

9,920± SF ON 0.35± ACRES

Freestanding Commercial Flex/ Light Industrial Building



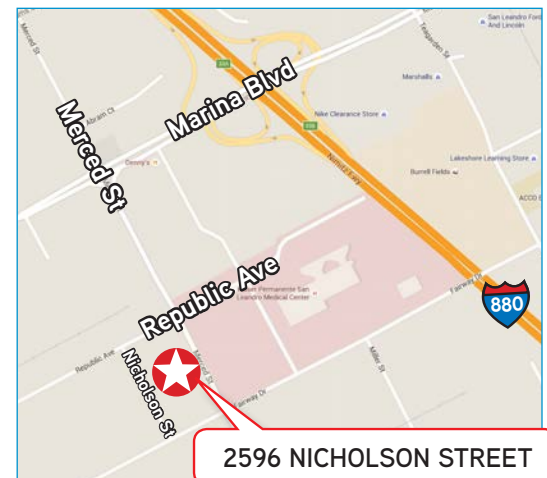
2596 NICHOLSON STREET, SAN LEANDRO, CA



Features:

Available: January 2019

- 9,920± SF freestanding CTU light industrial building
- Situated on 0.35± acres or 15,245± SF
- Grade level truck door
- Clear span
- 124' depth and 80' width
- Showroom of 1,250 sf and additional office, restrooms
- Power (verify) (2) 400 Amps at 240 Volts
- **Asking rent for new tenant: \$1.55/SF/month, NNN**
- **Building estimated OPX/Net costs: \$0.18/SF/month**
- Dock-high truck door
- Fully sprinklered
- Skylights



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