

3199

ALVARADO ST

**NEWLY AVAILABLE FOR
SHORT-TERM PARKING & STORAGE DEALS**

Month-to-Month or up to 24 Months | Partial or Full Site



3199 ALVARADO ST, SAN LEANDRO

Up to +/- 252,269 SF on 14.82 Acres For Lease



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OPPORTUNITY OVERVIEW

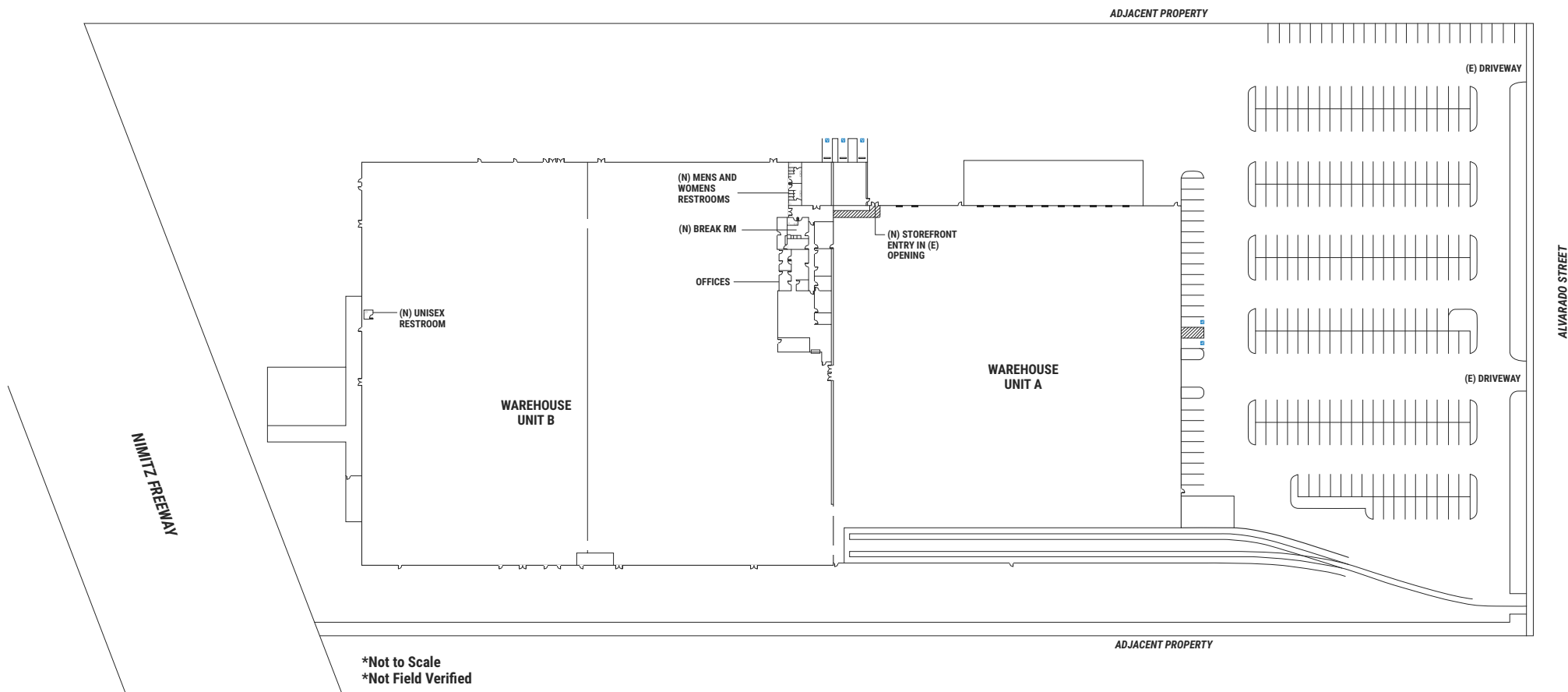
3199
ALVARADO ST

BUILDING HIGHLIGHTS

-  ±252,269 SF AVAILABLE (DIVISIBLE)
-  14.82 ACRE PARCEL (DIVISIBLE FOR OUTDOOR STORAGE USES)
-  16'5" - 34'5" CLEAR
-  WET SPRINKLER SYSTEM
-  13 DOCK HIGH AND 6 DRIVE IN
-  ±4,500 SF OFFICE SPACE
-  1,200 AMPS AT 480 VOLT / 3-PHASE
-  270 PARKING SPACES (1.08 RATIO)
-  SHORT-TERM LEASES WILL BE CONSIDERED
-  236,000 AADT (SOURCE CALTRANS)
-  1.5 MILES TO SAN LEANDRO BART STATION



EXISTING BUILDING SITE PLAN



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

FREEWAY ACCESSIBILITY

3199
ALVARADO ST

880 ON-RAMP

MARINA BLVD

880

ALVARADO ST

580

3199

ALVARADO ST

WASHINGTON AVE

880 ON-RAMP

TO TRI-VALLEY/
CENTRAL VALLEY

238



3199
ALVARADO ST

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