



WAREHOUSE WITH OFFICE AND YARD SPACE AVAILABLE

1185 Ocean Avenue // Emeryville, California 94608

Get in touch

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Executive Summary



Sale Price	\$1,600,000
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Offering Summary

APN:	16-1467-16-1
Building Size:	±4,183 SF
Lot Size:	±28,561 SF
Price / SF:	\$382.50
Year Built:	1958
Clear Height:	±27 Feet

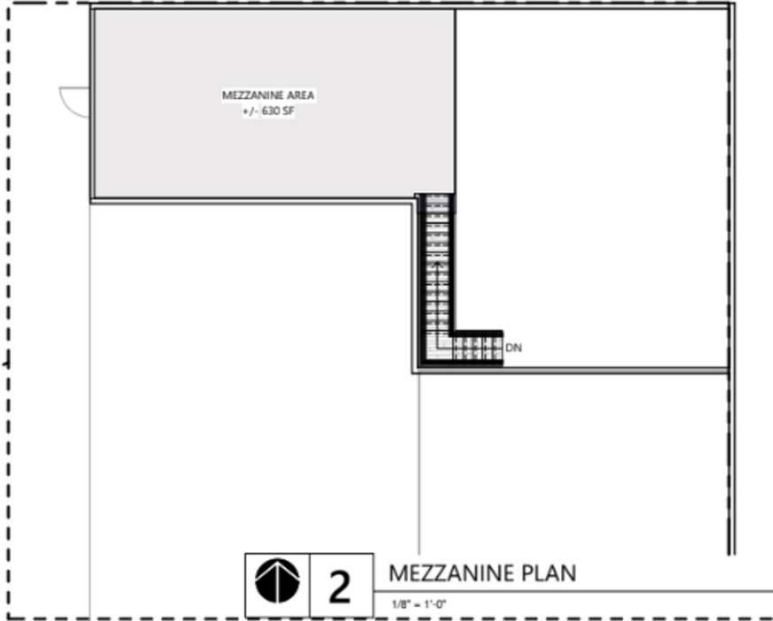
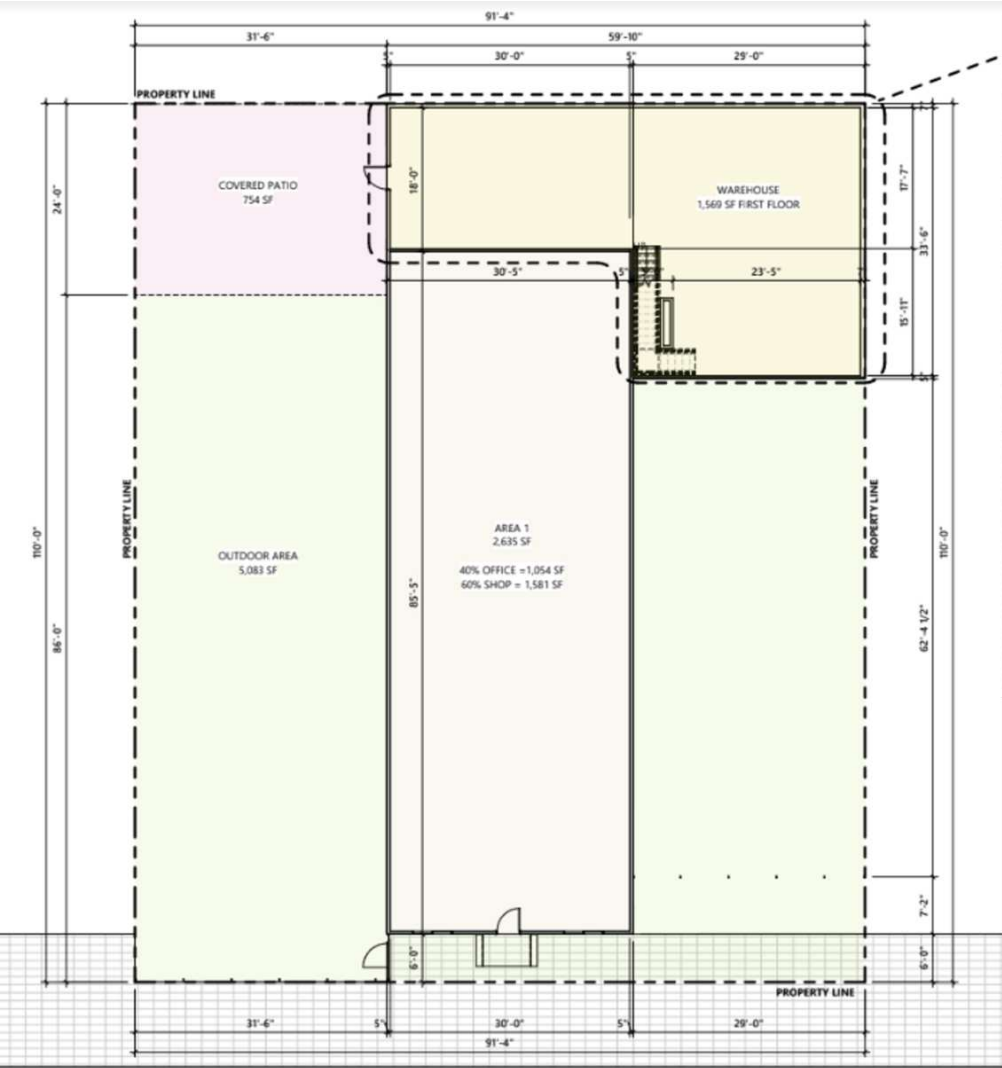
Property Highlights

- ±4,183 SF of Industrial Space (excluding large mezzanine and covered patio area)
- Equipped With an Office and Workshop Along With a Large Garage in the Rear
- Recent Phase II Was Completed in August 2024 With No Soil Remediation Required
- Two Large Gated Yards on Adjacent Sides of the Building
- Large Warehouse with a Ceiling Height of ±27 Feet
- Additional ±630 SF Large Mezzanine in the Back Warehouse

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Floorplan



GROUND LEVEL
 TOTAL AREA = 10,041 SF
WAREHOUSE
 1,569 SF + 1,581 SF = 3,150 SF
OFFICE = 1,054 SF
OUTDOOR = 5,083 SF
COVERED PATIO = 754 SF

MEZZANINE LEVEL
 TOTAL AREA = +/- 630 SF

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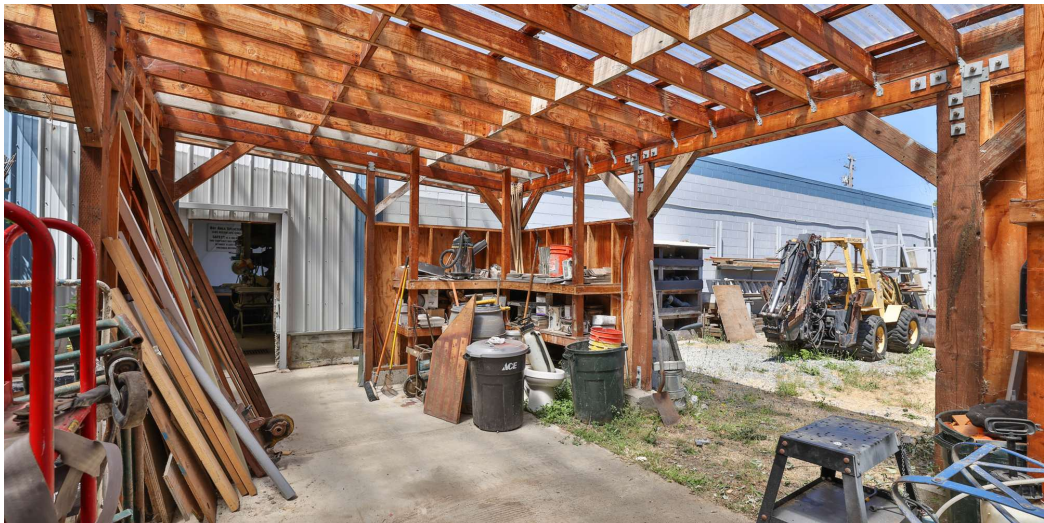
Interior Photos



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Exterior Photos



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Property Description



Property Description

Introducing 1185 Ocean Avenue in Emeryville, a prime industrial/manufacturing investment opportunity. This $\pm 4,183$ SF building, originally built in 1958, features a spacious warehouse with a clear height of 27 feet and a ± 630 SF mezzanine, providing ample vertical storage or workspace. The property includes an office, workshop, and a large rear garage, making it versatile for a wide range of industrial operations. A recent Phase II environmental assessment, completed in August 2024, confirmed that no soil remediation is required, ensuring a clean site. With two expansive gated yards on adjacent sides, the property offers both flexibility and security. Its strategic location in Emeryville makes it a standout choice for industrial investors.

Location Description

Located in the heart of Emeryville, a vibrant city known for its business-friendly environment and strategic location between Oakland and Berkeley, this property offers excellent access to major highways and transportation routes, including Interstates 80 and 580. Emeryville is a hub for innovation, attracting a diverse range of industries, from tech and biotech to manufacturing and logistics. The city's proximity to the Port of Oakland and major commercial centers makes it an ideal location for industrial investment. With strong demand for industrial space and continued growth in the area, this property offers significant upside potential for investors looking to capitalize on the region's economic strength.

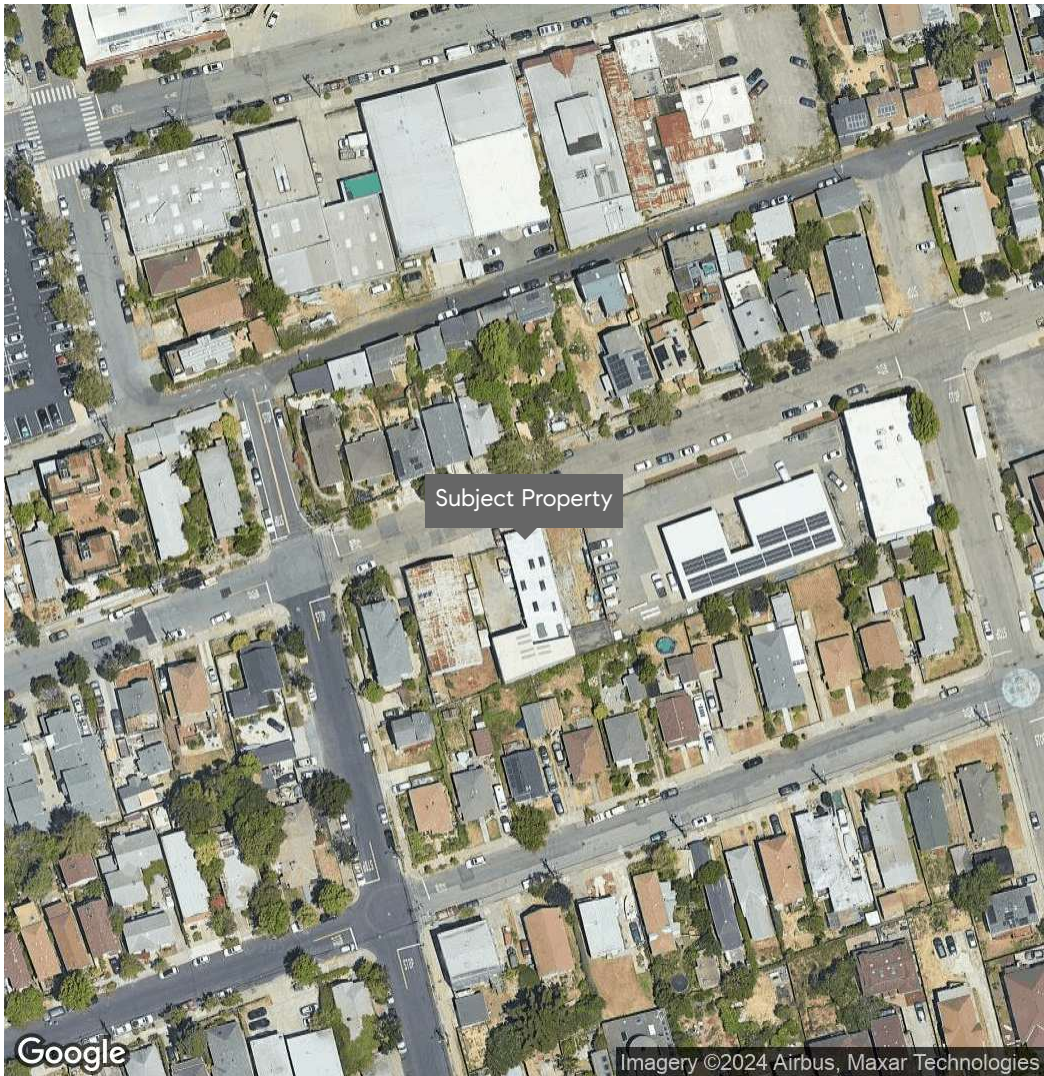
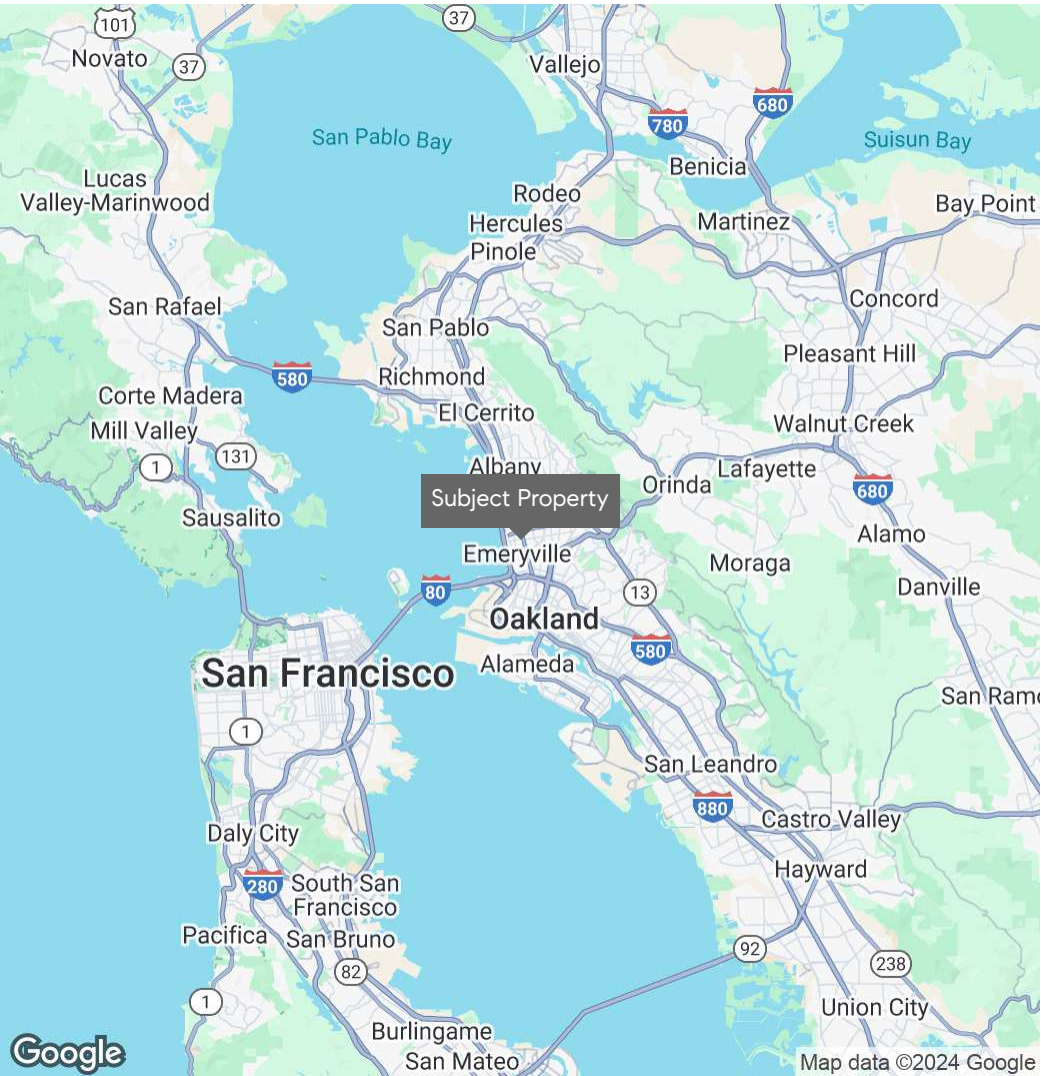
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Aerial Maps

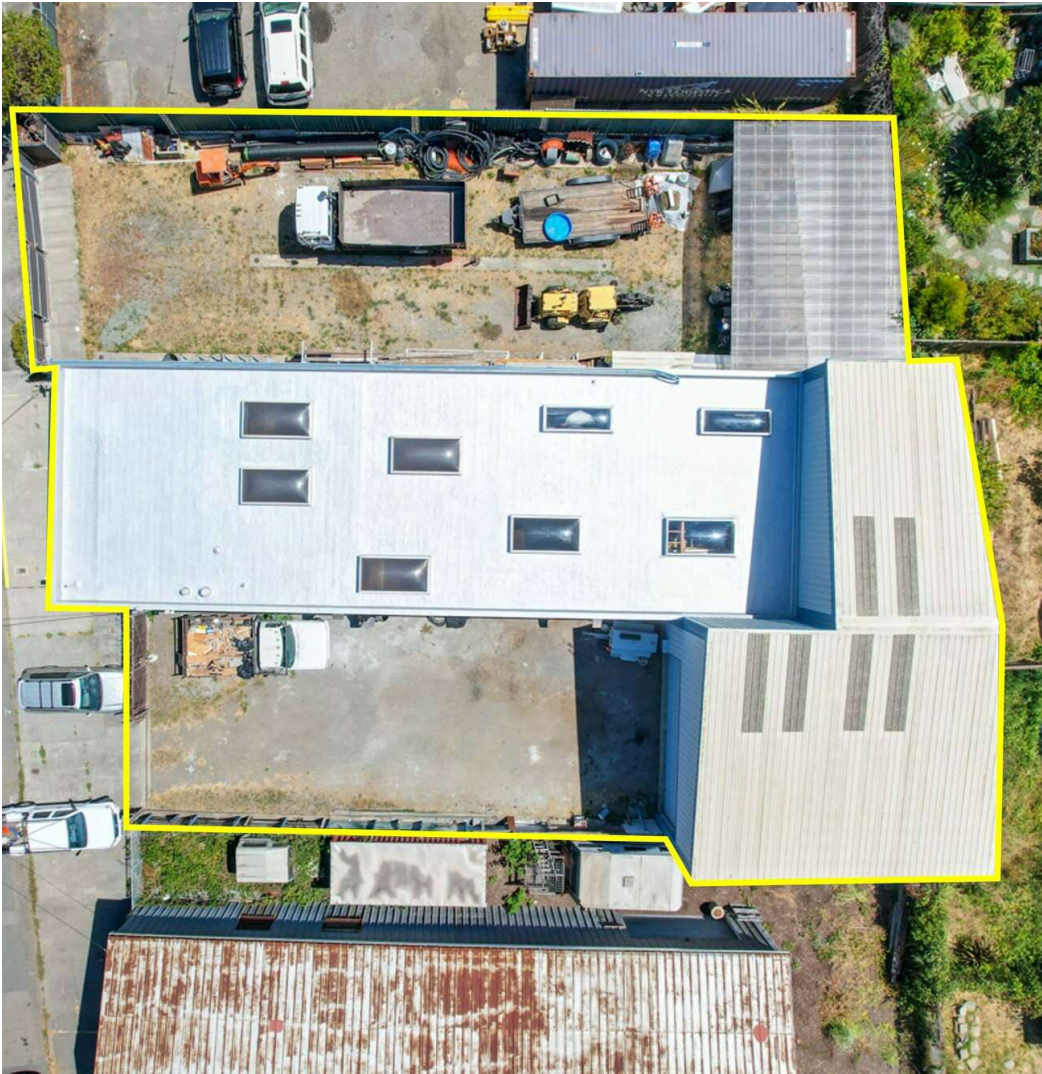


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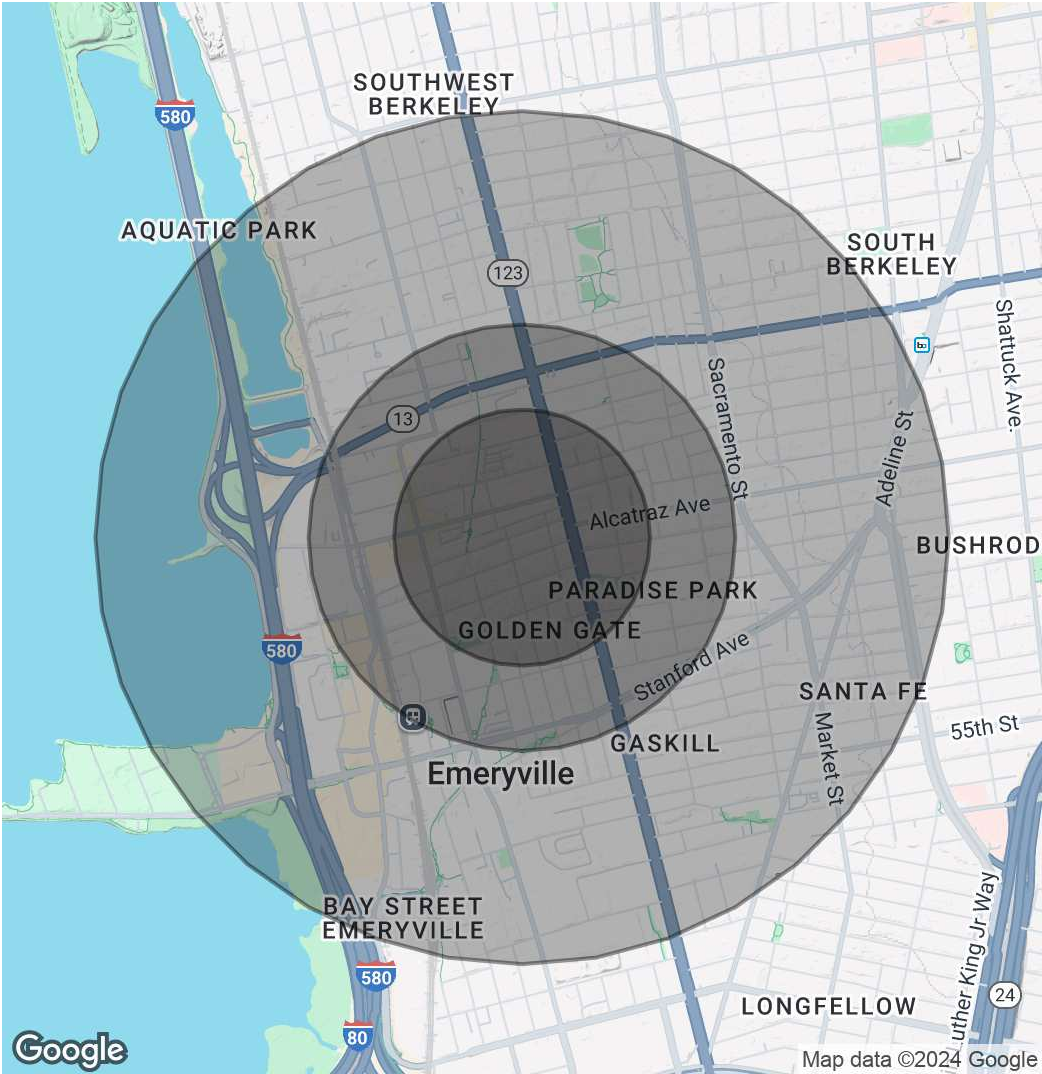
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,591	9,284	30,763
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,188	4,193	13,822
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$157,143	\$160,679	\$157,423
Average House Value	\$1,093,561	\$1,143,935	\$1,179,081

Demographics data derived from AlphaMap



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