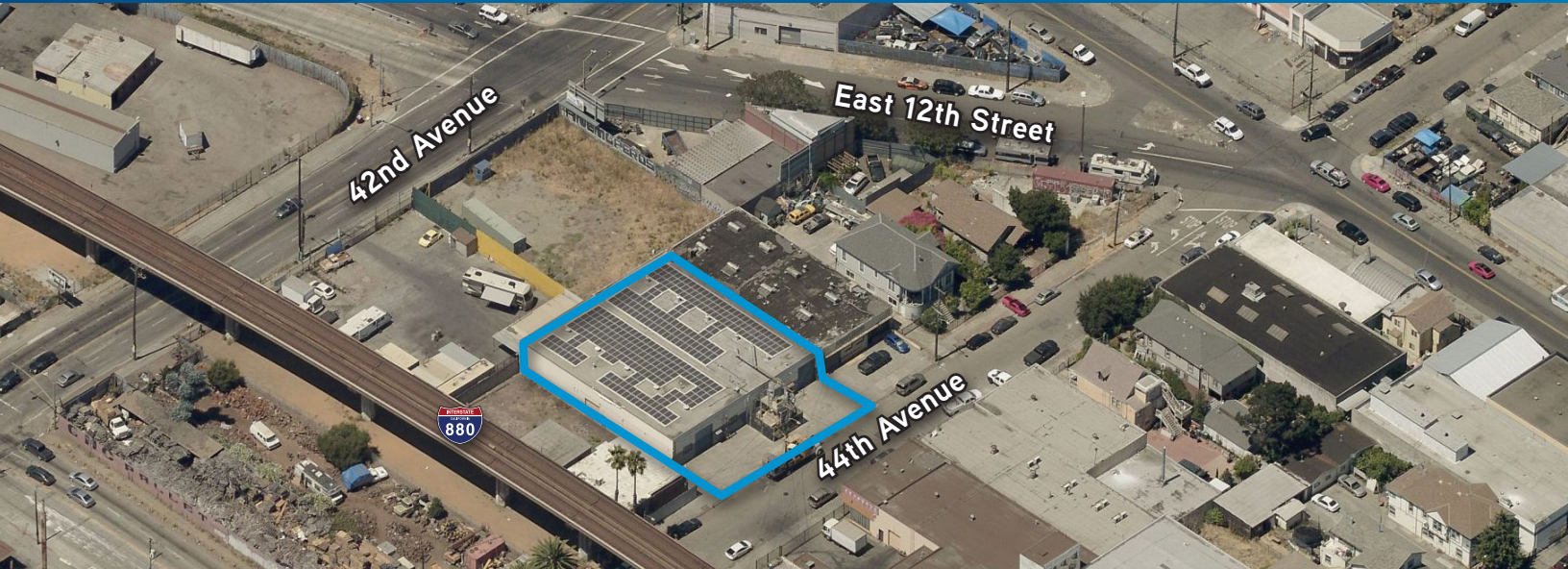


FOR SALE > ±10,500 SQUARE FOOT FREESTANDING INDUSTRIAL BUILDING

1033 44th Avenue

OAKLAND, CA



Property Features

- > ±10,500 SF freestanding industrial building situated on a ±12,500 lot across two (2) parcels.
- > ±350 SF office area and two (2) restrooms
- > Two (2) grade level doors
- > 120-240 volt, 3 phase, 800 amp overhead electrical service (Buyer to verify)
- > Well-distributed electrical throughout warehouse area
- > 15'6" minimum clear height
- > Fully-sprinklered
- > Fenced and secured perimeter with ample off street parking
- > Fully-operational rooftop solar system
- > Immediate access to I-880 via High St, within 15 minutes to downtown San Francisco and just 5 minutes away from Oakland International Airport and Downtown Oakland
- > Located in Oakland "green zone"
- > Available for occupancy July 1, 2019 (**Do Not Disturb Existing Tenant**)



Please Call Brokers for Touring Instructions

SALE PRICE: \$225/SQUARE FOOT

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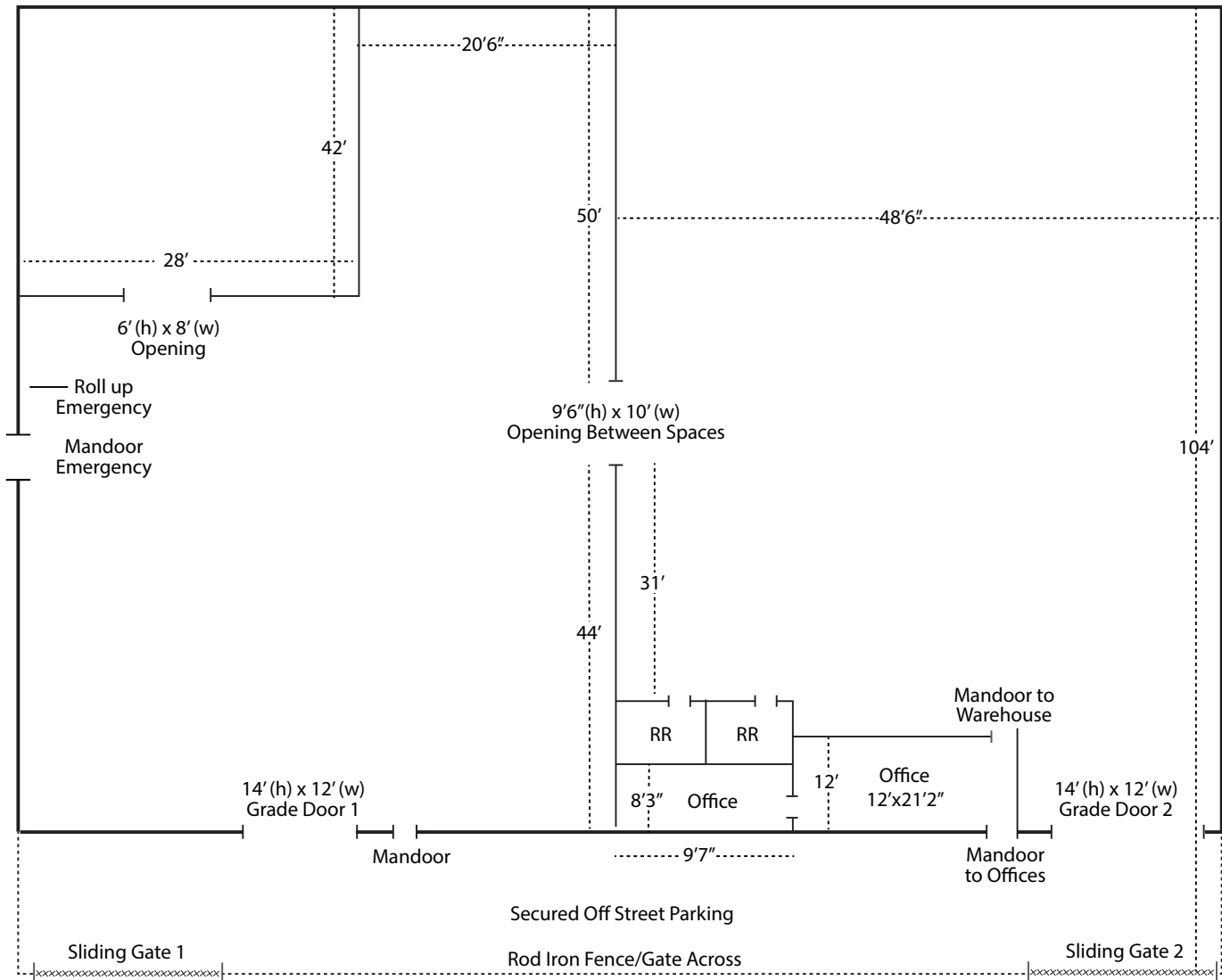
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Floor Plan



Please note measurements and dimensions on the floor plan above are not exact or to scale.

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