

3199

ALVARADO ST

3199 ALVARADO ST, SAN LEANDRO

14.82 ACRE INDUSTRIAL OPPORTUNITY WITH FREEWAY VISIBILITY
EXISTING LEASE PREMISES OR BUILD TO-SUIT OPTION AVAILABLE



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OPPORTUNITY OVERVIEW

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EXISTING BUILDING OPTION

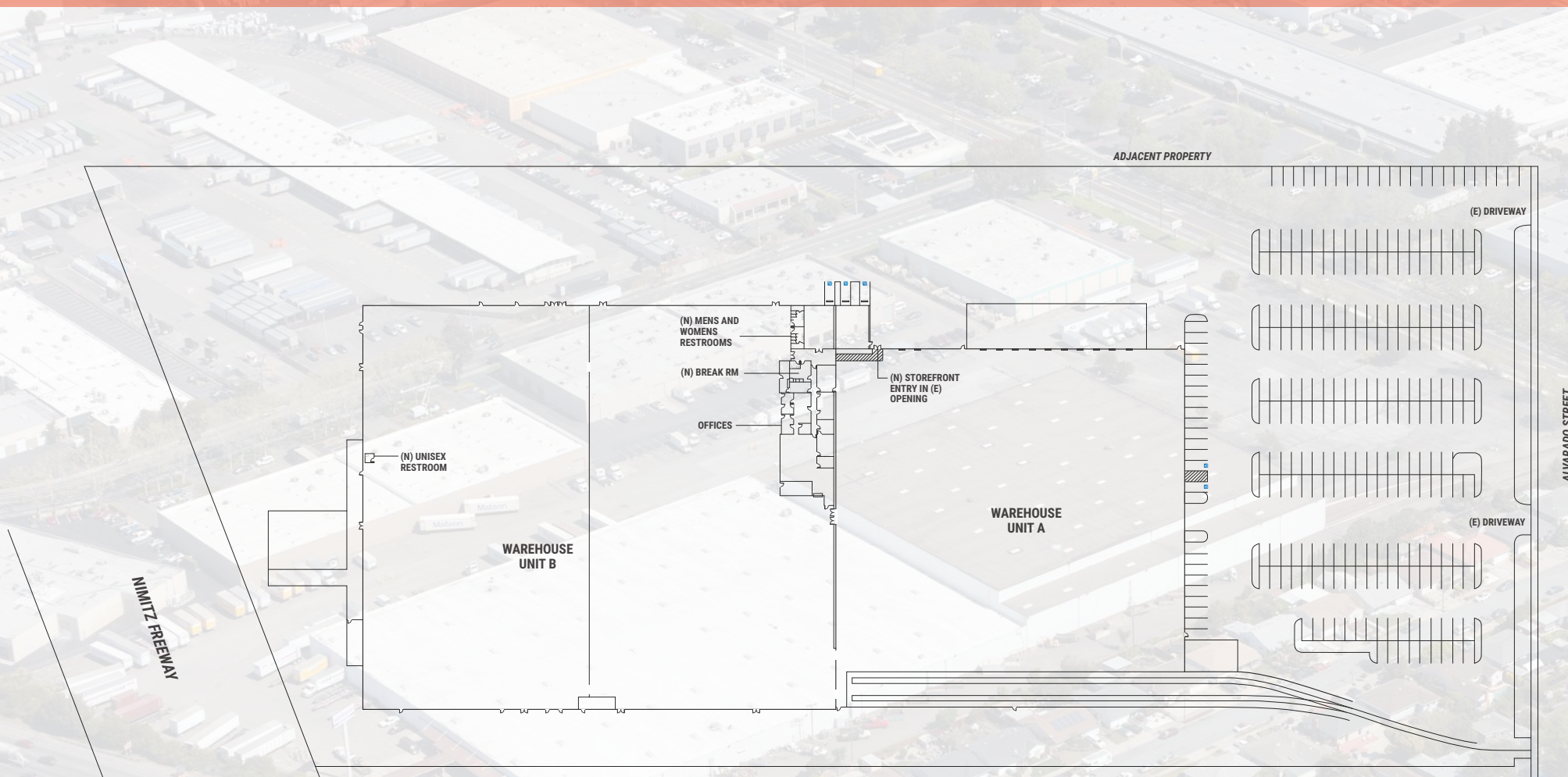
-  ±252,269 SF AVAILABLE
-  16'5" - 34'5" CLEAR
-  WET SPRINKLER SYSTEM
-  13 DOCK HIGH AND 6 DRIVE IN
-  ±4,500 SF OFFICE SPACE
-  250 AMPS AT 480/277 VOLT
-  270 PARKING SPACES (1.08 RATIO)
-  AVAILABLE JULY 1, 2022
-  236,000 AADT (SOURCE CALTRANS)
-  1.5 MILES TO SAN LEANDRO BART STATION

BUILD TO-SUIT OPTION

-  ±250-300,000 SF
-  36' CLEAR
-  ESFR SPRINKLER SYSTEM
-  AMPLE PARKING
-  AMPLE LOADING
-  OFFICE SPACE TO-SUIT
-  4000 AMPS @ 480 VOLTS
-  TRUCK COURT
-  TRAILER PARKING POSITIONS
-  CAN BE DELIVERED IN Q3-2023

EXISTING BUILDING SITE PLAN

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*Not to Scale
*Not Field Verified

*STATED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE BUILDING'S PRECISE OR ACTUAL SIZE

BUILD TO-SUIT SITE PLAN

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COMING SOON!

AREA OVERVIEW

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NEARBY AMENITIES

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ALVARADO ST



OAKLAND AIRPORT

PORT OF OAKLAND

ALAMEDA

OAKLAND

WEST GATE SAN LEANDRO

THE HOME DEPOT
ROSS DRESS FOR LESS
DOLLAR TREE
Walmart Save money. Live better.

OAKLAND COLISEUM



DAVIS ST



3199
ALVARADO ST

ALADDIN AVE

PACIFIC RECREATION COMPLEX

MARINA SQUARE

TALBOTS SEPHORA
MEN'S WEARHOUSE

NIKE **Marshalls**
GAP **STARBUCKS** **PANDA EXPRESS**
La Salsa **BANK OF AMERICA** **FedEx**

MARINA BLVD

ALVARADO ST

FREEWAY ACCESSIBILITY

3199
ALVARADO ST

880 ON-RAMP

MARINA BLVD

ALVARADO ST

WASHINGTON AVE

880 ON-RAMP

TO TRI-VALLEY/
CENTRAL VALLEY

3199
ALVARADO ST



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View Site Specific COVID-19 Prevention Plan

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