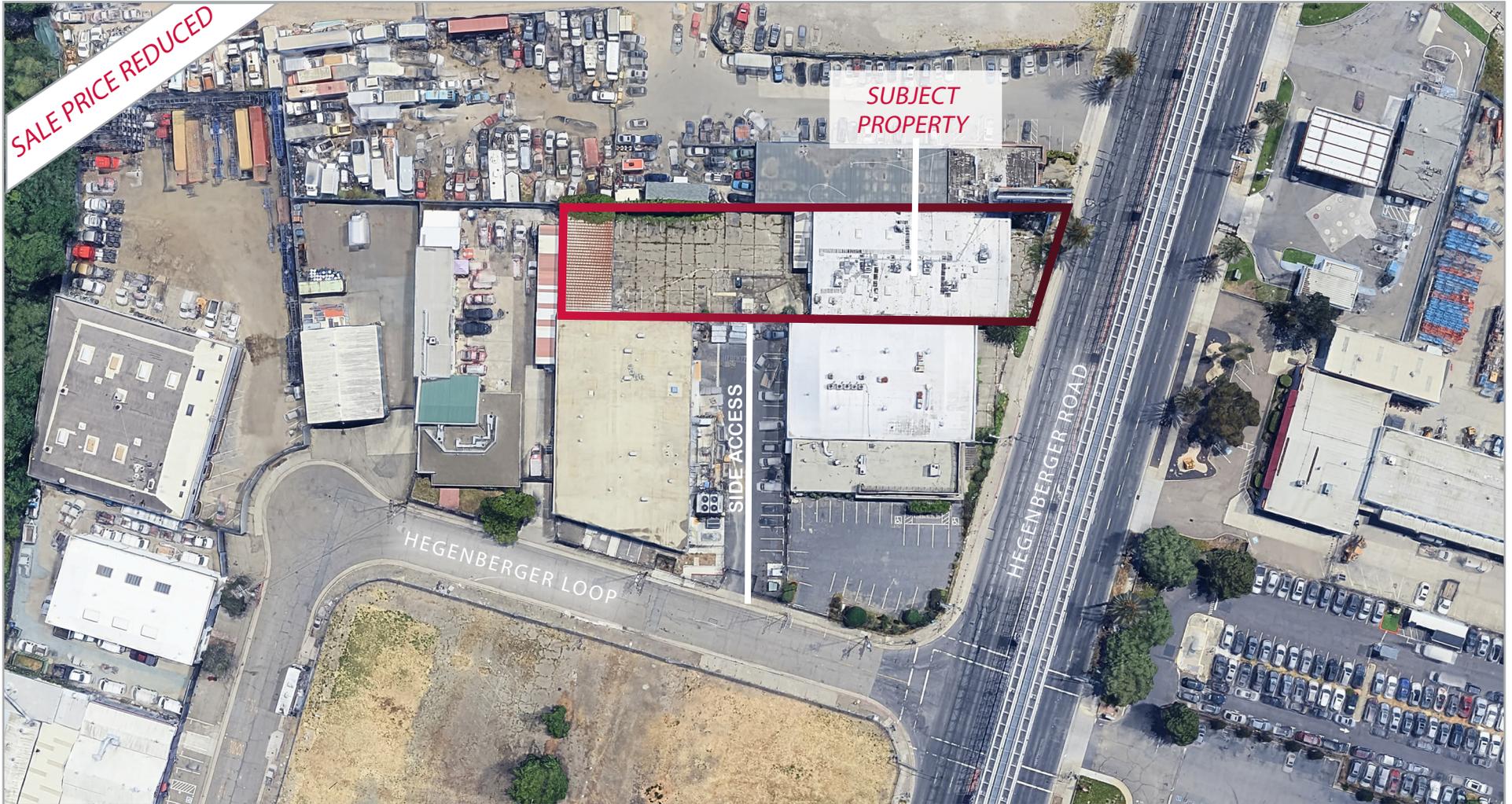


# AVAILABLE FOR SALE

290 HEGENBERGER ROAD | OAKLAND, CA



## EXCLUSIVE AGENTS:

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)

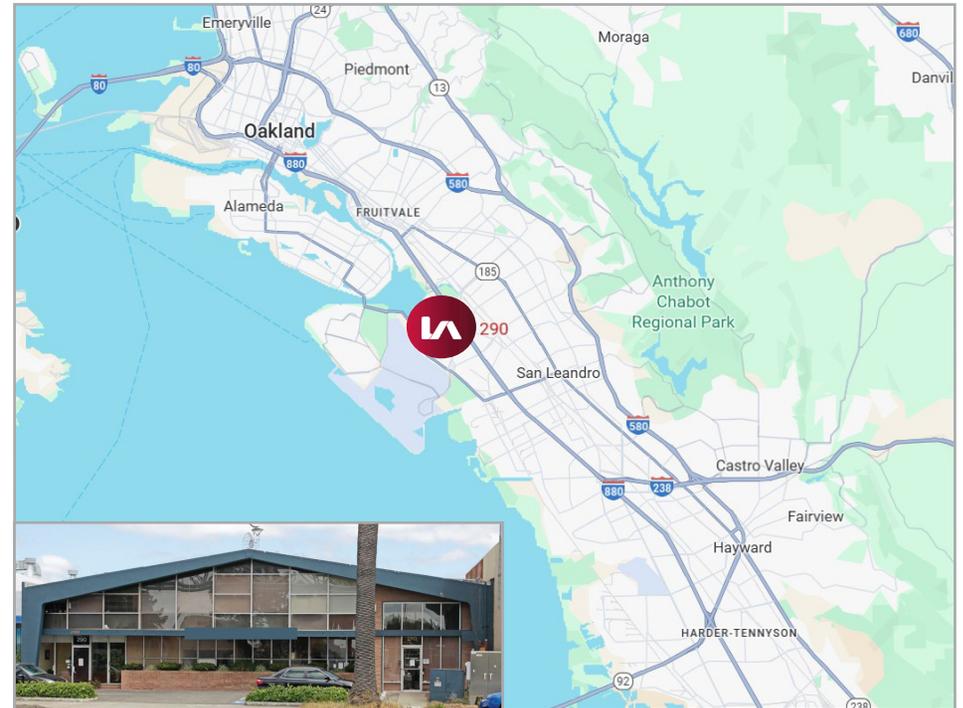
*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

# AVAILABLE FOR SALE

290 HEGENBERGER ROAD | OAKLAND, CA

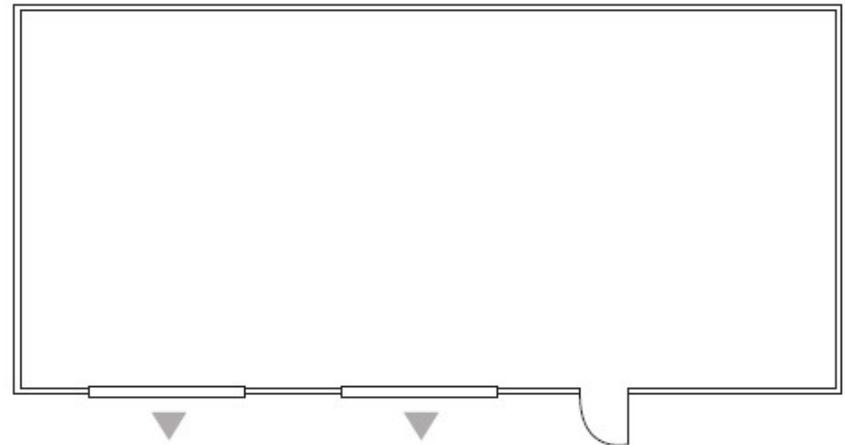
## FEATURES:

- 21,188± SF Total on 0.56± Acres
  - Front Building: 18,938± SF
  - Rear Building: 2,250± SF
- 2 Access Points to Property
- Dedicated Parking
- Private Access to Secured Yard & Rear Parking Lot
- Concrete Truss & Wood Construction
- CR-1 Zoning
- Built in 1954
- Close to Oakland Airport & Coliseum
- Easy Freeway Access
- Delivered Vacant & in its Current "As-Is" Condition
- Asking Price: \$1,980,000



## REAR PLAN

2,250± SF AVAILABLE



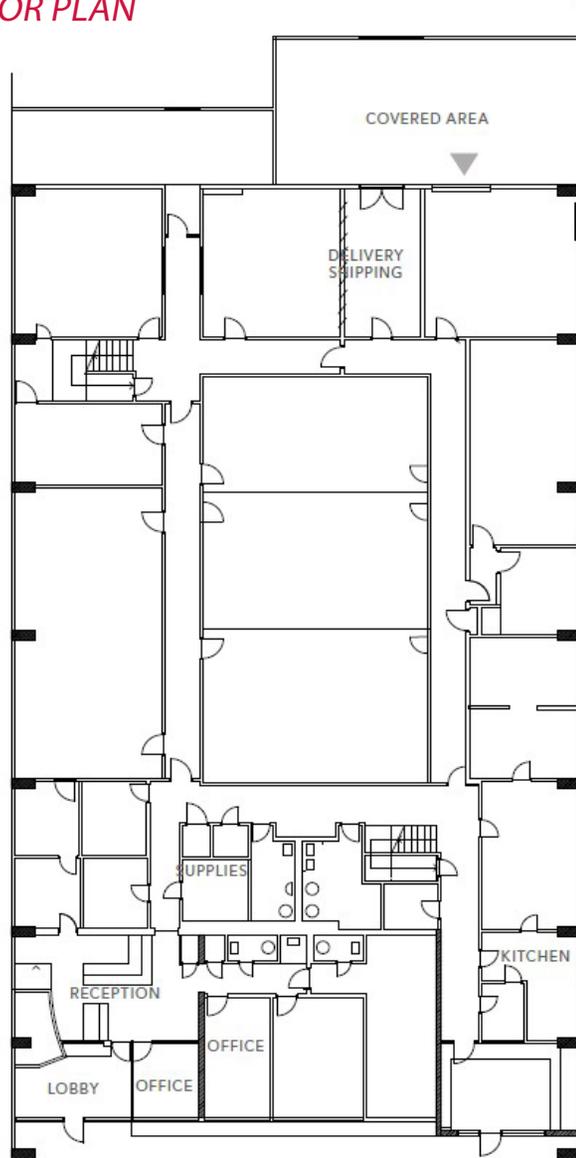
# AVAILABLE FOR SALE

290 HEGENBERGER ROAD | OAKLAND, CA



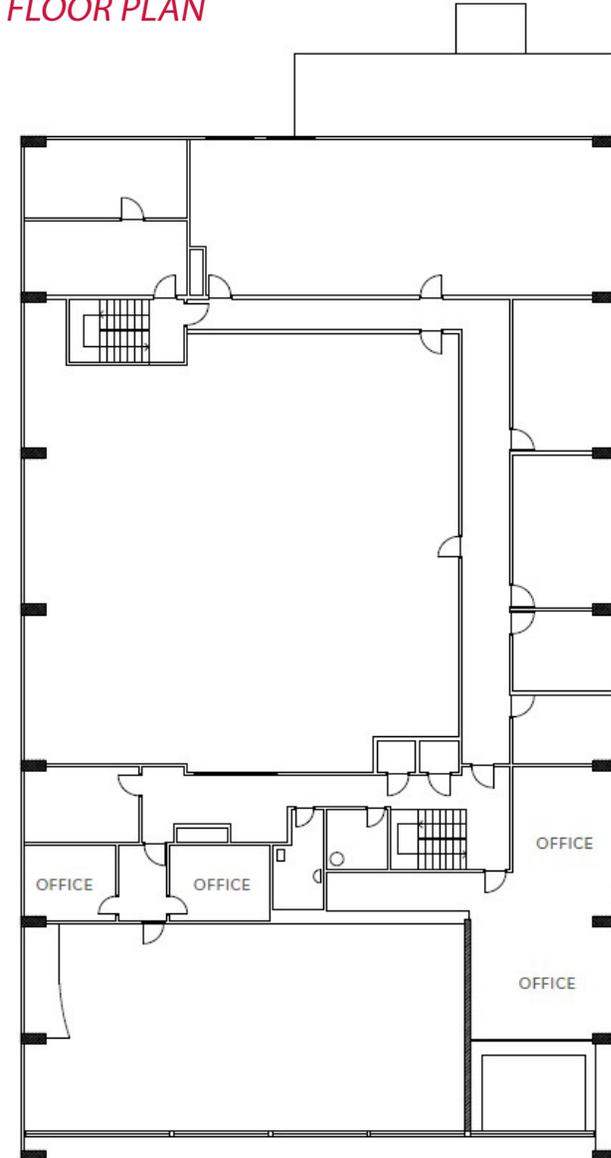
COMMERCIAL REAL ESTATE SERVICES

## FIRST FLOOR PLAN



9,882± SF AVAILABLE

## SECOND FLOOR PLAN



9,882± SF AVAILABLE

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