

460

HEGENBERGER RD
OAKLAND, CA

On the Market for the First Time in 50+ Years

Freeway Frontage Development Site



AVAILABLE
±3.8 Acre Site
(±165,528 SF)

ANDREW SCHMIEDER
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 **CUSHMAN & WAKEFIELD**



Long-Term Lease Preferred, but Ownership Open to Disposition

// HIGHLIGHTS

PARCEL SIZES:

APN 044-5078-1-1: ±3.33 ACRES (±145,054 SF)

APN 044-5078-45: ±0.47 ACRES (±20,697 SF)

CURB CUTS:

TWO (2) BOTH ON HEGENBERGER LOOP

UTILITIES:

POWER, GAS, WATER/SEWER TO SITE

ZONING:

[CR-1, REGIONAL COMMERCIAL](#)

OCCUPANT TO CONFIRM ACCEPTABLE USES

LOCATION:

I-880, HEGENBERGER ROAD AND HEGENBERGER LOOP FRONTAGE

EXCELLENT FREEWAY AND OAKLAND AIRPORT ACCESS

SITE CHARACTERISTICS:

LEVEL SITE

PARTIALLY PAVED

FULLY SECURED

FORMER OFFICE BUILDING IMPROVEMENTS HAVE BEEN REMOVED

LIGHTED

PRICING:

PLEASE CONTACT BROKERS

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