

FOR SUBLEASE



1700 20th Street

Oakland, CA

±25,000 SF warehouse

±6,065 SF warehouse
±5,800 SF mezzanine

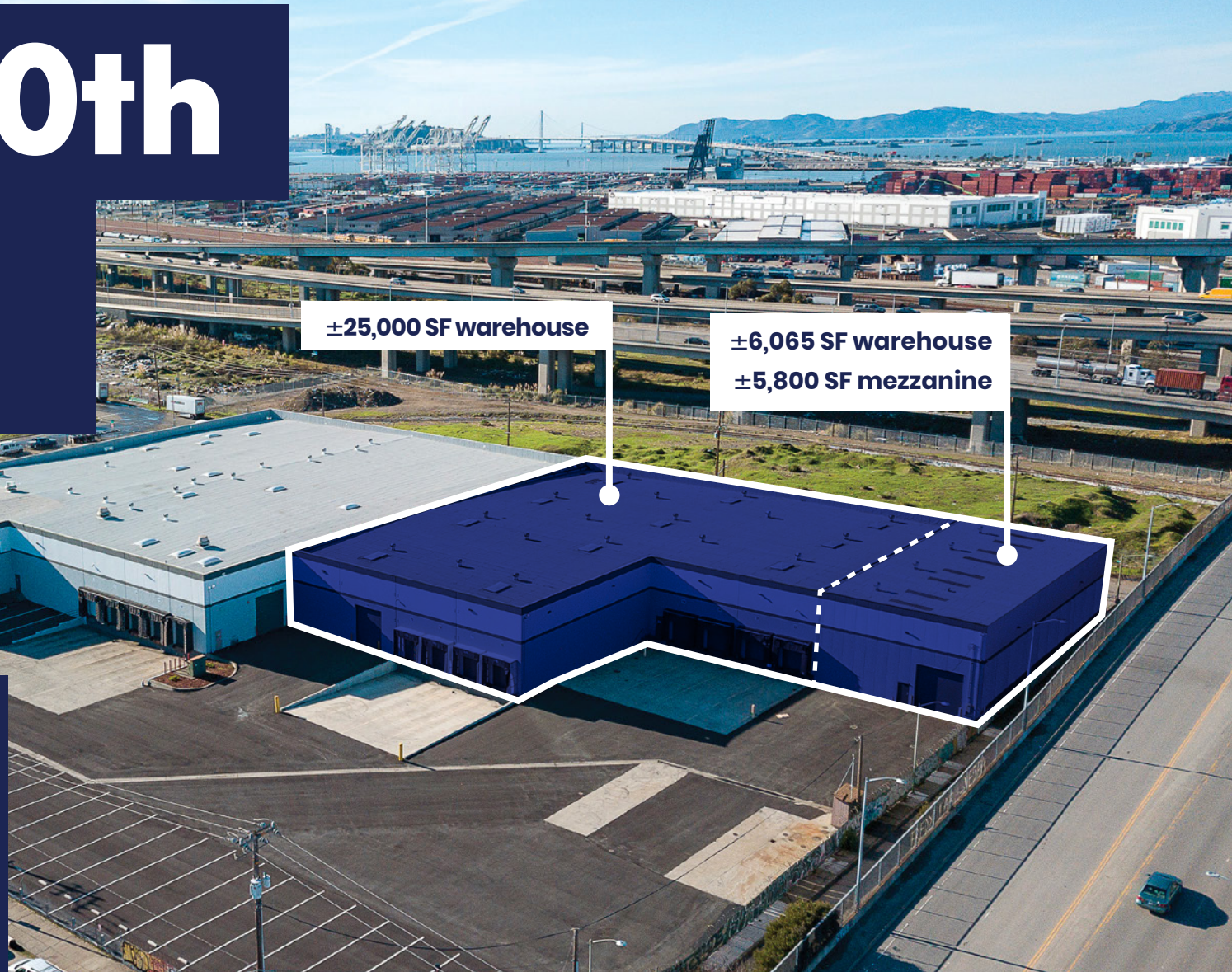
CAN BE COMBINED FOR
+/- 36,865 SF Warehouse

TERM 6-24 MONTHS

Zoning: CIX-1/S-19

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

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1700

20th St

I P G

INNOVATION PROPERTIES GROUP

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Zoning

CIX-1/S-19



The primary purpose of the Commercial Industrial Mix-1 (CIX-1) areas is to:

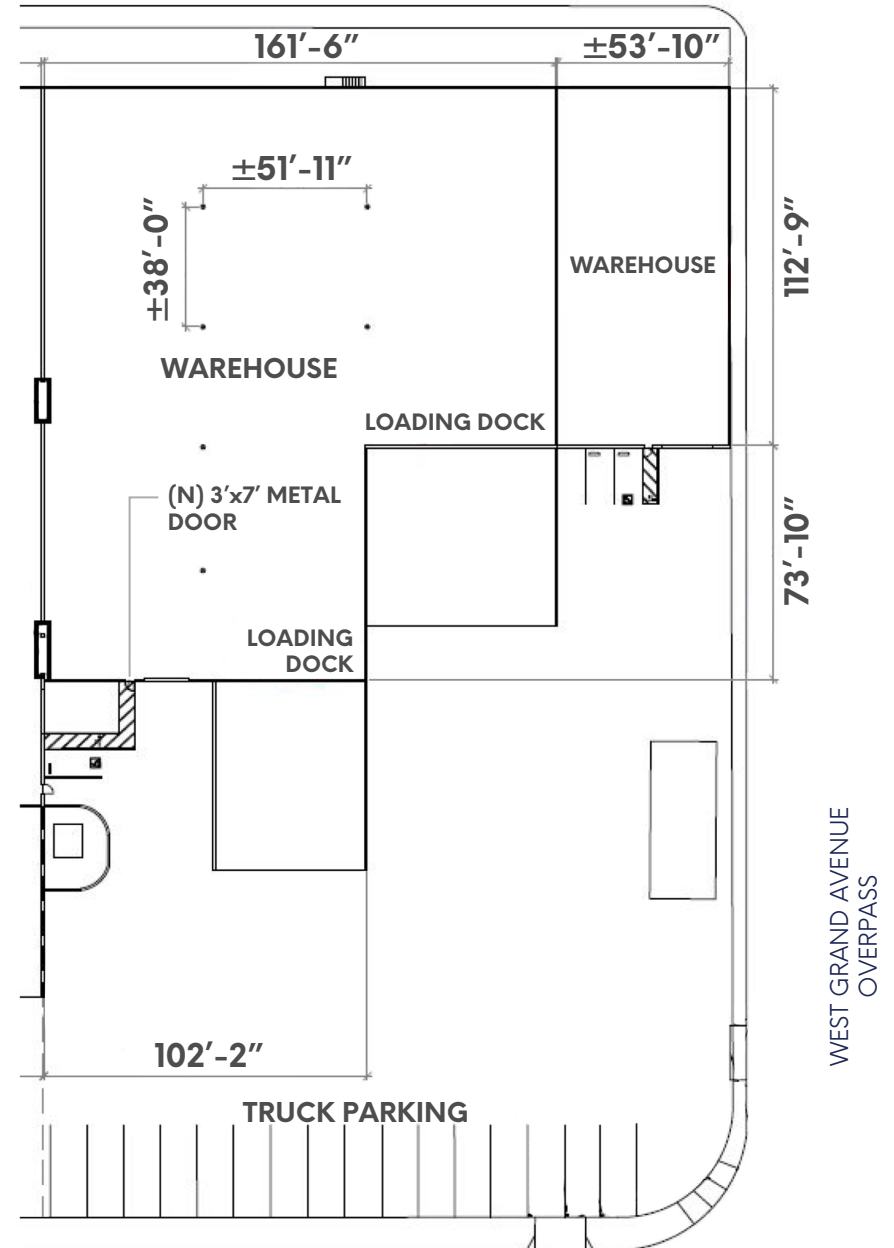
- Provide a diversified economic base and a wide range of employment opportunities;
- Maximize Oakland's regional role as a transportation, distribution, and communications hub;
- Support Port operations and expansion by providing land for Port services such as trucking, warehousing, and distribution;
- Allow heavy-impact or large scale commercial retail uses on sites with direct access to the regional transportation system.

1700 20th Street

SITE:	5-acre fully secured lot with perimeter fencing and guard shelter
OFFICE:	Up to 5,000sf of office space
LOADING:	8 dock-high, 5 grade-level
CLEAR HEIGHT:	24'
PARKING:	Ample parking with additional 10 powered trailer stalls
SPRINKLERS:	0.33 GPM / 3,000 SF

Central East Bay location:

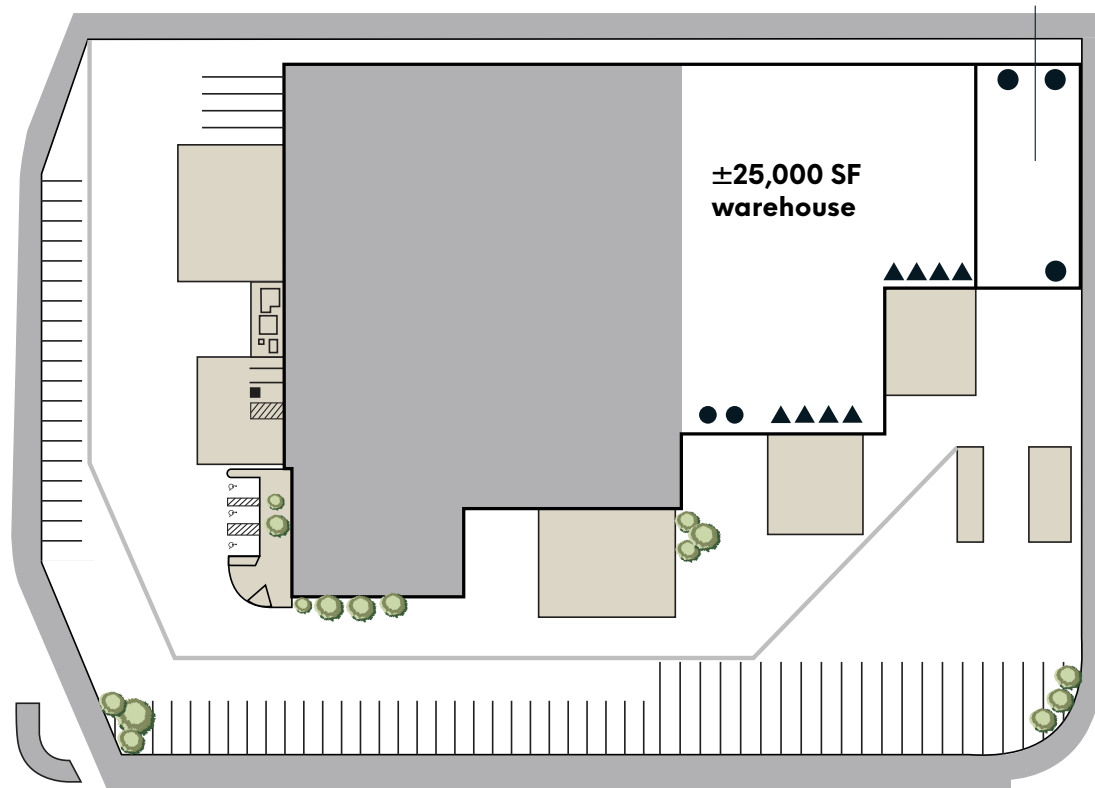
- Walking distance to coffee shops and restaurants
- <1mile to West Oakland Bart
- 3min ride to 12th St City Center Station
- 7min ride to SF's Embarcadero Station
- 25min ride to Walnut Creek
- 20min drive to Oakland Airport
- 45min drive to San Francisco Airport








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 - concrete  - dock-high loading  - grade-level loading





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Amenities:

- | | | |
|------------------------------|---------------------|-------------------------|
| 1 Saildrone | 7 Pyka, Inc | 13 Peets Coffee |
| 2 PCC Logistics | 8 American Steel | 14 Mighty Building Inc. |
| 3 Home Depot | 9 Lyft | |
| 4 IKEA | 10 USPS | |
| 5 Impact Transportation | 11 TerViva | |
| 6 CalWave Power Technologies | 12 Revolution Foods | |

Port of Oakland	2.5 mi
Oakland Airport	11.5 mi
San Francisco	8.3 mi