

AVAILABLE SOON – I-880 @ MARINA/MERCED!

±37,265 SF Industrial Building on 2.42 Acres

1998 REPUBLIC AVENUE, SAN LEANDRO, CA



Features

- › 32,000+ SF tech/manufacturing/warehouse areas
- › Bow truss roof with high beams and large clear span areas
- › Skylights
- › Light storage over office 18'x85'
- › 5,000+ SF office area
- › Large restroom & locker areas
- › Lunchroom and break area
- › Large secured storage/yard area in rear of building
- › Excellent tech/manufacturing area with end of cul-de-sac location

Electrical (please verify)

- › 400 amps of 480v 3-phase (various distribution panels throughout)
- › Overhead buss also 480v
- › 600 amps of 240v 3-phase (various distribution and lighting panels)

Truck Loading

- › 5 – 10x10' roll-up doors
- › 2 dock high (1 with leveler), 2 ramps, 1 pony dock

Improvements

- › New roof (August 2018)
- › New asphalt and striping on north side



Other

- › Air system throughout (overhead) – 2 x 25hp screw compressors
- › Waste system – can be removed
- › Large metal storage shed inside building
- › Bank safe in office area
- › Bay Alarm system – burglar and fire

www.1998Republic.com

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For further information, please contact:

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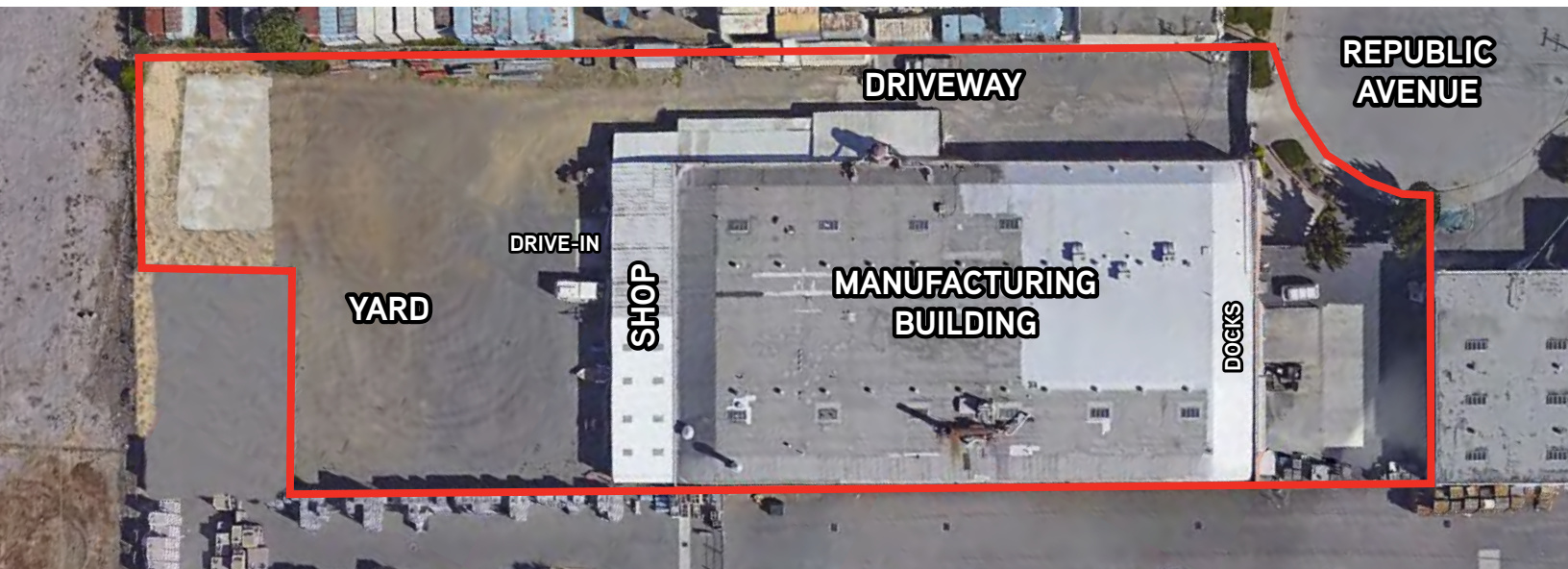
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