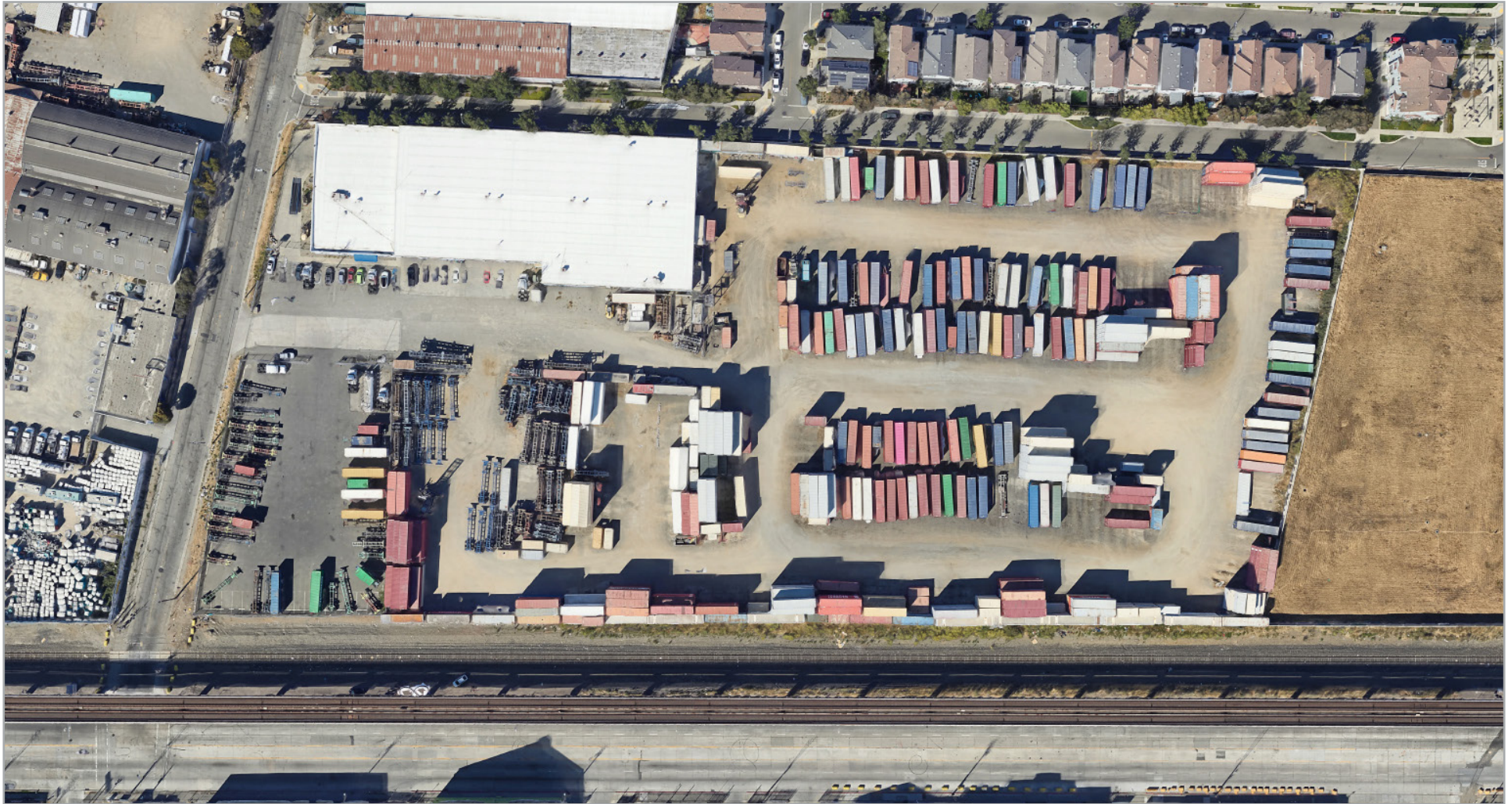


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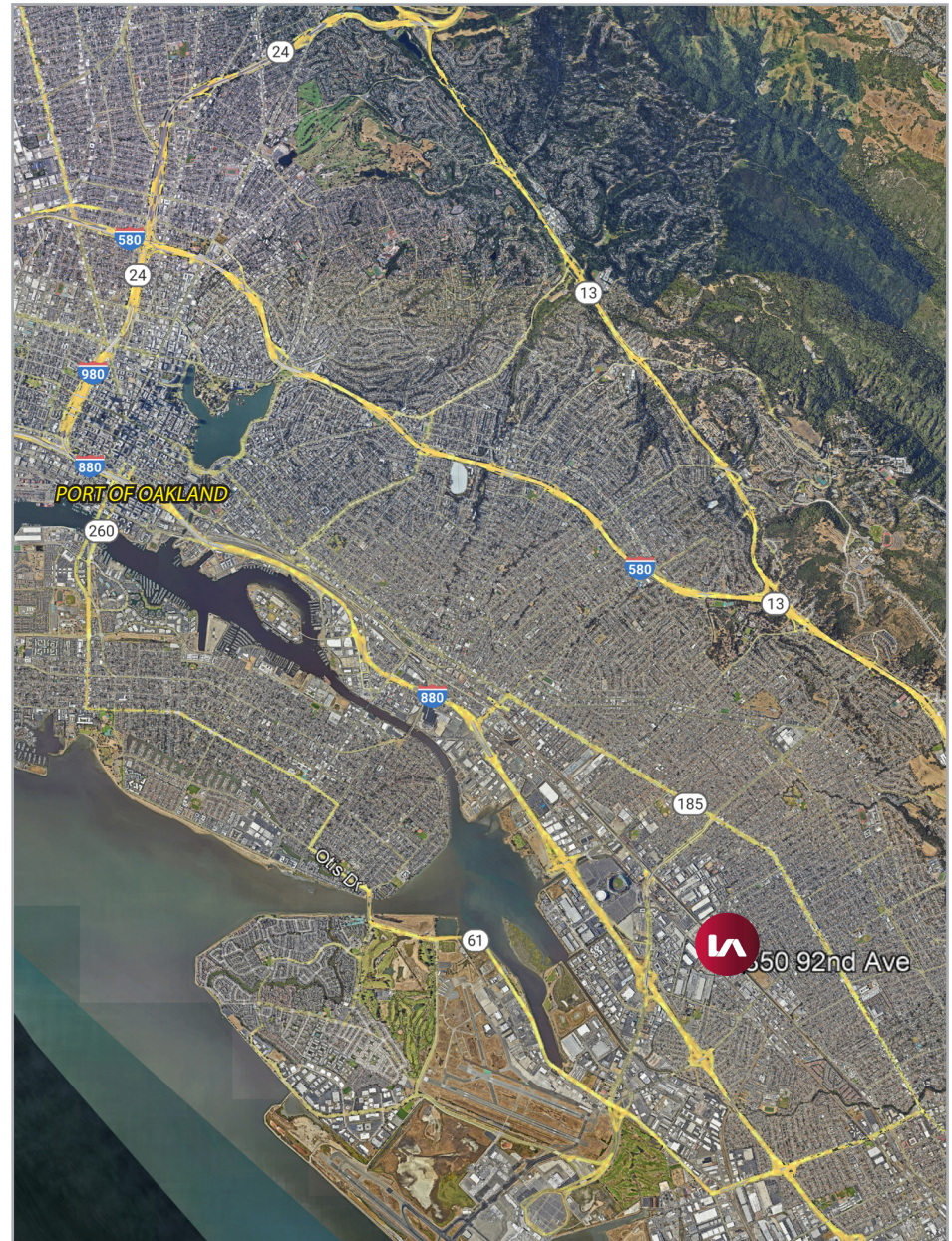
FEATURES:

- 33,044± SF Industrial Warehouse Space
- 9.17± Acre Yard (399,400± SF)
- 7 Drive-In Doors (3 Oversized)
- Sprinklered
- 20' - 22' Clear Height
- Heavy Power: 2000 Amps @ 480 Volts (Confirm w/ Electrician)
- Located within the Heavy Weight Corridor of Oakland and Approximately 10 Miles from the Port of Oakland
- LED: 12/31/2027
- Sublease Rate: \$0.45/SF, NNN
- Available for Occupancy Now



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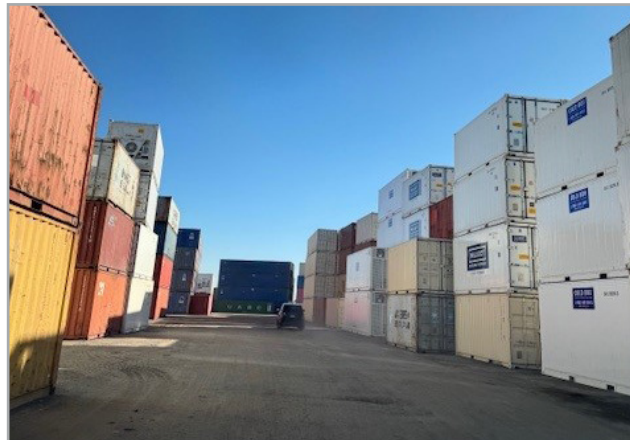
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PREMISES
9.17± ACRES



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