

# 477

ROLAND WAY  
AIRPORT BUSINESS PARK

OAKLAND, CA 94621

## SHARED COMMERCIAL BUILDING FOR LEASE

STEVE NAVARRO

(510)383-3556 ext 237 | STEVENAVARRO1213@GMAIL.COM

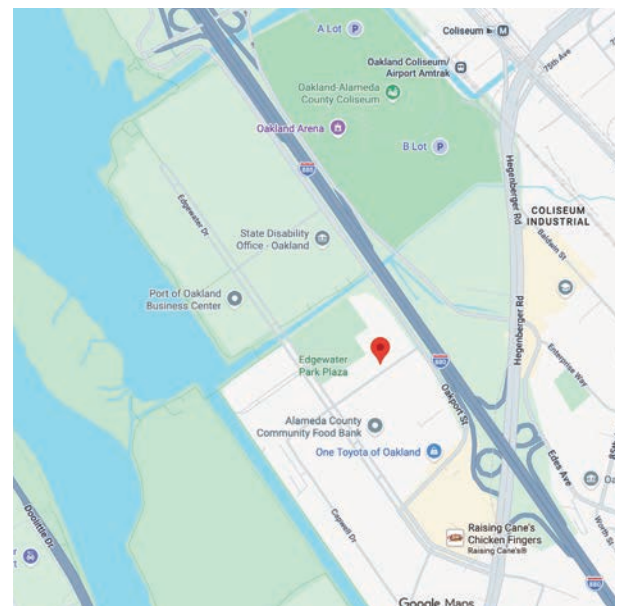


### Property Highlights

- 6018 SF +/-
- \$1.38 SF Gross. \$8300.00/mo
- Excellent, west of i-880 Location
- Large (A) and Small (N) warehouse space
- Up to 8 Office Spaces
- Clear height of large warehouse 19-23 ft
- Tenant shared expenses, 50% of all cost (subject to intended use). Including, but not limited to, PGE, water, sewer, garbage, pest, gardener.
- Tenants individual responsibility is internet, phone lines and security.
- See details on back page for available space and square footage. Green and yellow highlighted area shows available space.

### Bonus Highlights

- Space is backed by generator
- Large Warehouse is plumbed for compressed air (compressor is tenant responsibility)



Potential additional yard space available  
24345 SF +/- at \$.35 (See page 3)

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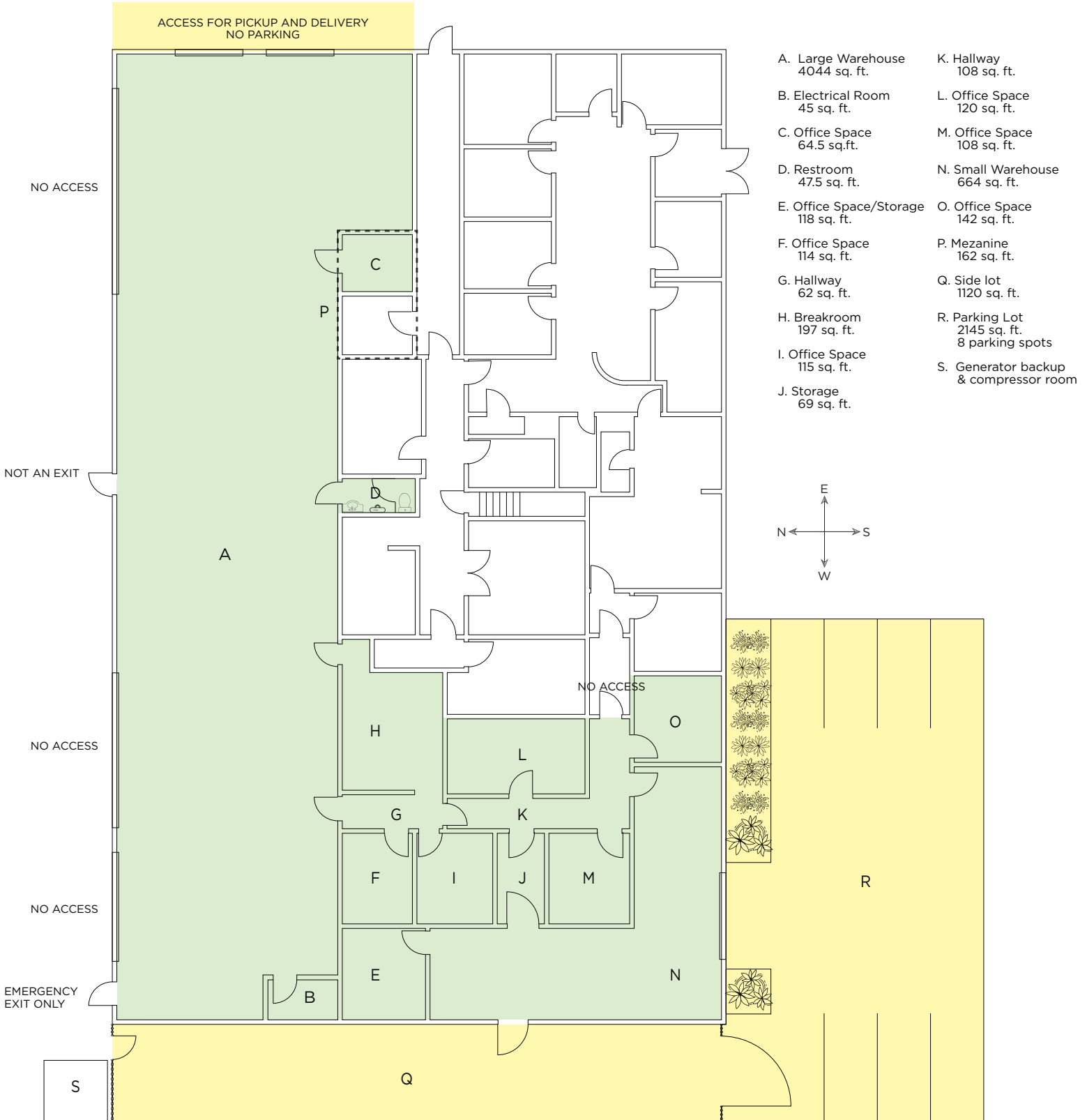
ROLAND WAY  
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