



FOR SALE OR LEASE

UPDATED GILMAN DISTRICT FLEX/R&D BUILDING



1200 5TH STREET BERKELEY CA 94710

Highlights:

- Layout consists of approximately 3,195 SF of open warehouse area, 3,914 SF of ground floor lab/office area, and 3,200 SF of highly improved office area on the second floor
- Ideal for R&D, tech, flex, and light manufacturing uses
- The building features a large roll up door, insulated ceilings, epoxy coated concrete flooring, newly renovated offices with great natural light, full HVAC, updated restrooms and more
- 400amp, 3-phase, 240/208/102V power
- Excellent single tenant building identity
- MULI Zoning
- Prime Gilman district location – one block down from [Fieldwork](#) and close to [Whole Foods](#), [Philz Coffee](#), [Boichik](#), [Picante](#), [El Mono](#), [Gilman Brewing](#), [Gilman Wine Block](#) and more
- Recently completed on/off ramp project allows for easy access to I-80 and I-580

Building Size: ±10,309 SF

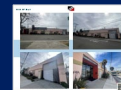
Parcel Size: ±7,500 SF

Sale Asking Price: \$3,000,000

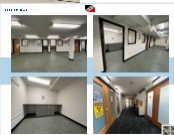
Lease Asking Rate: \$2.25 PSF/Month IG

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Francis Griffin | 510-450-1405 | fgriffin@mrecommercial.com | DRE: 02016713

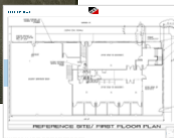
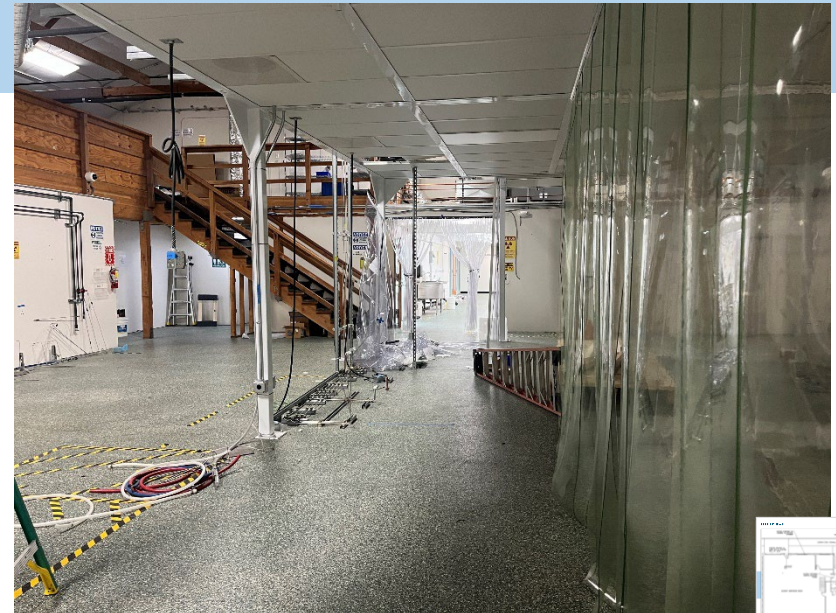
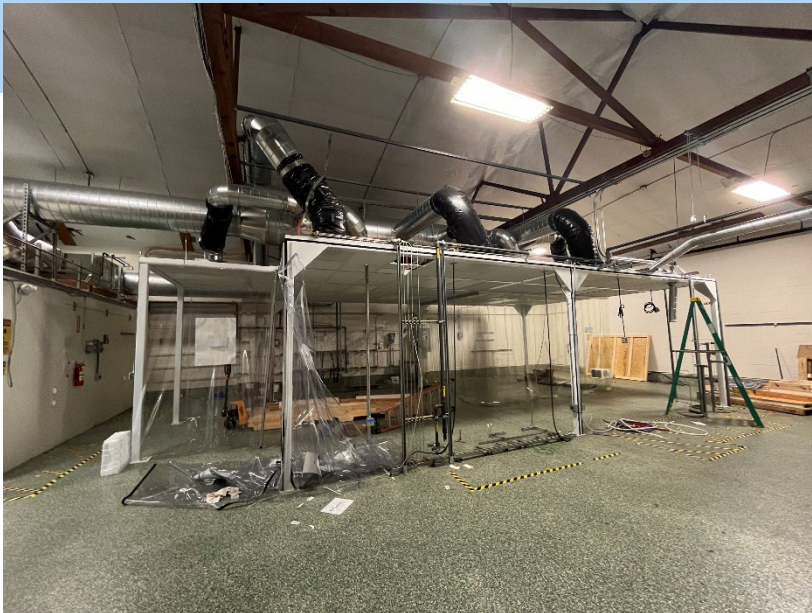
All information herein is deemed reliable, but it is not guaranteed. Note: Obstructions have been digitately removed from the image above.

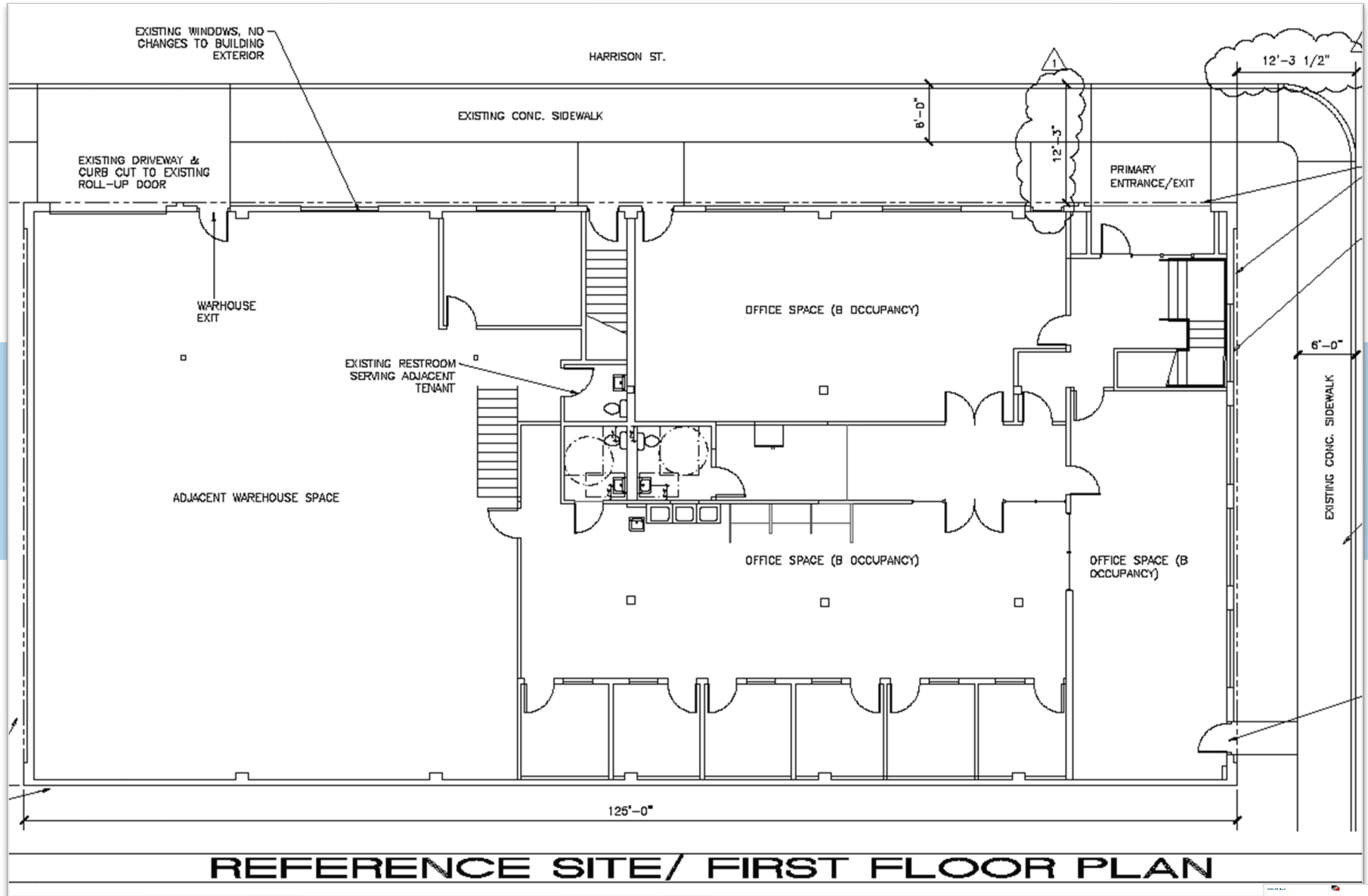


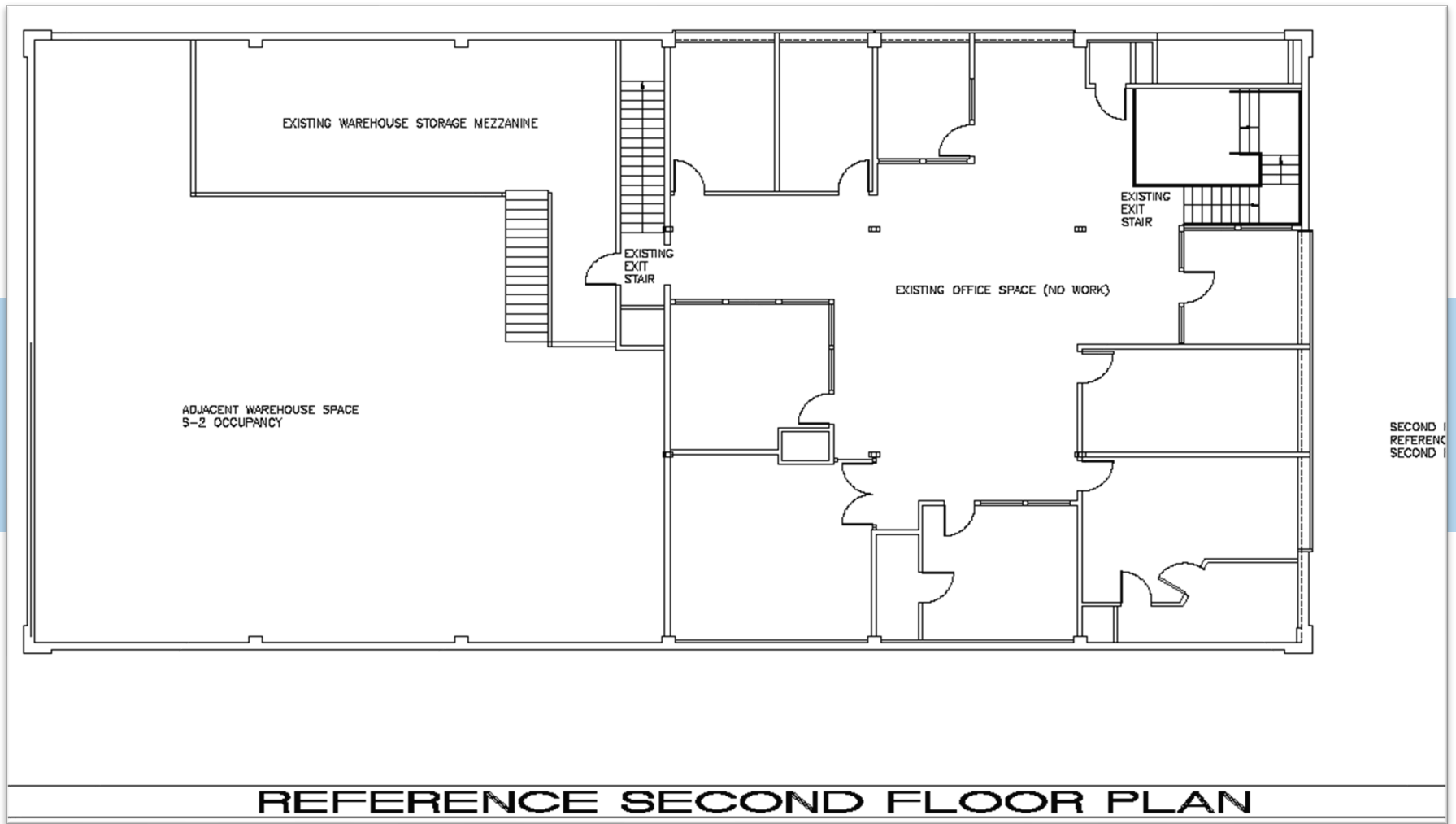




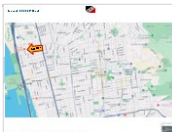








SECOND FLOOR
REFERENCE
SECOND FLOOR



Subject: 1200 5th Street

