



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

1771 Timothy Drive San Leandro, CA 94577

Excellent Industrial/Warehouse Available For Sale – Owner/User & Investment Opportunity

Sale Price:
\$3,200,000(\$201/SF)

Building Size: +/- 15,900 RSF
Lot Size: +/- 0.48 acres (+/- 21,032 SF)

Links:
[Rent Roll](#)
[Assessor's Map](#)
[Zoning: IG \(Industrial General\)](#)



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Lease Summary

California Capital & Investment Group is pleased to present this excellent owner/user and investment opportunity to acquire a industrial warehouse property with parking located in San Leandro California. The property features a +/- 15,900 RSF sprinklered warehouse property including 4 roll up doors (high clearance), high ceiling clearance height, +/- 13 parking spaces, restrooms and small back area. The property is currently occupied by two tenants; one tenant will be vacating and the other tenant has a lease expiring at the end of October 2026. This site provides excellent flexibility for an owner/user to utilize the property for its business and/or lease the property to other businesses.

Property Details:

Address: 1771 Timothy Drive, San Leandro Ca 94577
 County: Alameda
 Assessor's Parcel: 77A-644-9-16
 Year Built: +/- 1960
 Building Size: +/- 15,900 RSF
 Lot Size: 0.48 acres (+/- 21,032 SF).
 Parking: +/- 13 surface spaces.
 Zoning: IG



Property Description (Description from appraisal):

The property was originally developed on a concrete slab foundation and mixed construction. Recent improvements include metal construction. The exterior is comprised of aluminum siding with single pane glass in aluminum frames at the entry.



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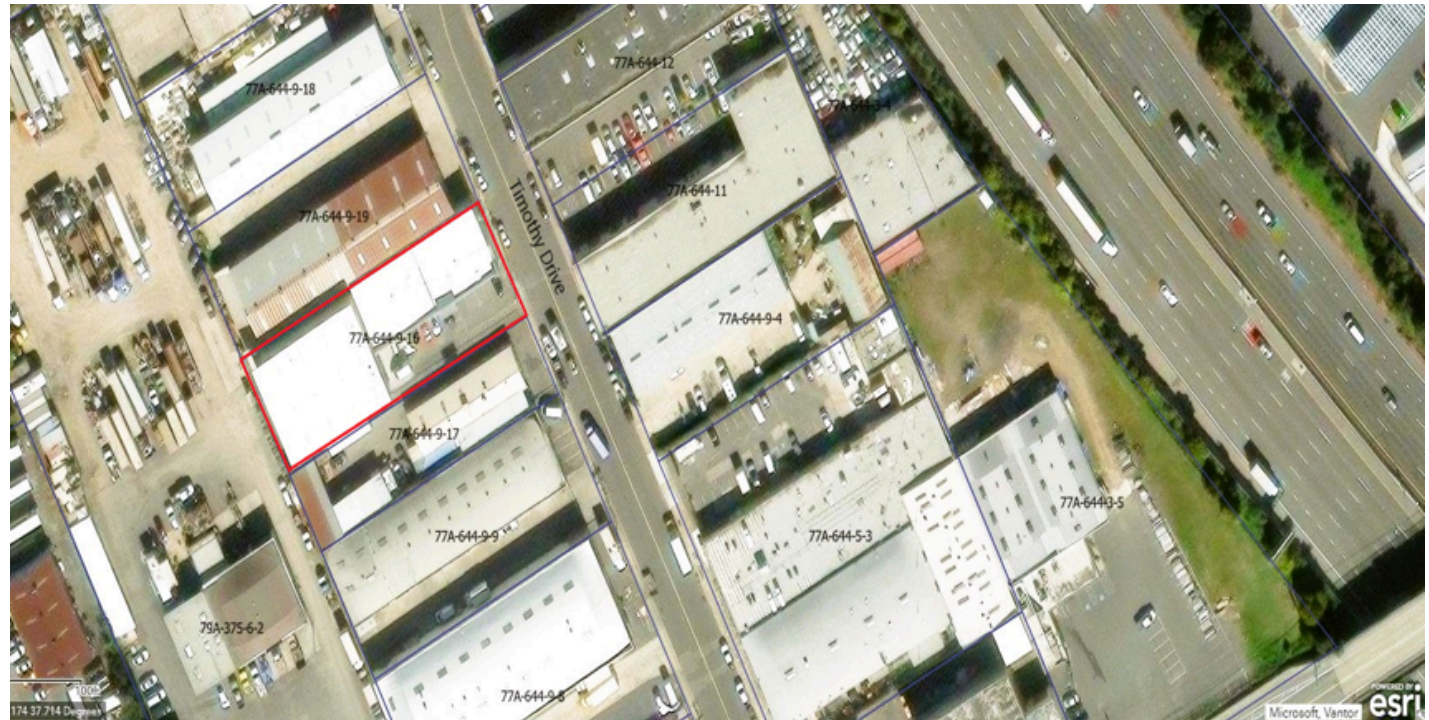
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Property & Location Highlights

- Near I-880 Freeway.
- Property is sprinklered.
- High ceiling clearance height.
- Ample Parking; +/- 13 Parking Spaces.
- 4 roll-up doors with high clearance height.
- Small outdoor back area.



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Photos



Back Area



Roll-Up Door



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Photos



Unit 1



Unit 1



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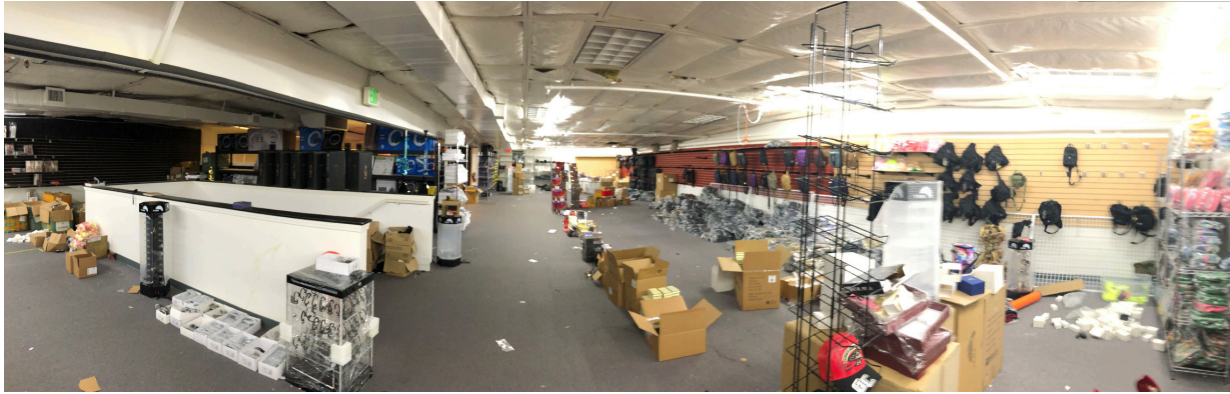
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Photos



Unit 2



Unit 2



Unit 2



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