

FOR SALE – LEASE - LEASE OPTION

1000-1010 Calcot Place, Oakland, CA 94606

List Price: \$4,500,000

Building Size: 22,395 Gross sq. ft. (15,300 sq. ft. warehouse/7,065 sq. ft. office space)

Building Layout: Four demised spaces

Parcel Size: 50,711 sq. ft. (1.164 acres) Unimproved yard area

Freeway 880 visible from both East and West directions!

Access from 23rd Avenue and Calcot Place

HBX-2, S-13 zoning (Certain Cannabis use may be allowed – Check with the City)

Building suitable for warehouse, R&D, Flex, and Office uses

Over \$2,000,000 invested in major building renovation in 2021-22. This is essentially a “New” building but with the timber frame charm.

Improvements include:

- Sandblasted heavy timber framing (minimal columns)
- New metal roof
- 40 Skylights with added security
- 4 Roll up doors
- Epoxy Floors
- LED lighting throughout
- Office Spaces are HVAC served
- Each office space has its own kitchen
- Office and warehouse spaces all have ADA restrooms with high-end finishes
- 400 amp/3 phase 120/240 volt delta (high leg)

See pictures, arial and video at 1000calcotplace.com

See Floor Plans attached

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The Building is currently divided into four separate rental spaces:

Space 1: Now vacant

- 5,381 rentable square feet (all one level)
- 14' 9" W X 14" H roll up door (drive in)
- Kitchen
- ADA restroom
- Epoxy Floor
- Multiple skylights
- LED Lighting
- Sand blasted timber framing/ceiling
- First Floor demising wall between Space 1 and Space 2 can be opened up to combine.

Space 2: Now vacant

- First Floor Warehouse - 4,478 rentable square feet
- Second Floor Office – 3,329 rentable square feet – Multiple private offices
- 23' 9" W X 14" H roll up door (drive in)
- Kitchen
- ADA restrooms (2 first floor and 2 second floor)
- Epoxy Floor
- Multiple skylights
- LED Lighting
- High quality office space with skylights and exposed sand blasted timber framing/ceiling

Space 3: Currently occupied by RECO (tenant will stay if desired by new owner)

- First Floor Warehouse – 3,298 rentable square feet
- Second Floor Office – 1,865 rentable square feet – Multiple private offices
- Multiple private office
- 11' 9" W X 14" H roll up door (drive in)
- Kitchen
- ADA restrooms (first floor and second floor)
- Epoxy Floor
- Multiple skylights
- LED Lighting
- High quality office space with exposed sand blasted timber framing/ceiling

Space 4: Currently occupied by WA Rose (tenant will stay if desired by new owner)

- First Floor Warehouse - 810 rentable square feet
- Second Floor Office – 988 rentable square feet
- 10' W X 7" H roll up door (drive in)
- Kitchen
- ADA restroom
- Epoxy Floor
- Multiple skylights
- LED Lighting