



INNOVATION
PROPERTIES
GROUP

1360 Fifth Street

Berkeley, California



Flex Warehouse

Vibrant West Berkeley Warehouse

2,000 - 11,748 SF Available

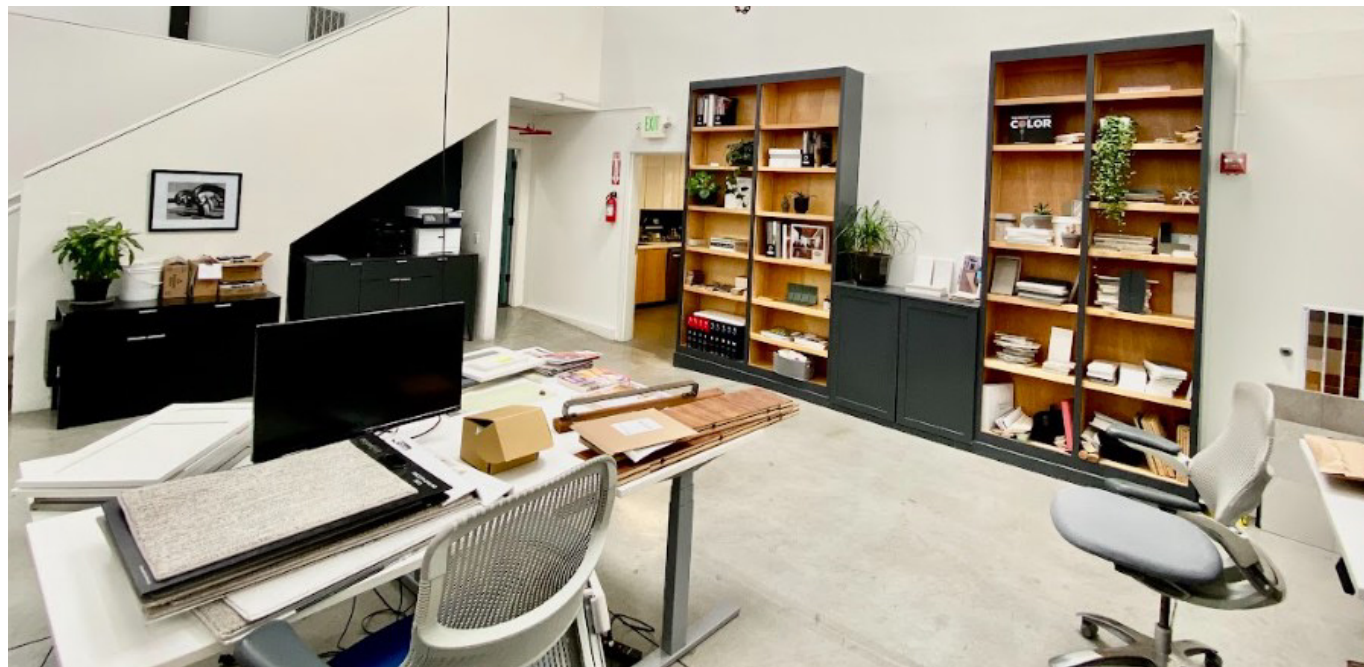
Sublease LED 3/31/27

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- Ample Natural Light
- Clear Span Warehouse Space
- Spacious Office
- Multiple Conference Rooms
- Grade Level Rear Loading
- Two Drive In Doors
- 500 Amps @ 480 Volt Service
- 3 Phase Power
- Fully Sprinklered
- Clear Height: 17.5' (bottom of the truss)
- Integrated Vertical Glass Panels
- New Kitchen / Break Room
- ADA Restrooms
- Warehouse Gas Heaters
- Exterior Storage Area
- Paved and Gated Rear Yard

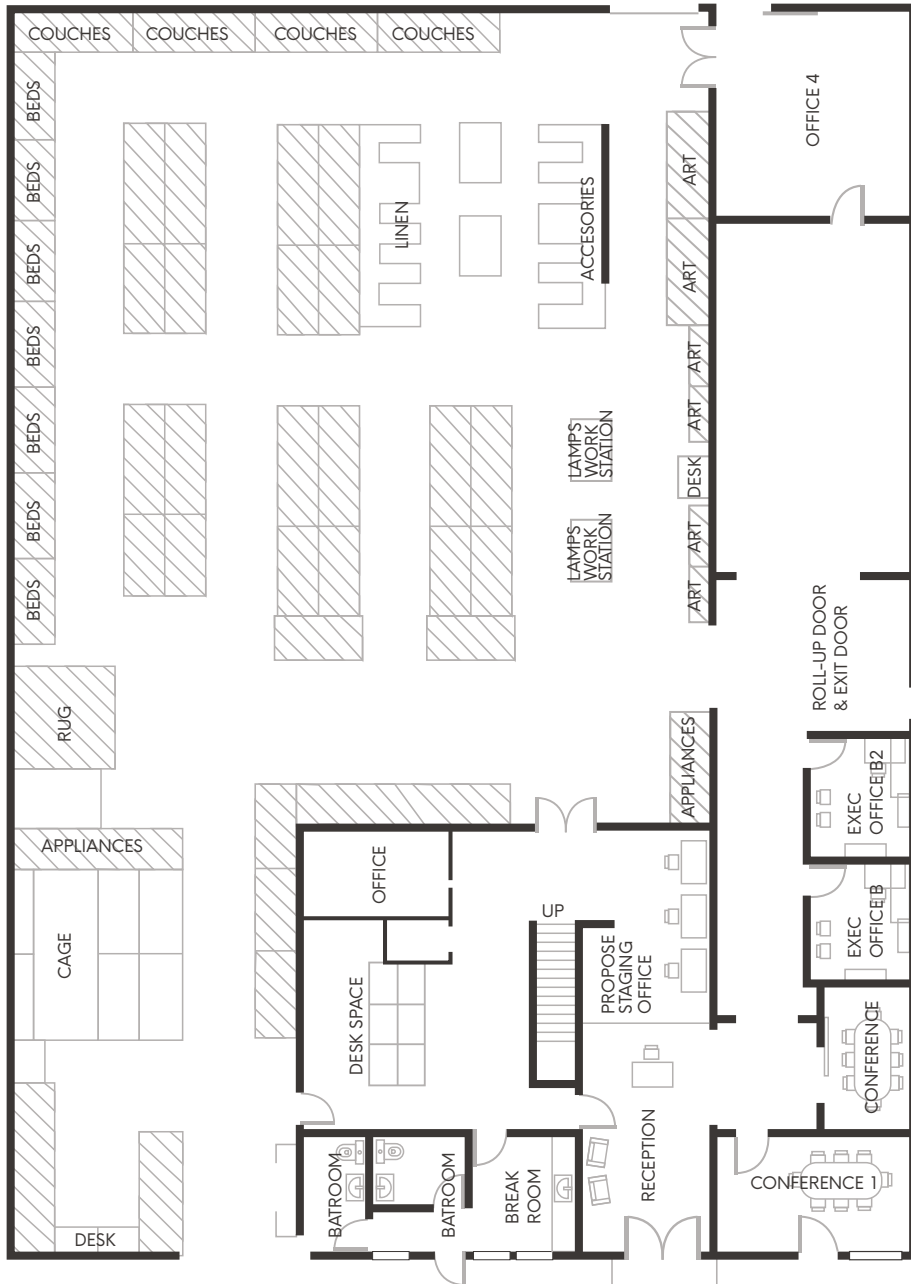


- Polished and Sealed
- Concrete Floors
- Private Parking Lot
- Abundant Natural Light
- Ample Windows
- Flex Warehouse
- Zoned - M
- Great Proximity to I-80, I-880 and I-580





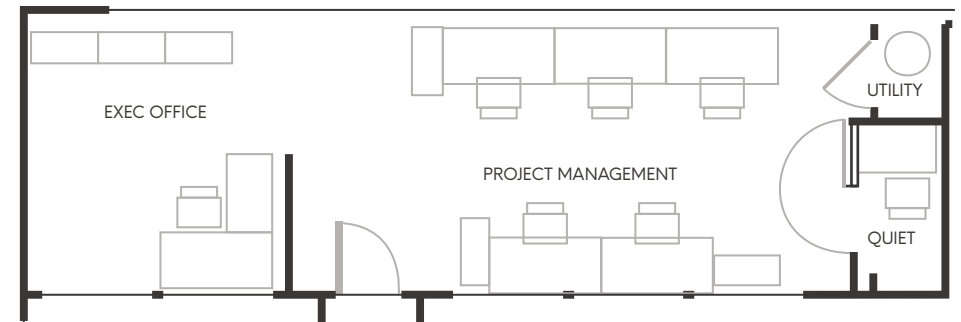
New Warehouse



Office Area



Mezzanine





- | | | | |
|----------------------------|--------------------------|------------------------------------|---|
| 1 Picante | 5 Acme Bread | 9 Cedar Rose Pickleball Courts | 13 Bartavelle Cafe |
| 2 The North Face | 6 Fieldwork Brewing | 10 Whole Foods | 14 Sam's Log Cabin |
| 3 Gilman Brewing | 7 Sprouts Farmers Market | 11 North Berkeley Bart Station | 15 Zaytoon Mediterranean Restaurant and Bar |
| 4 Tom Bates Sports Complex | 8 Viks Chaat | 12 Berkeley Engineering & Research | 16 REI |





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For leasing information

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