

1680 14TH STREET

OAKLAND, CA

FOR LEASE
18,825± SF WAREHOUSE/FLEX BUILDING
UPGRADES UNDERWAY - DIVISIBLE INTO 2 UNITS



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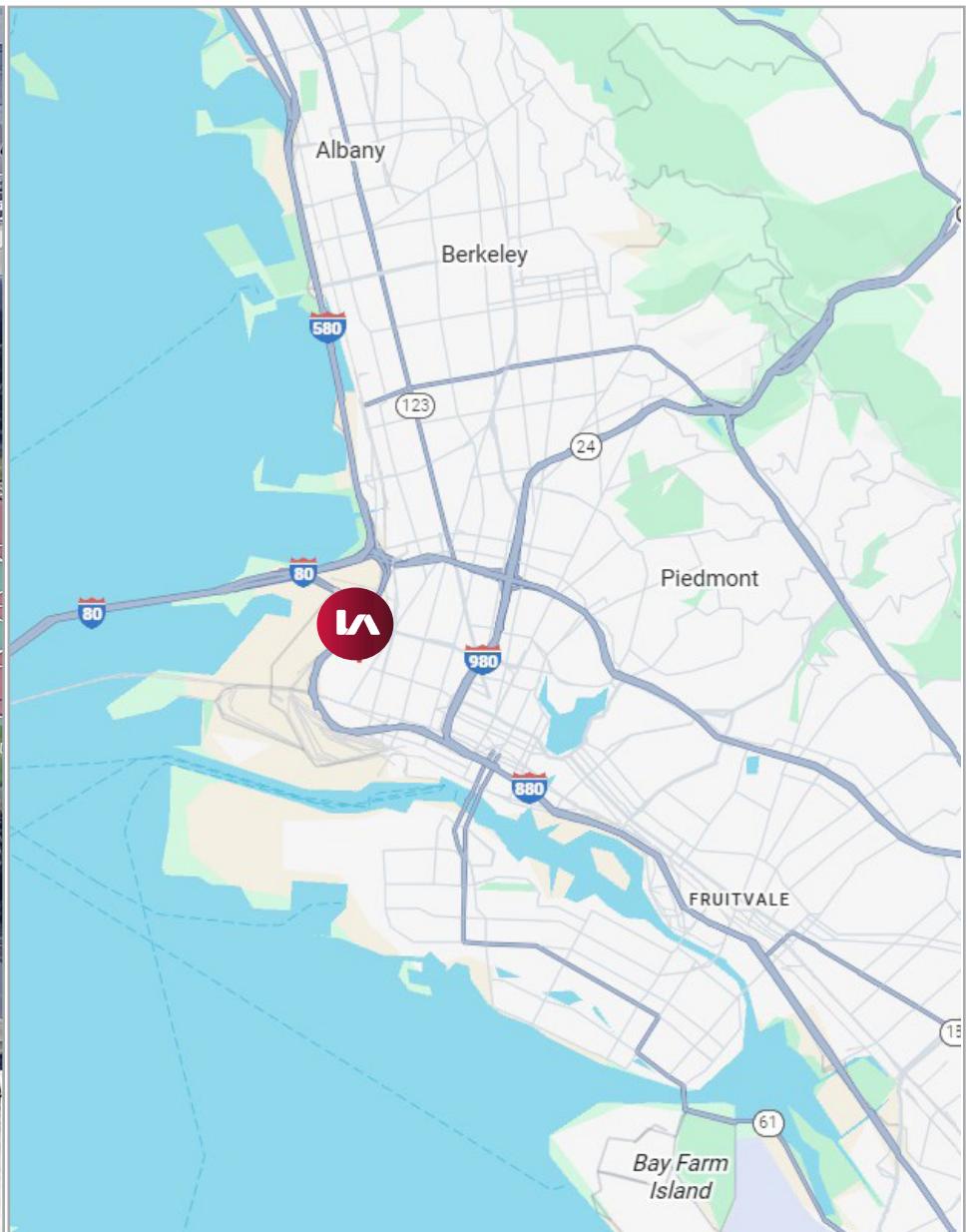
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PROPERTY FEATURES

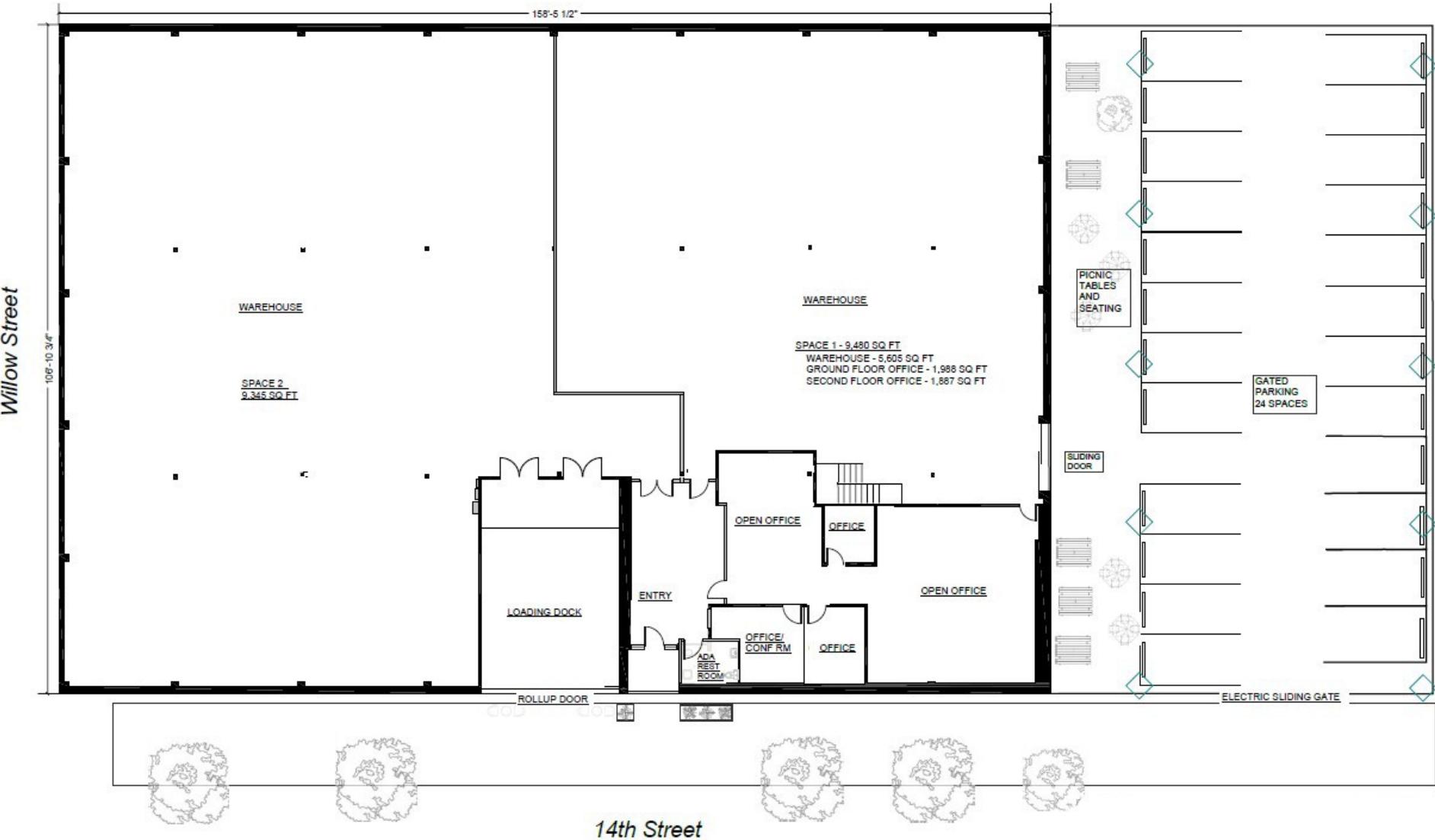
Building Size:	18,825± SF Warehouse/Flex Building
Office:	3,875± SF 2-Story Office
Divisible:	9,480± SF with Grade Level Loading 9,345± SF with 2 Recessed Docks
Construction:	Poured in Place Concrete Construction
Clear Height:	18' - 20"
Power:	200 Amps Existing & Pending Application with PG&E to Upgrade to 400 Amps @ 480 Volts
Yard/Parking:	4,500± SF Fenced, Paved Yard with Motorized Gate . Can be Striped for 24 Parking Spaces
Recent Improvements:	New Roof, Skylights, and Paint
Rennovations:	Sprinklers Coming 2nd Quarter of 2026
Zoning:	HBX-2 (Click Here for Zoning Codes) *Permitted Uses Highlighted Below
Location:	3 Blocks from Ballers Baseball Stadium and the Vibrant Prescott Market Hall
Price:	Call Exclusive Agents



PROPERTY AERIAL & MAP

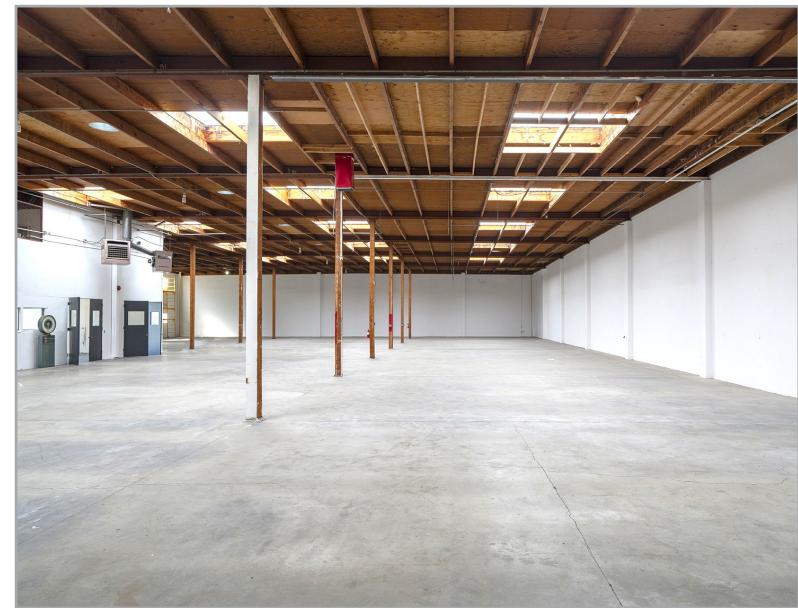
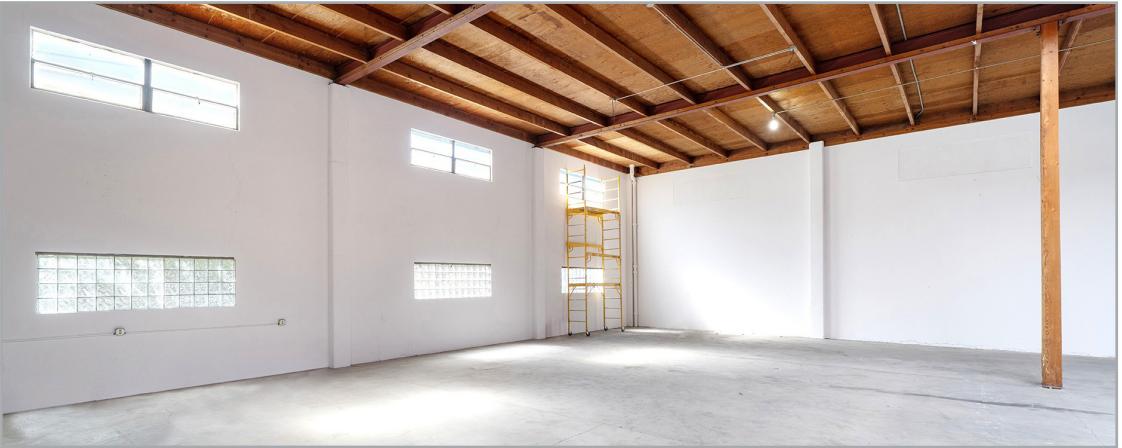


PROPERTY FLOOR PLAN



PROPERTY & NEIGHBORHOOD PHOTOS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Chapter 17.134) in the corresponding zone.

"L" designates activities subject to certain limitations listed at the bottom of the table.

"—" designates uses that are prohibited in the corresponding zone.

Table 17.65.01: Permitted, Conditionally Permitted, and Prohibited Activities

Activity	Regulations				Additional Regulations
	HBX-1	HBX-2	HBX-3	HBX-4	
Residential Activities					
Permanent Residential	P	P	P	P	17.65.040
Residential Care	P(L1)	P(L1)	P(L1)	P(L1)	17.103.010
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Emergency Shelter	P(L1)(L2) (L6)	P(L1)(L2) (L6)	P(L1)(L2) (L6)	P(L1)(L2) (L6)	17.103.010 17.103.015
Semi-Transient Residential	P	P	P	P	17.103.010
Bed and Breakfast	—	—	—	C	17.10.125
Civic Activities					
Essential Service	P	P	P	P	
Limited Child-Care	P	P	P	P	
Community Assembly	P(L3)	P(L3)	P(L3)	P(L3)	
Recreational Assembly	P(L3)	P(L4)	P(L4)	P(L4)	
Community Education	C	C	C	C	
Nonassembly Cultural	P(L3)	P(L4)	P(L4)	P(L4)	
Administrative	P(L3)	P(L4)	P(L4)	P(L4)	
Health Care	C	C	C	C	
Special Health Care	C(L6)	C(L6)	C(L6)	C(L6)	17.103.020
Utility and Vehicular	C	C	C	C	
Extensive Impact	C	C	C	C	17.102.440
Commercial Activities					
General Food Sales	P(L3)	P(L3)	P(L3)	P(L3)	
Full Service Restaurant	P(L5)	P(L5)	P(L5)	P(L3)	
Limited Service Restaurant and Cafe	P(L5)	P(L5)	P(L5)	P(L3)	
Fast-Food Restaurant	—	—	—	—	17.103.030
Convenience Market	C	C	C	C	17.103.030

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Activity	Regulations				Additional Regulations
	HBX-1	HBX-2	HBX-3	HBX-4	
Alcoholic Beverage Sales	C	C	C	C	17.103.030
Mechanical or Electronic Games	P	P	P	P	
Medical Service	P(L3)	P(L3)	P(L3)	P(L3)	
General Retail Sales	P(L3)	P(L4)	P(L4)	P(L4)	
Large-Scale Combined Retail and Grocery Sales	—	—	—	—	
Consumer Service	P(L3)(L7)	P(L7)	P(L7)	P(L7)	
Consultative and Financial Service	P(L3)	P(L4)	P(L4)	P(L4)	
Check Cashier and Check Cashing	—	—	—	—	17.103.040
Consumer Cleaning and Repair Service	P(L4)	P(L4)	P(L4)	P(L4)	
Consumer Dry Cleaning Plant	—	C	C	C	
Artisan Production	P(L3)	P	P	P	
Group Assembly	P(L8)(L16) (L18)	P(L8)(L16) (L18)	P(L8)(L16) (L18)	P(L8)(L16) (L18)	
Personal Instruction and Improvement Services	GP	P	P	P	
Administrative	P(L3)	P	P	P(L4)	
Business, Communication, and Media Service	P(L5)	P	P	P	
Broadcasting and Recording Service	P(L18)	P(L18)	P(L18)	P(L18)	
Research Service	P(L3)(L9)	P(L4)(L9)	P(L4)(L9)	P(L4)(L9)	
General Wholesale Sales	P(L5)	P(L4)	P(L4)	P(L4)	
Transient Habitation	C	C	C	C	17.103.050
Building Material Sales	—	P(L9)(L10)	P(L9)(L10)	P(L9)(L10)	
Automotive and other Light Vehicle Sales and Rental	—	—	—	—	
Automobile and Other Light Vehicle Gas Station and Servicing	—(L11)	—	—	—	
Automotive and Other Light Vehicle Repair and Cleaning	—(L11)	—	—	—	
Taxi and Light Fleet-Based Service	—	C	C	C	

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Activity	Regulations				Additional Regulations
	HBX-1	HBX-2	HBX-3	HBX-4	
Automotive Fee Parking	—	—	—	—	
Animal Boarding	C(L15)	C(L15)	C(L15)	C(L15)	
Animal Care	P	P	P	P	
Undertaking Service	—	—	—	—	
Industrial Activities					
Custom Manufacturing	P(L3)(L9) (L17)	P(L3)(L9) (L17)	P(L3)(L9) (L17)	P(L4)(L9) (L17)	17.120
Light Manufacturing	P(L3)(L9) (L17)	P(L3)(L9) (L17)	P(L3)(L9) (L17)	P(L4)(L9) (L17)	17.120
General Manufacturing	—	—	—	—	
Heavy/High Impact Manufacturing	—	—	—	—	
Research and Development	P(L3)(L9) (L19)	P(L3)(L9) (L19)	P(L3)(L9) (L19)	P(L3)(L9) (L19)	
Construction Operations	—	C(L9)(L10)	C(L9)(L10)	C(L9)(L10)	
Warehousing, Storage and Distribution-Related					
A. General Warehousing, Storage and Distribution	C(L9)(L10)	P(L3)(L9)	P(L3)(L9)	P(L3)(L9)	
B. General Outdoor Storage	—	C(L15)	C(L15)	C(L15)	
C. Self- or Mini-Storage	—	C(L12)	C(L12)	C(L12)	
D. Container Storage	—	—	—	—	
E. Salvage/Junk Yards	—	—	—	—	
Regional Freight Transportation	—	—	—	—	
Trucking and Truck-Related	—	—	—	—	
Recycling and Waste-Related					
A. Satellite Recycling Collection Centers	—(L20)	—(L20)	—(L20)	—(L20)	
A. Primary Recycling Collection Centers	—	—	—	—	
Hazardous Materials Production, Storage, and Waste Management-Related	—	—	—	—	
Agricultural and Extractive Activities					
Plant Nursery	C	C	C	C	
Limited Agriculture	P(L13)	P(L13)	P(L13)	P(L13)	