

2434 POLVOROSA AVE

SAN LEANDRO, CA 94577

Colliers

FOR SALE

±49,866 SF Free Standing Warehouse/Distribution Building on ±1.65 Acre Site

Chris Stauber

Associate Vice President

+1 (925) 964-3277

chris.stauber@colliers.com

CA License No. 02167419

Greig Lagomarsino, SIOR

Vice Chairman

+1 510 433 5809

greig.lago@colliers.com

CA License No. 01063817

Nick Ousman, SIOR

Executive Vice President

+1 510 433 5820

nick.ousman@colliers.com

CA License No. 01908981

John Lagomarsino

Associate

+1 510 433 5843

john.lago@colliers.com

CA Lic. No. 02348024



PROPERTY SUMMARY



Total Area

±49,866 SF free standing
warehouse/distribution building
situated on ±1.65 acres



Prime Infill Location

Close proximity to the Port of
Oakland, Oakland San Francisco
Bay Airport, and downtown San
Francisco via the SF Bay Bridge.



Proximity to Port

Only ±9.8 miles from the Port of
Oakland



Excellent Freeway Accessibility

Close proximity to the I-880, I-580
and Hwy 92

PROPERTY FEATURES

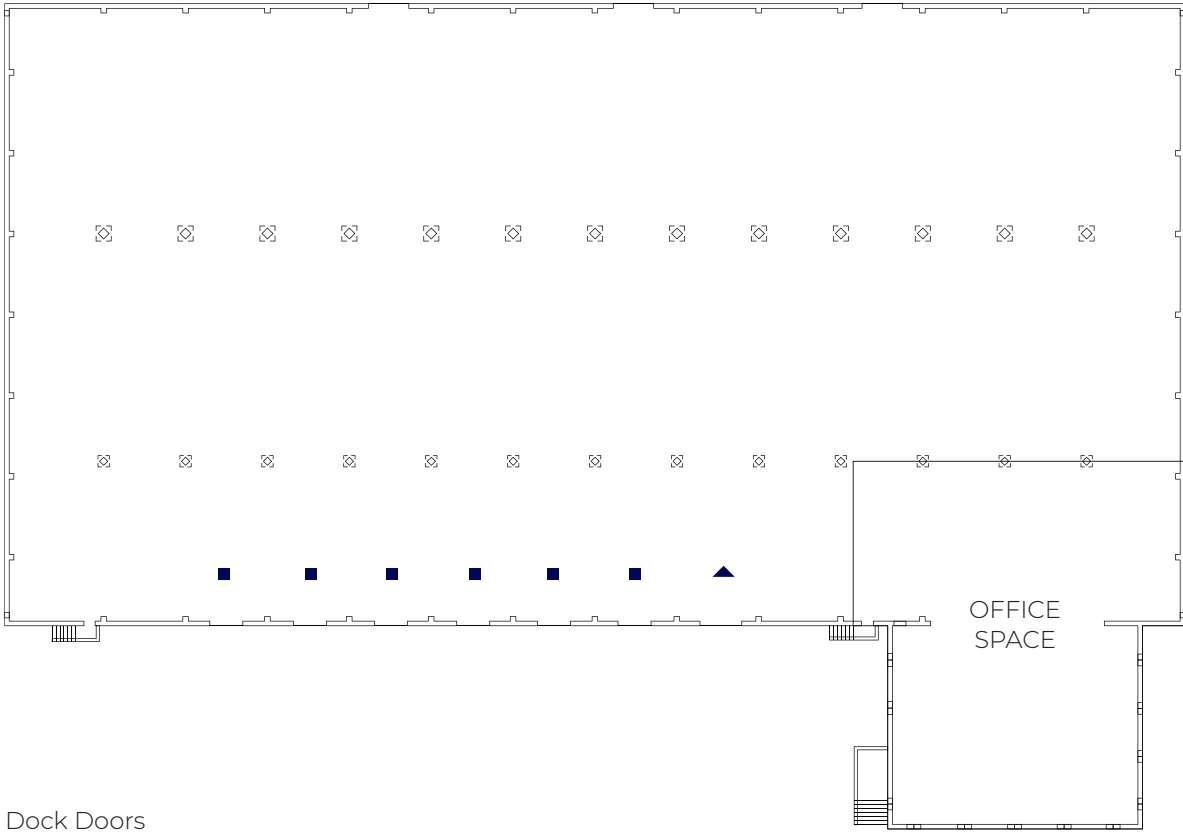


CONTACT BROKERS
FOR PRICING AND TOURING INSTRUCTIONS

Colliers

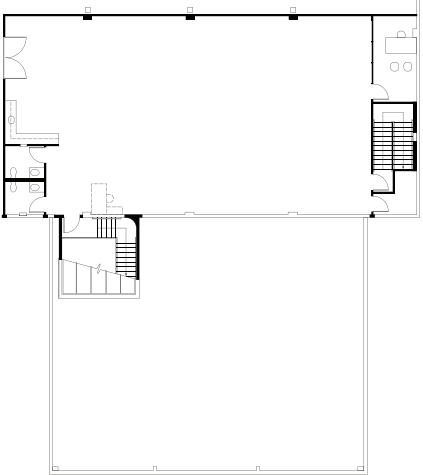
Total Building	±49,866 SF
Parcel Size	±1.65 Total Acres
APN	79A-541-27
Employee Office	±9,220 SF (2 story office)
Minimum Clear Height	±24'
Dock-High Doors	6 dock doors with pit levelers, 1 pony dock
Power	400 amps @ 277/480V, 3-Phase (Buyer to Confirm)
Fire Sprinklers	Yes
Column Spacing	20' X 55'
Truck Court	±84' deep truck court
Parking Spaces	13 off street parking spaces
Zoning	General Industrial (IG)

FLOOR PLANS

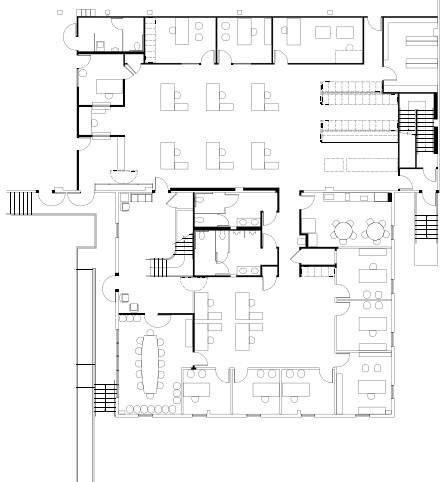


- Dock Doors
- ▲ Pony Dock

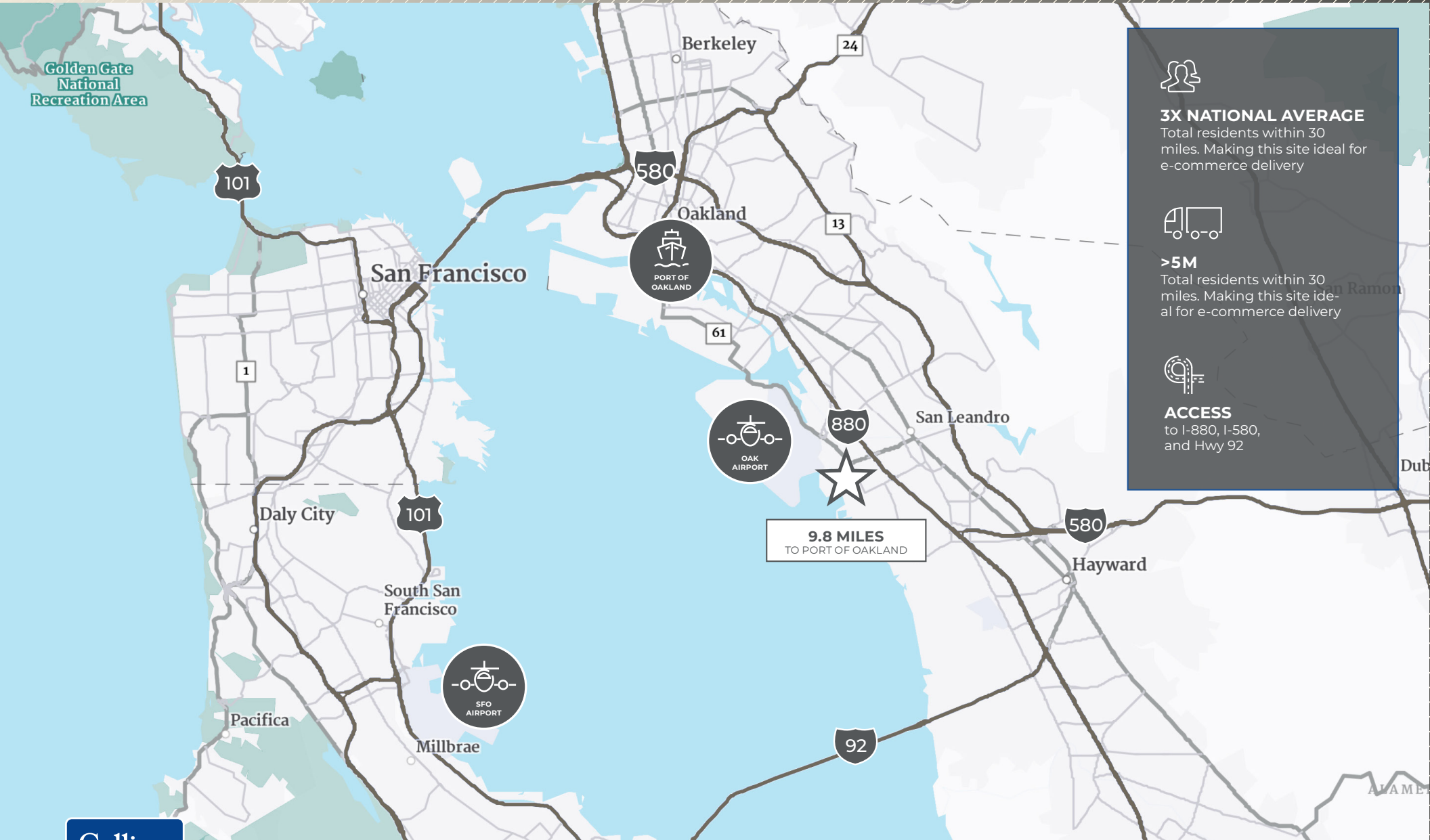
SECOND FLOOR OFFICE SPACE



FIRST FLOOR OFFICE SPACE



LOCATION MAP



3X NATIONAL AVERAGE

Total residents within 30 miles. Making this site ideal for e-commerce delivery



>5M

Total residents within 30 miles. Making this site ideal for e-commerce delivery



ACCESS

to I-880, I-580, and Hwy 92

PROPERTY PHOTOS



WAREHOUSE



DOCK DOORS



WAREHOUSE



OFFICE/SHOWROOM

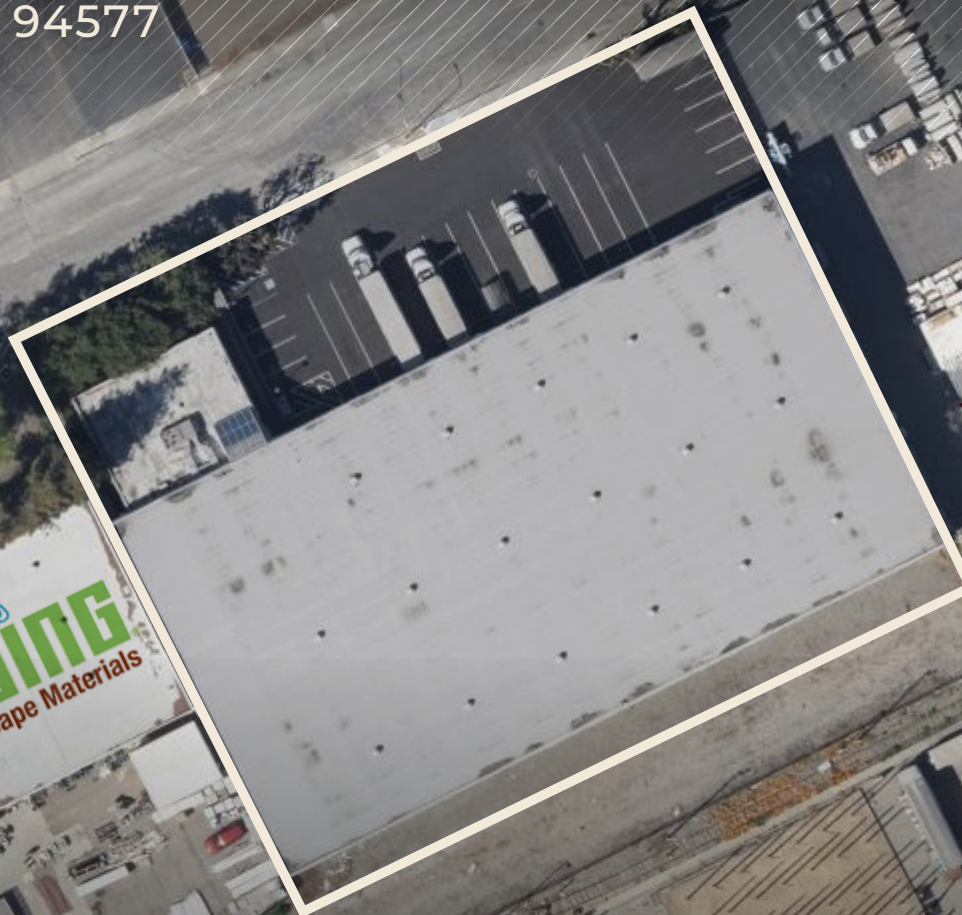
NEIGHBORING COMPANIES



2434 POLVOROSA AVE

SAN LEANDRO, CA 94577

Colliers



CONTACT AGENTS FOR TOURING AND MORE INFORMATION:

Chris Stauber

Associate Vice President

+1 (925) 964-3277

chris.stauber@colliers.com

CA License No. 02167419

Greig Lagomarsino, SIOR

Vice Chairman

+1 510 433 5809

greig.lago@colliers.com

CA License No. 01063817

Nick Ousman, SIOR

Executive Vice President

+1 510 433 5820

nick.ousman@colliers.com

CA License No. 01908981

John Lagomarsino

Associate

+1 510 433 5843

john.lago@colliers.com

CA Lic. No. 02348024