

For Sale or Lease > ±40,000 SF Freestanding Warehouse Building

7955 Edgewater Drive | Oakland, CA



**7955 EDGEWATER**  
**OAKLAND | CALIFORNIA**



**FOR MORE INFORMATION CONTACT:**

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## PROJECT HIGHLIGHTS

- > Rare freestanding warehouse building with Edgewater Drive identity
- > ±40,000 SF available, approximately 25% office
- > Situated on 1.91 acres
- > ±21' minimum clear height in warehouse
- > Sprinklered throughout
- > Loading doors: 4 docks and 2 grades
- > T-5 warehouse lighting with motion sensors
- > Ownership in the process of upgrading electrical service to the building to 4,000 amps @ 480 volts
- > Minutes to Oakland International Airport & I-880
- > Exclusive parking and staging area
- > Available now – contact broker for pricing information



# 7955 EDGEWATER

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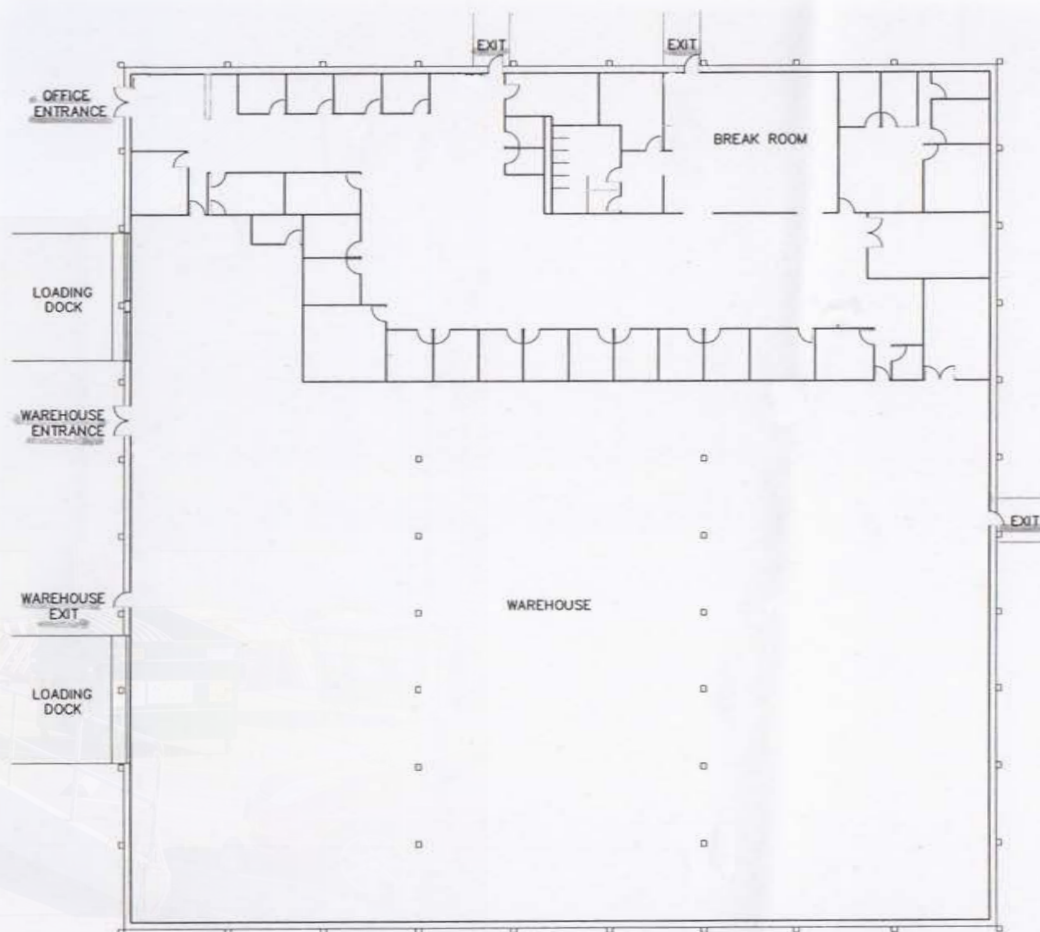




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