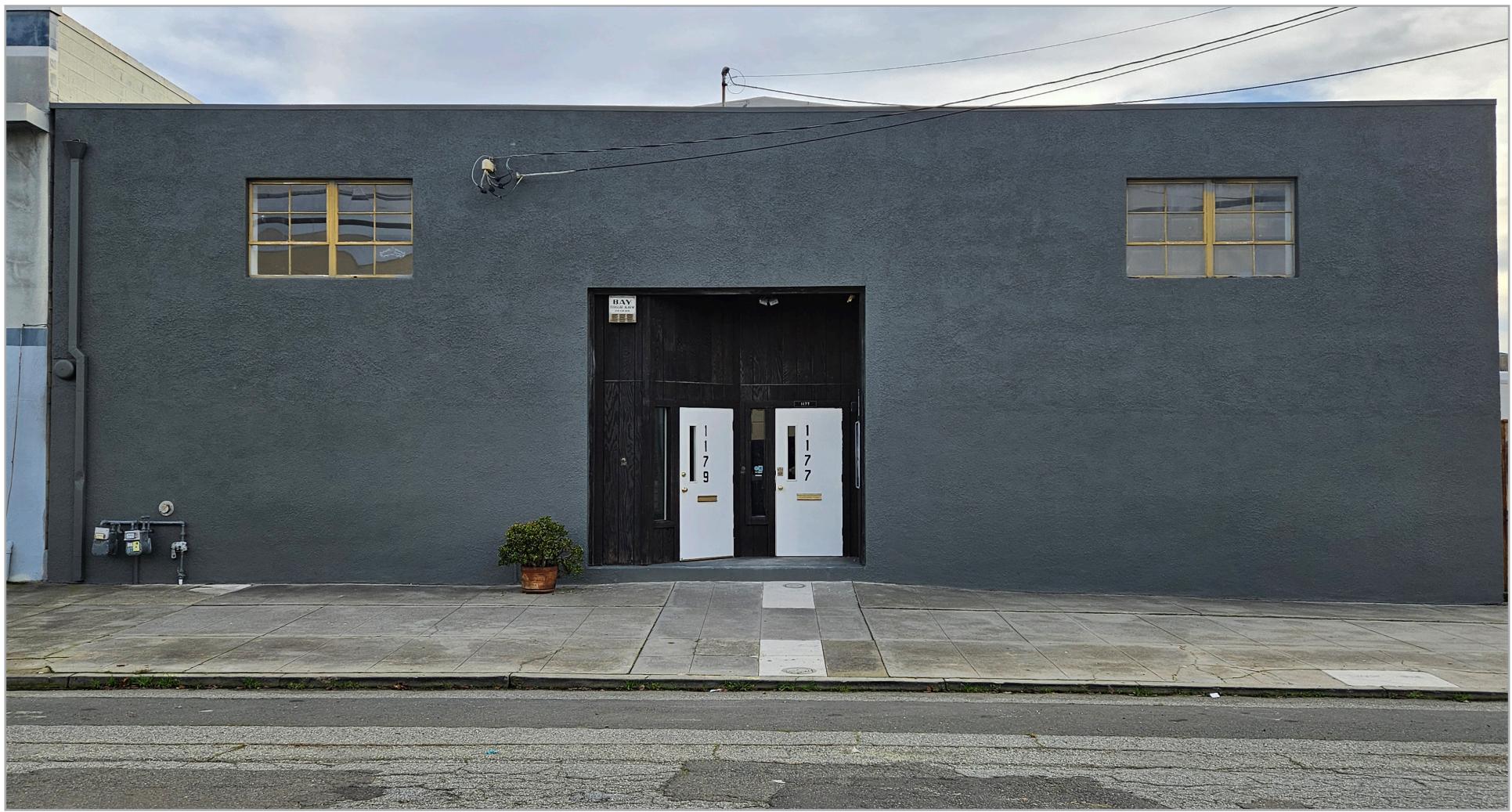


# FLEX BUILDING FOR SALE OR LEASE

1177 65TH STREET | OAKLAND/EMERYVILLE BORDER, CA



## EXCLUSIVE AGENTS:

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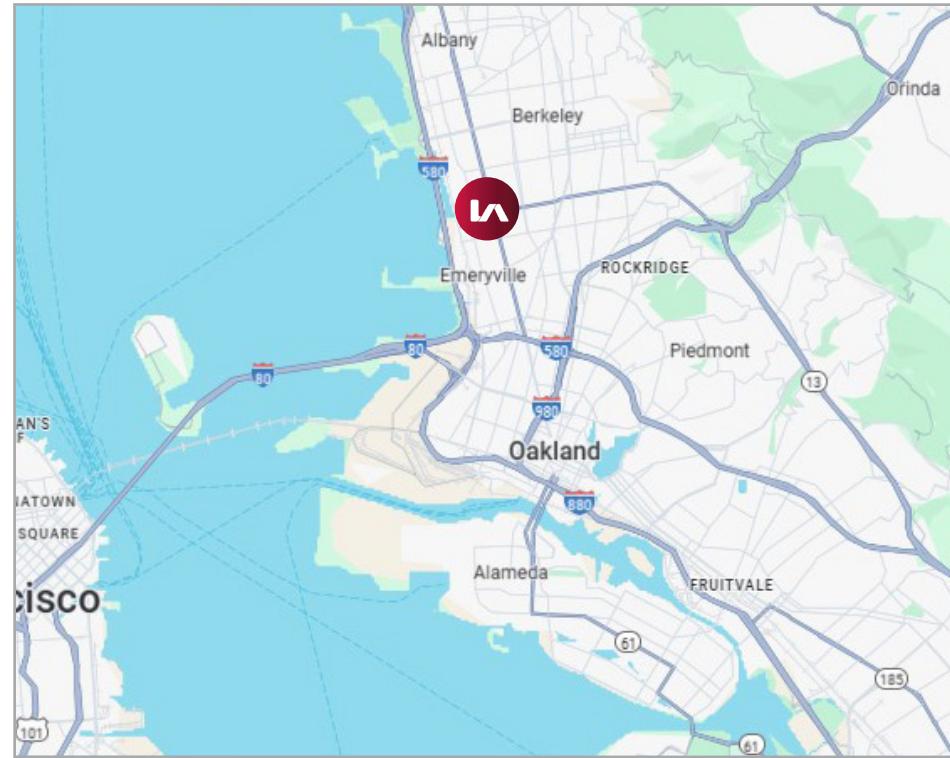
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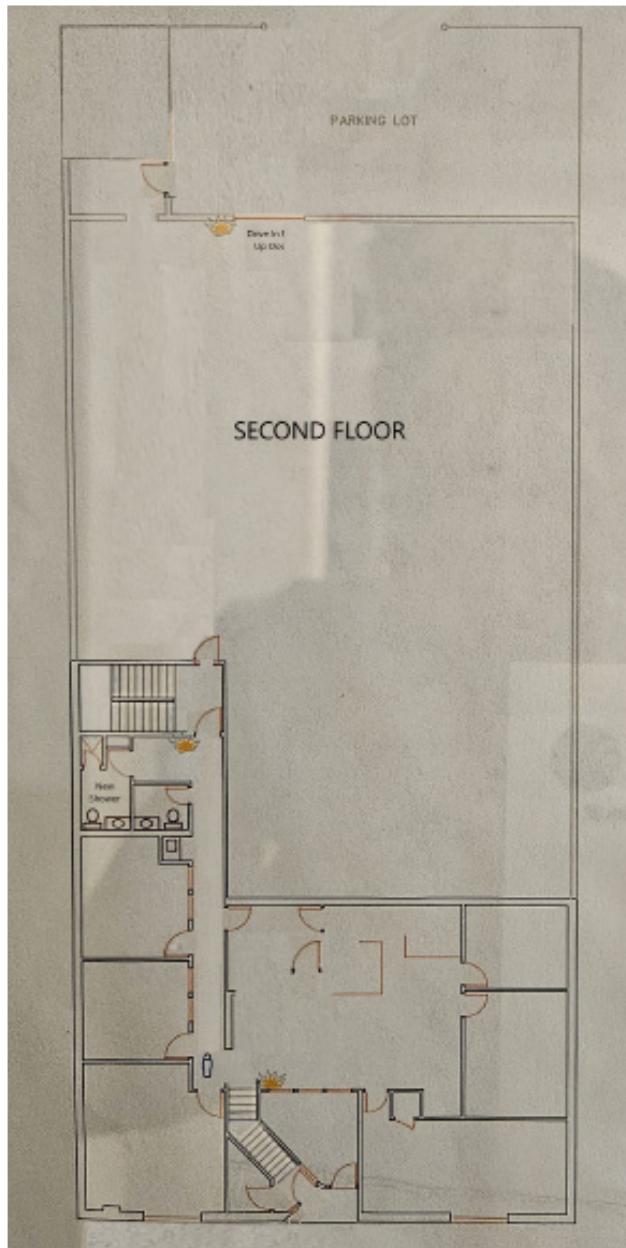
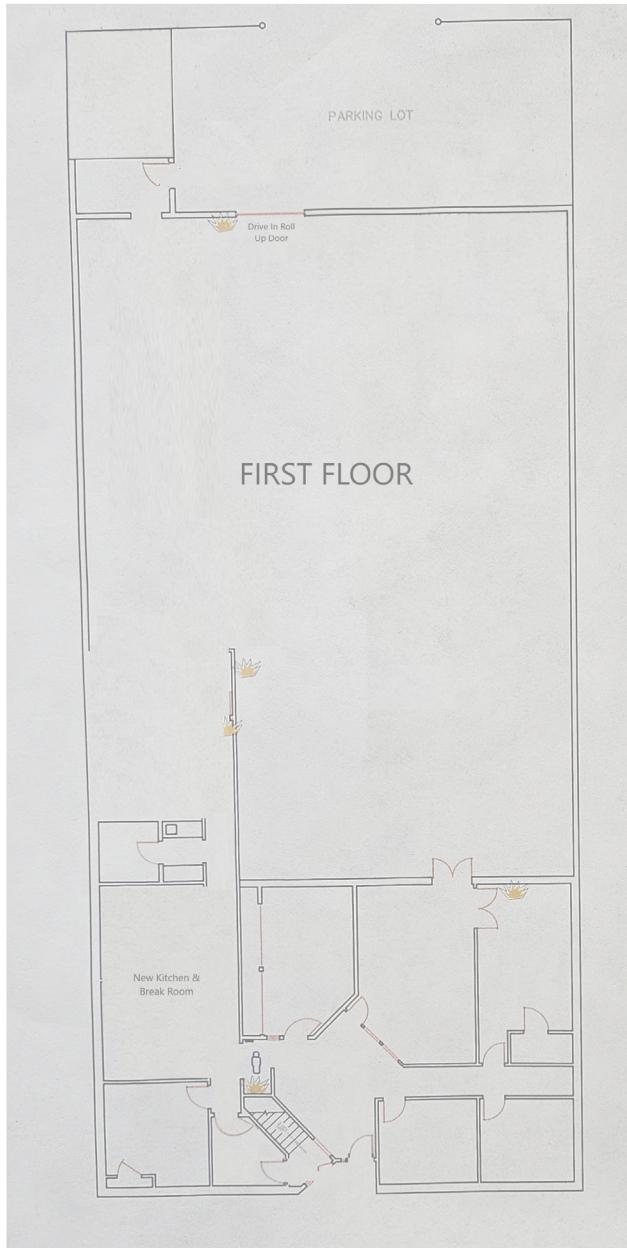
## FEATURES:

- NOBE Submarket Identity (North Oakland/Berkeley/Emeryville)
- Recent Renovation and Upgrades Completed
- 10,080± SF Industrial/Office/R&D/Live-Work Building
- 9,763± SF Parcel
- Office/Live-Work Space Approximately 5,660± SF
- Warehouse/Shop Approximately 4,250± SF
- Clear Span Warehouse Ceiling Height 16' to Trusses, 22' to Peak
- Fenced Rear Yard/Parking Area Approximately 1,650± SF
- 1 Drive In Roll Up Door 12' Height/8' Width
- Potential to Separate 2nd Floor Office as Separate Unit
- 400 Amps, 3 Phase Power (2 Power Meters & 2 Gas Meters)
- New Kitchen/Break Room & Shower Areas
- Zoning: HBX-2 Housing & Business Mix  
[Click Here for Zoning Codes](#)
- Sale Price: \$2,975,000
- Lease Price: \$1.75/SF, I.G.



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