

# TURNKEY COFFEE ROASTING & COMMERCIAL KITCHEN SPACE

AVAILABLE FOR LEASE: 3098 E. 10TH STREET | OAKLAND, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## EXCLUSIVE AGENTS:

Dusty Mitchell, Associate  
E \ dmitchell@lee-associates.com  
P \ 510.903.7618 | LIC# 02218306

Craig Hagglund, SIOR/Principal  
E \ chagglund@lee-associates.com  
P \ 510.903.7611 | LIC# 01090730

Zack Barnes, Principal  
E \ zbarnes@lee-associates.com  
P \ 510.903.7619 | LIC# 01971978

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

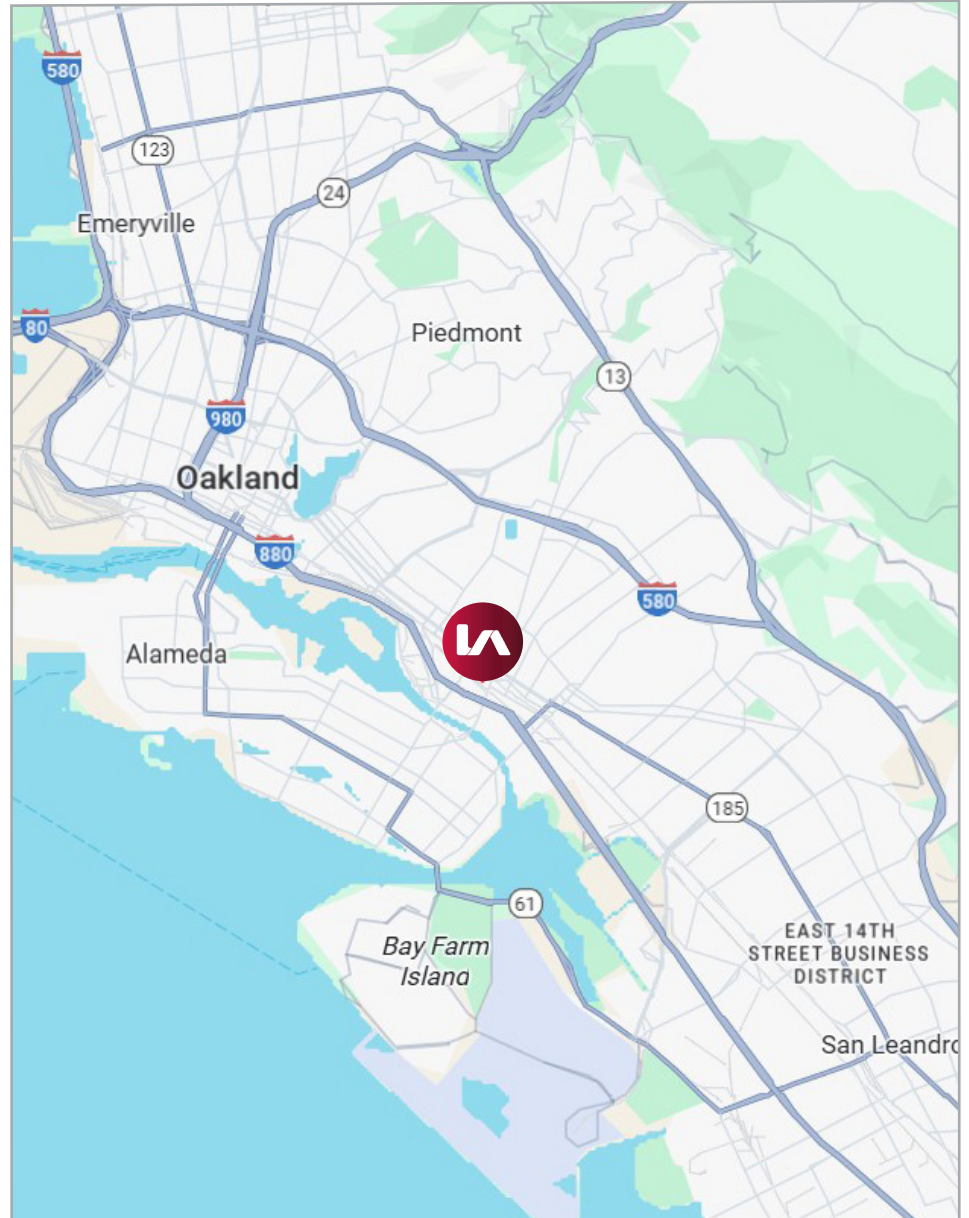


# TURNKEY COFFEE ROASTING & COMMERCIAL KITCHEN SPACE

AVAILABLE FOR LEASE: 3098 E. 10TH STREET | OAKLAND, CA

## FEATURES:

- 6,200± SF Space
- 500± SF Office Space
- Break Room
- 1 Large Grade Level Drive-in Door
- 6" Gas Line
- Heavy Power
- Great Natural Light
- Private Bathroom
- 100% Sprinklered
- Easy Access to I-880 & Fruitvale BART Station
- Potential to Acquire In-Place Coffee Roasting Infrastructure and Equipment
- CC-2 Zoning Allows for a Variety of Uses
- Lease Rate: \$1.20/SF, I.G.



Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

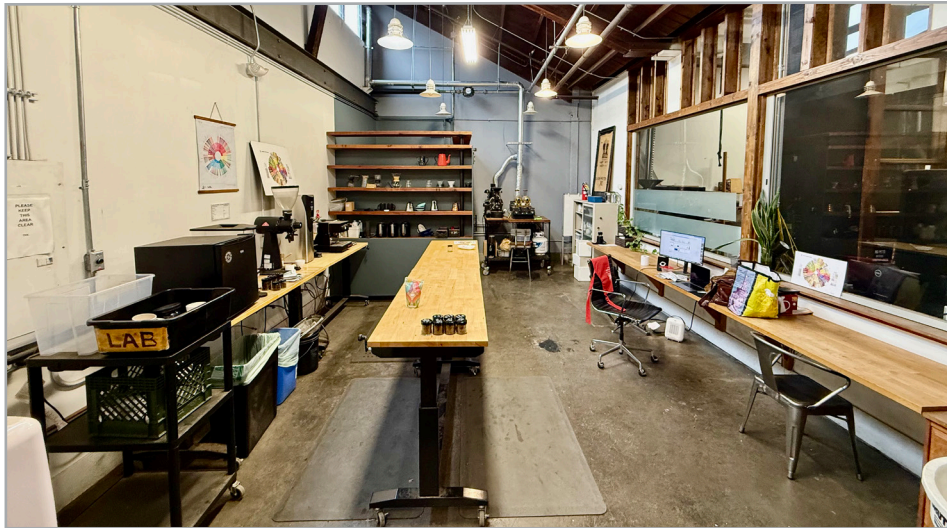
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# TURNKEY COFFEE ROASTING & COMMERCIAL KITCHEN SPACE

AVAILABLE FOR LEASE: 3098 E. 10TH STREET | OAKLAND, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*



# TURNKEY COFFEE ROASTING & COMMERCIAL KITCHEN SPACE

AVAILABLE FOR LEASE: 3098 E. 10TH STREET | OAKLAND, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*