

INDUSTRIAL LAND FOR SALE

10901 RUSSET STREET

OAKLAND, CA 94603



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CALDRE #02020207

5.07± Acres Industrial Land For Sale

OFFERING SUMMARY

W Commercial is pleased to present 10901 Russet Street in Oakland California. A unique opportunity for an Owner/User or Investor seeking Industrially zoned land. Over 5 acres of usable land with utility connections to the property. Recent demolition has removed all the existing structures, cleared and graded. Allowing a user or investor a blank slate for development.



SALE PRICE
\$6,000,000.00



PRICE PER SF
\$27



SALE TYPE
Owner User/Investor



AVAILABLE
NOW



PROPERTY SIZE
5.07± Acres



ZONING
CIX-2 –
Commercial Industrial Mix -2 Zone



TERRAIN
Rock/Asphalt/Raw Dirt



UTILITIES
Power/City/Water/Sewer

PROPERTY HIGHLIGHTS



Central Bay Area Location

Strategically situated in the City of Oakland near the Marina of San Leandro Bay and the San Leandro border, the property benefits from proximity to the BART line and established residential neighborhoods. This central infill location provides efficient regional access for a wide range of owner-user operations.



Industrial Outdoor Storage

Flexible CIX-2 zoning supports a broad range of outdoor use and storage configurations, including material storage yards and mini-storage facilities.

The site is well suited for contractors, service-oriented businesses, and developers seeking functional industrial land with outdoor capability. Opportunities of this scale and zoning flexibility are increasingly limited, making this a compelling option for users looking to secure a strategic, well-located asset.



Vehicle & Fleet Parking

Well-suited for businesses requiring secure fleet and equipment parking, including trucks, service vehicles, and material storage. Strategically located near major freeways and the airport, the site offers excellent regional connectivity logistical efficiency. The property provides capacity for a high volume of trucks and heavy equipment, making it an ideal solution for transportation, construction, and service-oriented operators seeking functional outdoor space in a central location.

LOCAL INFRASTRUCTURE



INDUSTRIAL & LOGISTICS CLUSTERS

- Oakland Airport Business Park** ~4 miles
- San Leandro Industrial District** ~2-3 miles
- Coliseum Industrial Area** ~3 miles

This is the real story: the property sits inside a working industrial ecosystem, not some lonely yard pretending to be useful.



MAJOR FREEWAYS

- I-880 (Nimitz Freeway)** ~1.2 miles
Primary North-South industrial spine.
- I-580 (MacArthur Freeway)** ~3 miles
Cross-Bay and East Bay access.
- CA-238 / 98th Ave connector** ~2 miles

Translation: Trucks can actually move here without wanting to quit the industry.



MAJOR SHOPPING & RETAIL

- Bayfair Center (San Leandro)** ~2.5 miles
Regional mall with national tenants.
- Durant Square Shopping Center** ~2 miles
- Hegenberger Retail Corridor** ~4 miles
Heavy big-box concentration (Costco, etc.)



AIRPORTS

- Oakland International Airport (OAK)**
Distance: ~4 miles
Drive time: ~8-12 minutes
Major cargo + passenger airport

San Francisco International Airport (SFO)

- Distance: ~23 miles
- Drive time: ~30 minutes

San Jose International Airport

- Distance: ~32 miles
- Drive time: ~40-45 minutes



PORTS

- Port of Oakland** ~7.5 miles
Drive time: ~15 minutes
(no Bay Area apocalypse traffic)

Significance: One of the largest container ports in the U.S. West Coast.

San Leandro Marina / Industrial Waterfront

- Distance: ~4 miles
- Drive time: ~10 minutes
- Useful for light industrial / marine service users.

Verdict: Strong port adjacency for logistics users.



RAIL & TRANSIT

- BART-San Leandro Station** ~2.5 miles
Direct regional rail access

- BART - Coliseum Station** ~3 miles

Union Pacific Industrial Rail

- (Oakland area)
- Within ~3-5 miles (various spurs serving East Oakland industrial)



NEARBY SCHOOLS








- Stonehurst Elementary School** ~0.4 miles

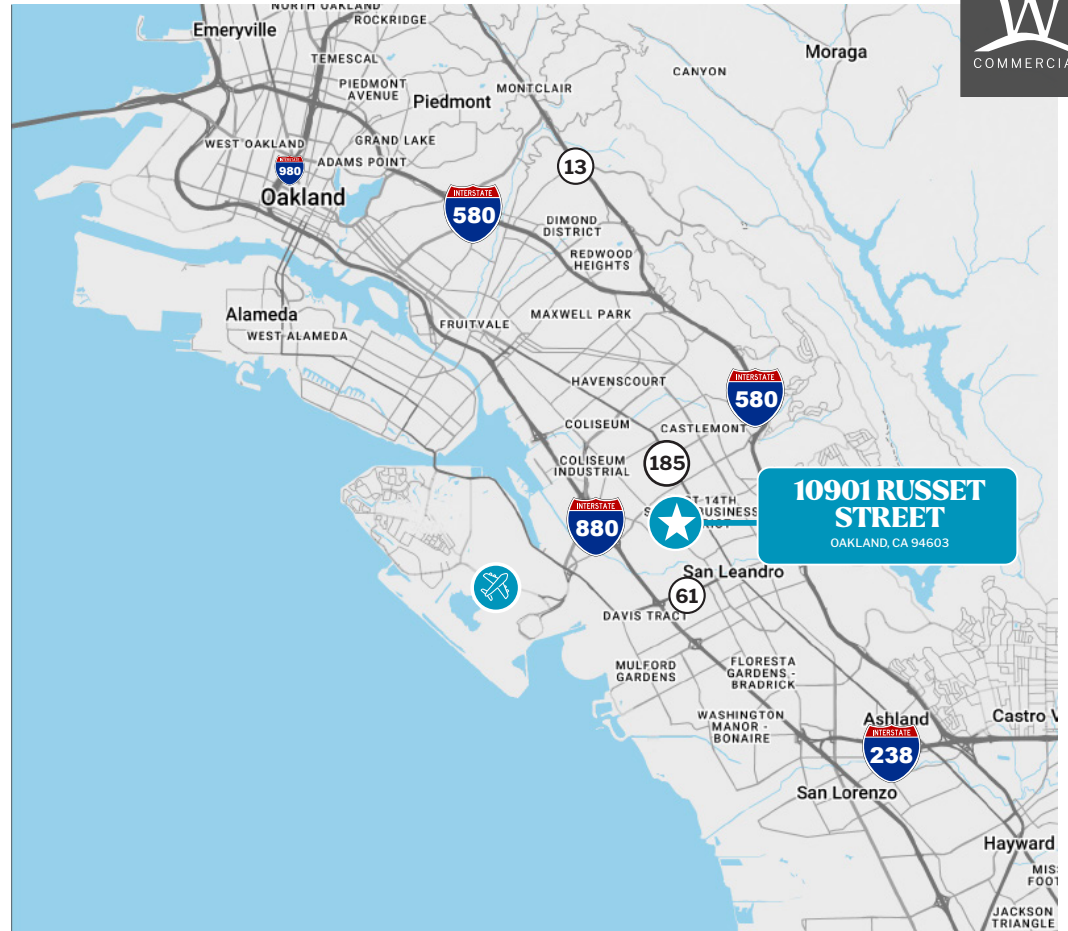
- San Leandro High School** ~2 miles

Oakland Unified School District

- Serves the area. Not exactly Ivy League country, but functional for workforce housing proximity. ~2 miles

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	10,271	60,122	100,835
 AVERAGE HOUSEHOLD INCOME	\$96,842	\$109,900	\$107,728
 HOUSEHOLDS	4,118	22,731	35,555
 MEDIAN HOUSEHOLD INCOME	\$72,774	\$88,327	\$86,418
 MEDIAN AGE	38	39	39
 OWNER/RENTER OCCUPIED	39% 61%	54% 46%	54% 46%
 EMPLOYMENT	9,281	59,616	100,092



ABOUT OAKLAND, CA



CITY SNAPSHOT

Oakland is a major economic and transportation hub in the San Francisco Bay Area and the county seat of Alameda County. With a population of approximately 430,000 residents, it is the third-largest city in the Bay Area and a central gateway for business, trade, and logistics throughout Northern California.



STRATEGIC CONNECTIVITY

Oakland offers exceptional regional access through Interstate 880, Interstate 580, and Interstate 980, providing efficient connections throughout the East Bay and the greater Bay Area. The city is also served by multiple stations on the Bay Area Rapid Transit (BART) network, linking Oakland directly to San Francisco, Silicon Valley, and regional employment centers. Additional connectivity is provided by Oakland International Airport and the Port of Oakland, one of the busiest container ports on the U.S. West Coast and a major hub for international trade.



ECONOMIC DRIVERS

Oakland's diverse economy is supported by sectors including international trade, logistics and distribution, healthcare, technology, food production, and advanced manufacturing. The city continues to attract companies seeking proximity to the Bay Area's workforce and infrastructure while maintaining more competitive operating costs.



COMMERCIAL REAL ESTATE ADVANTAGE

Oakland provides businesses with strategic access to the greater Bay Area market while often offering lower occupancy costs than nearby San Francisco and Silicon Valley. The city's industrial corridors, port-related facilities, and transit-oriented commercial districts make it an attractive location for logistics, distribution, technology, and creative office users.



ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.





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