

1320 NINTH STREET

BERKELEY, CA 94710



INDUSTRIAL / R&D WAREHOUSE FOR SALE & LEASE

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KW COMMERCIAL - OAKLAND
DRE# 02029039



PROPERTY OVERVIEW

Artizan Commercial Advisors presents 1320 Ninth St, Berkeley, CA 94710. This prime industrial warehouse built in 1960 is +/-5,775 SF situated on a +/-17,424 SF lot. The property is ideal for owner-users seeking a versatile space in the R&D, tech, or light manufacturing. The building has storage, full HVAC coverage, heavy power to accommodate a variety of business needs and a large roll up door for loading.

The property is located in West Berkeley, offering excellent accessibility and convenience. Just minutes from the vibrant 4th st shopping district, the building is close to many retail, dining, and business amenities which include Whole Foods, Philz Coffee, Office Depot, and more. Easy Access to I-80 and I-580 provides a smooth commute for employees and business owners, offering well-situated travel throughout the San Francisco Bay Area.

PROPERTY SUMMARY

For Sale:

\$1,470,000

Lease Rate:

\$1.04 PSF Per Month MG

\$PSF:

\$254.5

Total Building Sqft:

± 5,775

*Total Lot Sqft:

± 17,424

Year

Built:

1960

Zoning:

**Mixed Use-Light
Industrial (MU-LI)**

APN#:

60-2351-3

PROPERTY HIGHLIGHTS

 Power: 1600 AF Switchboard system 208Y/120V 60 HZ

 1000 AT Seismic certified supply of 1600 Amps/3 phase 4w

 Title 24 lighting energy efficiency and saving compliant

 Zoned MU-LI

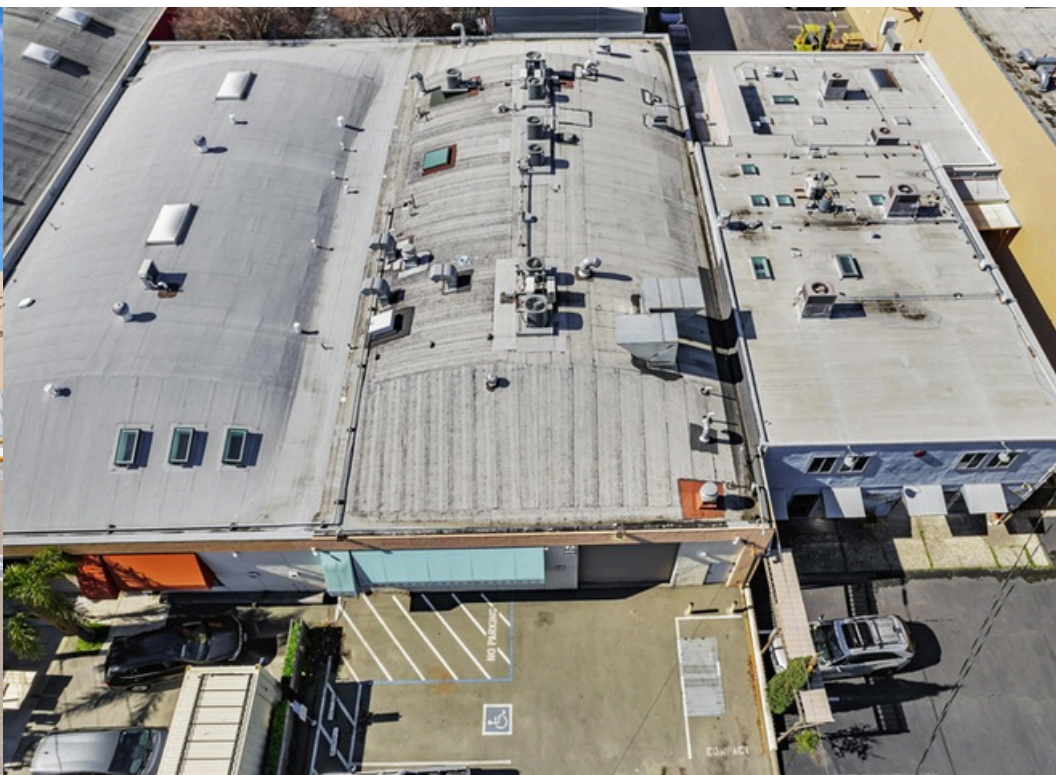
*Total SQ Ft not included in sale

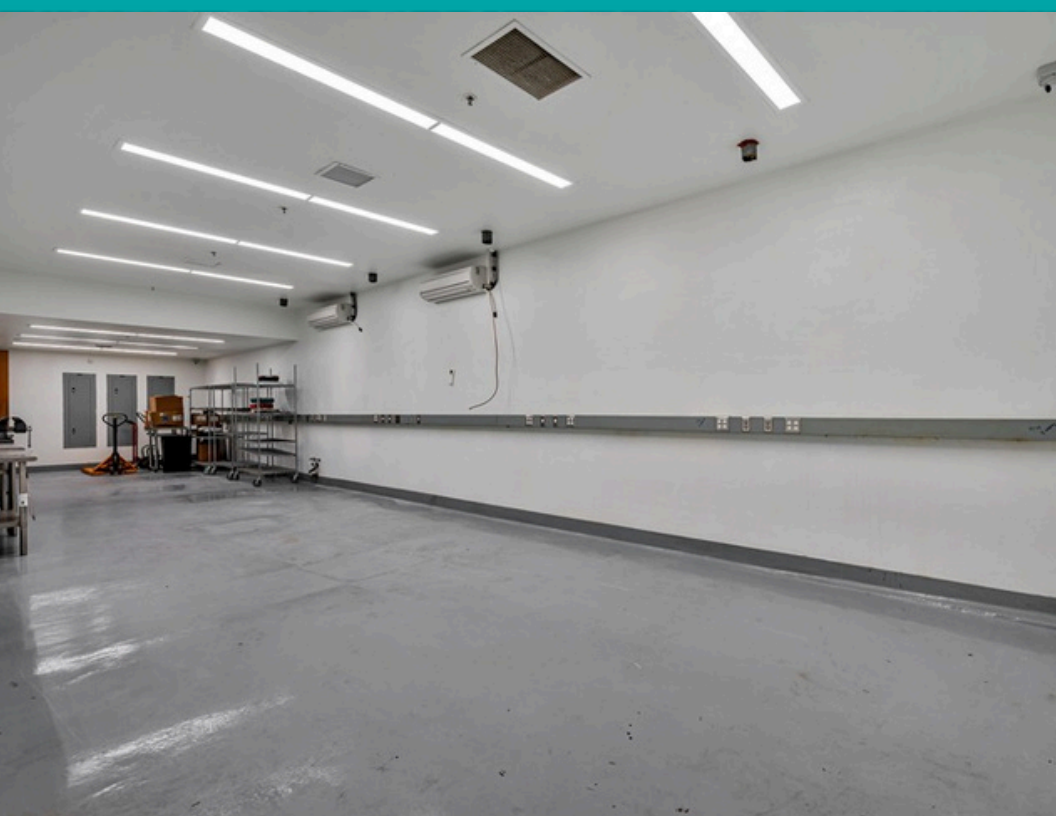
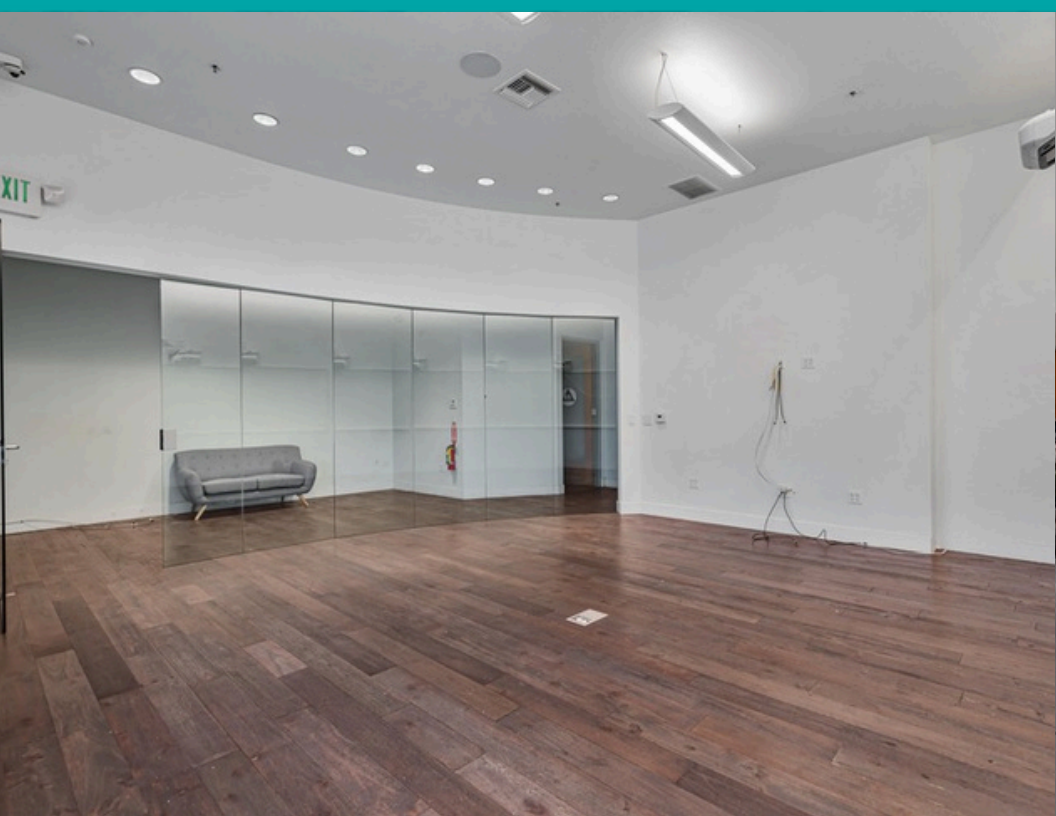




**1320 Ninth
Street**
Berkeley CA







BERKELEY, CA

Berkeley, California, offers a thriving environment for entrepreneurs and businesses seeking growth and innovation. Known for its prestigious University of California campus, the city fosters a culture of research, creativity, and cutting-edge technology, providing ample opportunities for startups and tech ventures. Berkeley's diverse population and progressive values create a supportive ecosystem for socially-conscious businesses, with an emphasis on sustainability and green initiatives. The city's well-developed infrastructure, including easy access to San Francisco via BART and a strong local economy, makes it an ideal location for companies seeking both talent and a connected market. With a vibrant arts scene, a focus on inclusivity, and a wealth of resources for small businesses, Berkeley is an attractive city for entrepreneurs looking to make a meaningful impact while tapping into the dynamic Bay Area market.

WALKSCORE

85
Walk Score






83
Bike Score



60
Transit Score



TRANSIT HIGHLIGHTS

-  North Berkeley Bart Station 1.3mi
-  AC Transit Line .2mi
-  I580 & I 80 Access .5mi

Healthiest Cities in America

#1 of 229

POPULATION

121,385

MEDIAN HOUSEHOLD INCOME

\$104,716

MEDIAN HOME VALUE

\$1,280,300

MEDIAN RENT

\$2,067

SITE ATTRACTIONS



Tilden Regional Park



The Greek Theatre



Lawrence Hall of Science













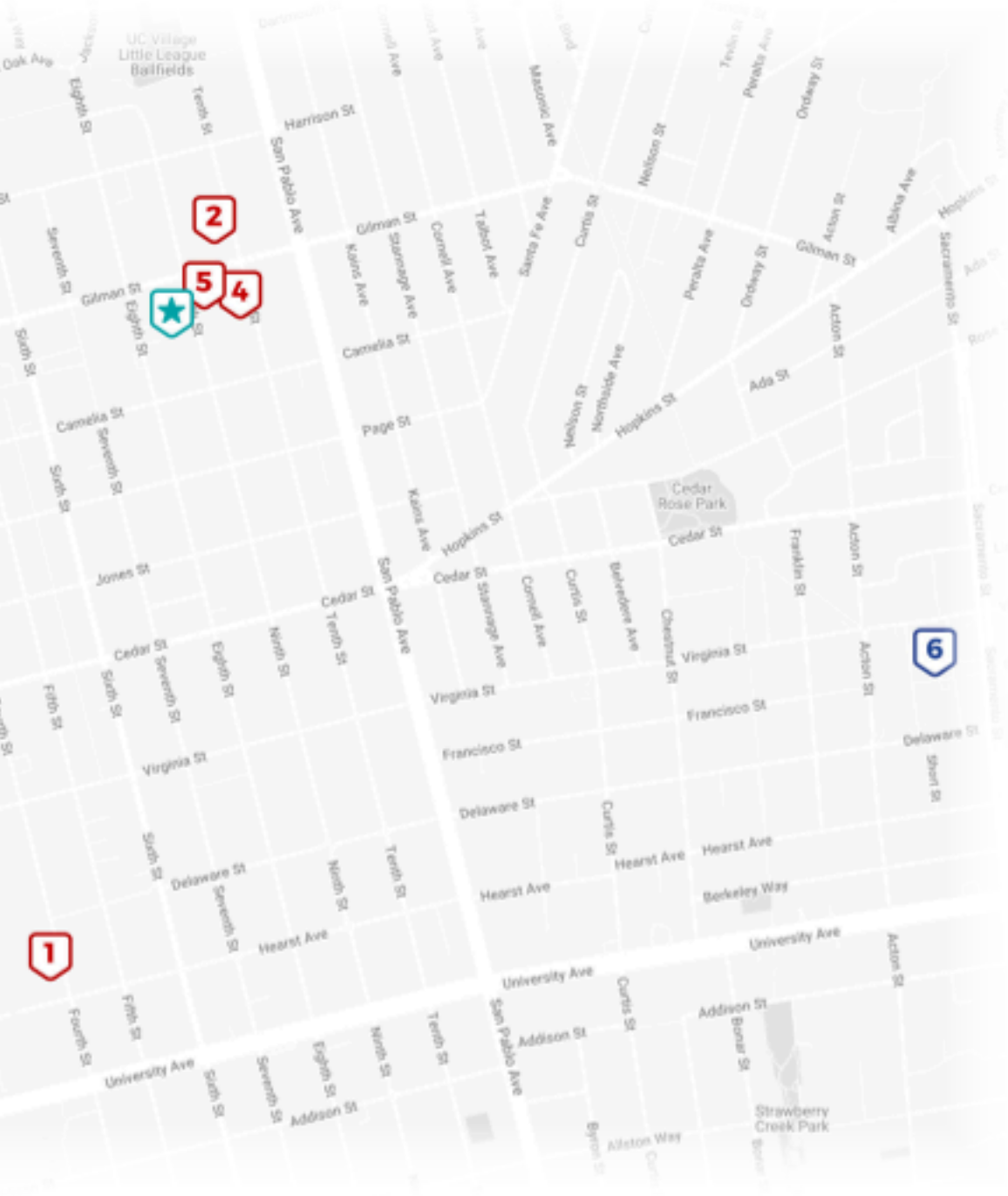
Berkeley Art Museum and Pacific Film Archive



Berkeley Rose Garden

LOCAL AMENITIES

-  **1320 NINTH ST, BERKELEY, CA 94710**
-  **FOURTH STREET SHOPS** | 1834 FOURTH ST, BERKELEY, CA 94710
-  **WHOLE FOODS MARKET** | 1025 GILMAN ST, BERKELEY, CA 94710
-  **THE NORTH FACE BERKELEY** | 1238 FIFTH ST, BERKELEY, CA 94710
-  **ROAD RUNNER SPORTS** | 1326 TENTH ST, BERKELEY, CA 94710
-  **PHILZ COFFEE** | 1313 NINTH ST SUITE 110, BERKELEY, CA 94710
-  **NORTH BERKELEY BART STATION**
-  **I580 & I80 ACCESS**
-  **BAY BRIDGE**
-  **OAKLAND AIRPORT**



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