKLAND, CA

## Property Features

Building Size: ±22,624 SF Free-Standing Building

Yard: ±0.62 AC (±26,789 SF)

Loading: Four (4) Drive in Loading Doors;  
Two (2) Dock High Doors

Clear Height: ±14'

Office Space: ±863 SF

Zoning: Zoned CIX-1A/T,  
check with City of Oakland for approved uses

Electrical: 400 AMP, 277/480 V, 3 Phase  
"Tenant to Confirm"

Notes: Insulated building with drive through capability. Yard has curb cuts on both Adeline and Chestnut providing drive through access as well.

Great Access to the Port of Oakland, I-880, 980 and 80

**Asking Rate: \$1.60/SF NNN**  
**OpEx: \$0.55/SF**

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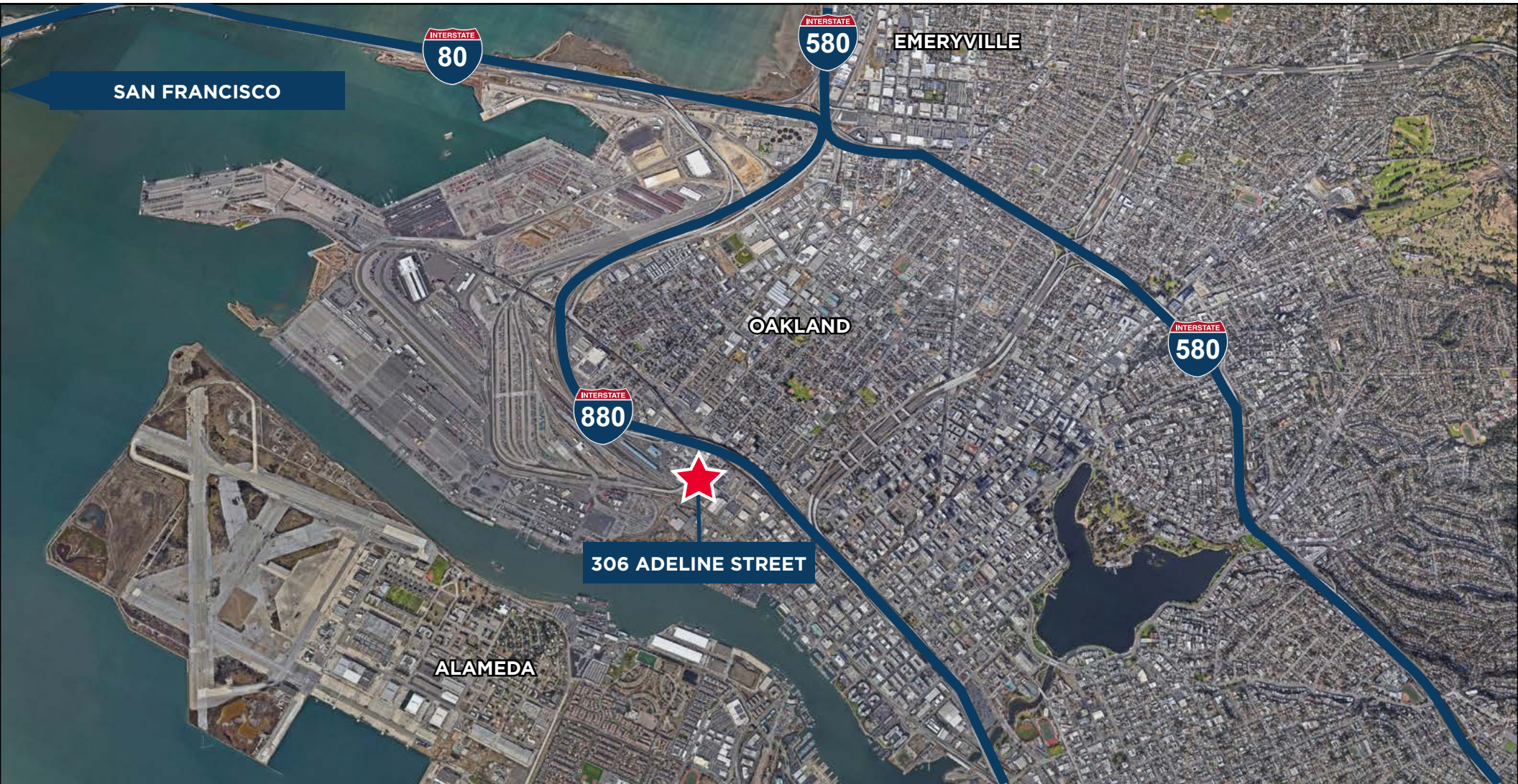
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# 306 ADELINE STREET OAKLAND, CA

EXCELLENT ACCESS TO A MAJOR FREEWAY NETWORK



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