

# 2534 MAGNOLIA ST

OAKLAND, CA ± 11,359 Sq. Ft.



**PRICE REDUCTION**

~~\$2,688,888~~ **\$2,480,000**

**FUNCTIONAL MULTI-UNIT INDUSTRIAL  
PROPERTY IN CONVENIENT  
WEST OAKLAND LOCATION**

VIRTUAL TOUR

[Click to view](#)



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# BUILDING SUMMARY

2534 Magnolia St

**Building Size** ± 11,359 Sq. Ft

**Zoning** CIX-1A/S-19

**APN** 5-437-18

**Lot Size** ± 11,650 Sq. Ft

**Unit A\*** ± 4,503 RSF (vacant)

**Unit B\*** ± 3,598 RSF (month-to-month)

**Unit C** ± 3,258 RSF (vacant)

\*Bonus mezzanine space not included

Size and measurements are deemed accurate, but are not guaranteed



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## PROPERTY HIGHLIGHTS

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- Major property renovations performed in 1996
- Easy access to I-80/I-580 and the Bay Bridge
- Located in a Qualified Opportunity Zone
- The roof was re-coated in 2023 and comes with a 20-year transferable warranty

# Floor Plan

2534 Magnolia St



**VIRTUAL TOUR:**

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**3D TOUR**

VIRTUAL AUGMENTED REALITY



**2534 Magnolia Street**

Oakland, California 94607

**Unit B**

Approximately 47'8" x 39'2"



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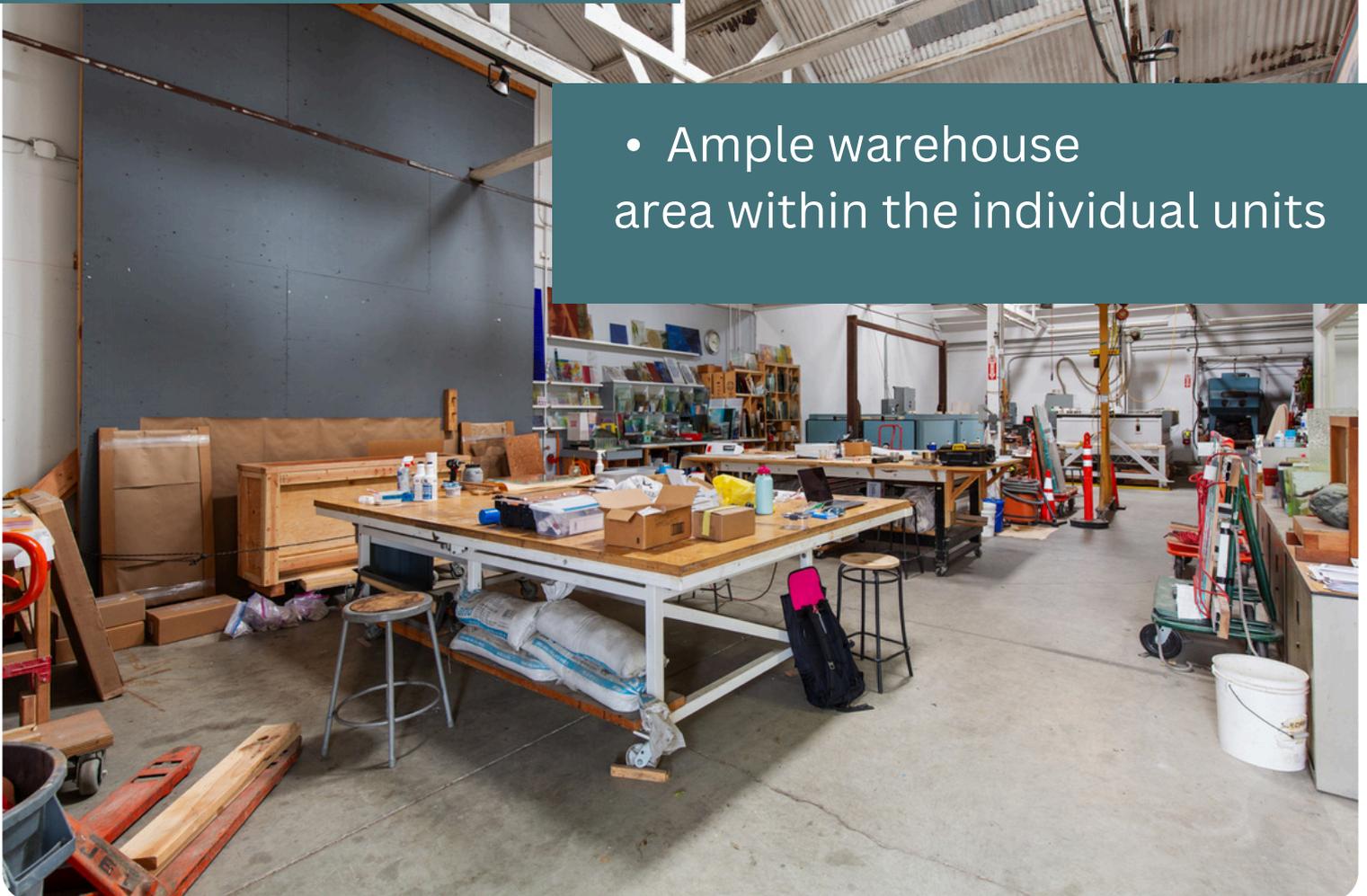
- Unit B is occupied on a month-to-month lease



- Units A and C are vacant



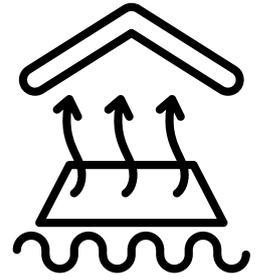
- Ample warehouse area within the individual units



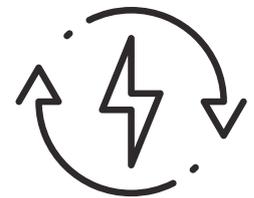
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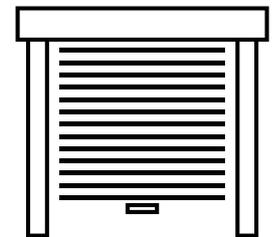
## Building Features



Units A and B have radiant floor heating



400 amp  
3-Phase  
Power



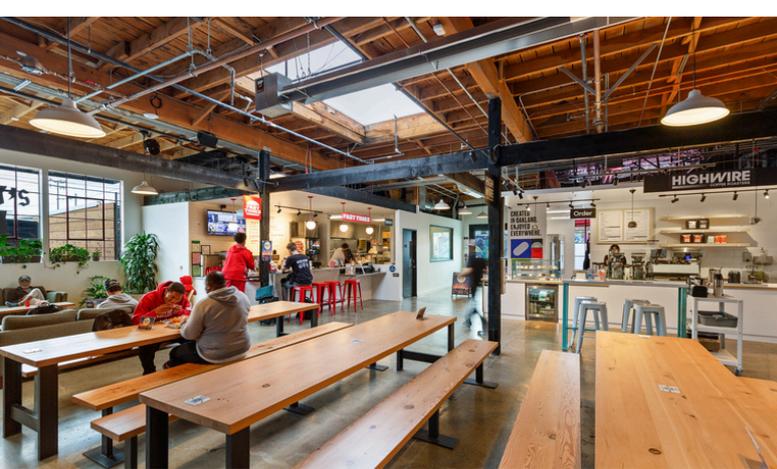
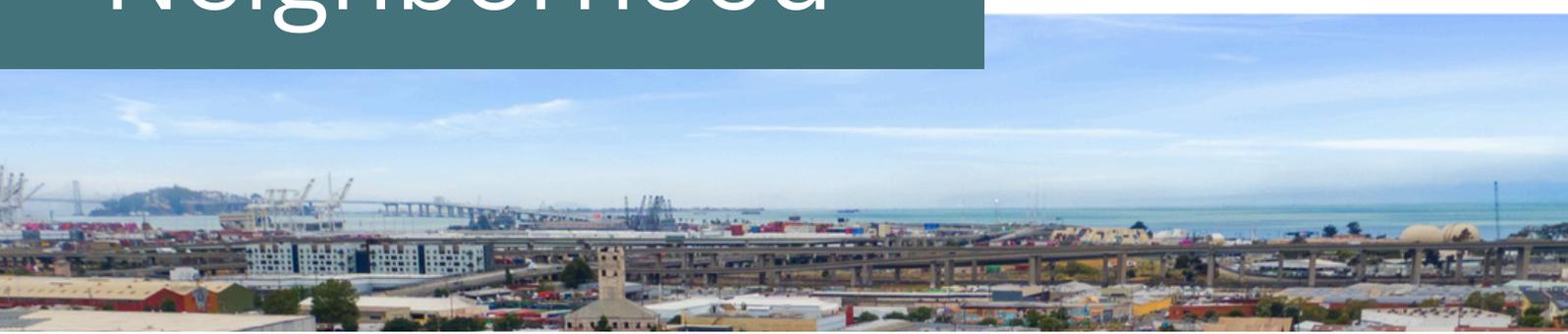
Four (4) roll-up doors



Tranquil common area with two (2) large, single-stall restrooms.



# Neighborhood





↑ San Francisco 8.0 mi

Emeryville Shopping 0.9 mi →

← Downtown Oakland 1.8 mi

UC Berkeley 4.7 mi ↓



# Transportation

**BART**  
**ba** SUBWAY

West Oakland	7 min drive	1.5 mi
Lake Merritt	9 min drive	2.7 mi

## AIRPORT

<b>I X OAK</b>	17 min drive	10.8 mi
<b>SFO</b> SAN FRANCISCO INTERNATIONAL AIRPORT	33 min drive	21.2 mi

## FREIGHT PORTS

	5 min drive
<b>PORT OF OAKLAND</b>	2.1 mi

**AMTRAK**  
**COMMUTER RAIL**

Emeryville (California Zephyr - Amtrak, Capitol Corridor - Amtrak, Coast Starlight - Amtrak, San Joaquins - Amtrak)	5 min drive	1.9 mi
Oakland (Capitol Corridor - Amtrak, Coast Starlight - Amtrak, San Joaquins - Amtrak)	6 min drive	2.5 mi



# Surrounding Amenities

- Prescott Market Food Court
- Almanac Brewing
- Ballers Stadium
- Proximity to 80/Bay Bridge
- West Oakland Farmers Market
- Pacific Pipe Climbing Gym
- Ghost Town Brewing
- Bandaloop Studio
- The Horn BBQ
- The Crucible
- Middle Harbor Shoreline Park
- Port View Park
- Soundwave Studios
- Sould Blends Coffee
- Proyecto Diaz Coffee
- Soba Ichi
- Cannabis Corridor

# Contacts



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