

INDUSTRIAL BLDG W/ OVERHEAD CRANE AVAILABLE FOR LEASE: 4080 HORTON STREET | EMERYVILLE, CA



RENOVATIONS
CURRENTLY UNDERWAY

NEW ROOF, NEW LIGHTING, NEW ELECTRICAL
NEW HVAC SYSTEM, NEW FLOORING & FRESH PAINT



EXCLUSIVE AGENT:

Brennan Carpenter, Principal

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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.

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FEATURES:

- 8,000± SF Square Feet of Warehouse & Office Space
- Approximately 1,000± Square Feet of Office Space
- Heavy Power
- 20' Clear Height in Warehouse
- Two (2) Motorized Grade Lever Roll Up Doors
- Over-Head Crane
- Two (2) Grade Level Roll Up Doors
- Sprinklered
- Prime Location in Emeryville Next to Several Major Retailers and Amenities
- Instant Access to the SF/Bay Bridge, I-80 and Several Other Major Freeways
- Zoned MUR (Mixed Use with Residential)
- Call Exclusive Agent for Pricing

RECENT RENOVATIONS:

- New Roof
- New HVAC System
- Newly Remodeled Restrooms
- New Warehouse Lighting
- New Flooring
- New Electrical
- New Paint (Interior & Exterior)

TENANT IMPROVEMENTS POSSIBLE



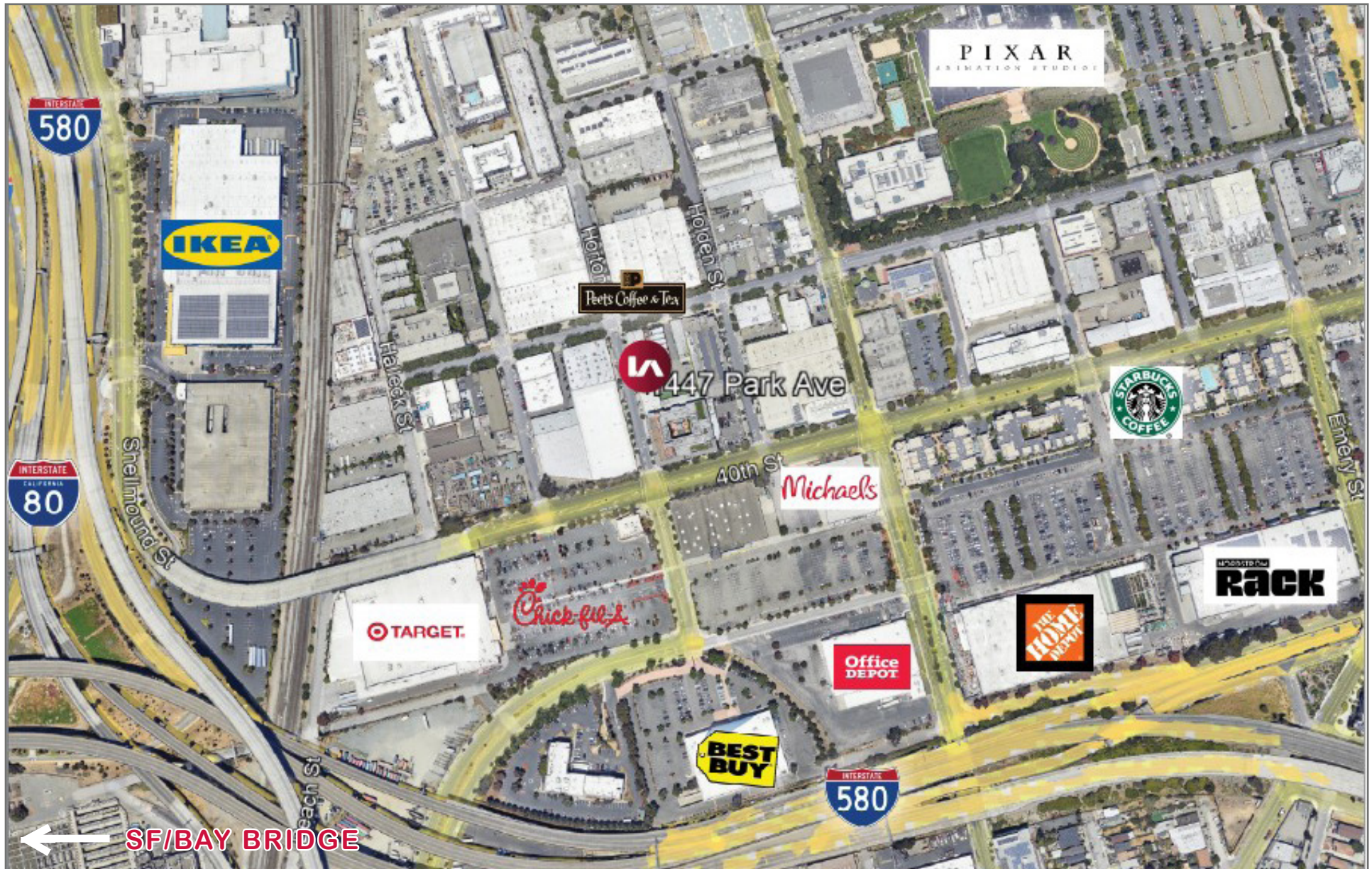
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