

AVAILABLE FOR LEASE

1315 63RD STREET | EMERYVILLE, CA



EXCLUSIVE AGENTS:

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Lee & Associates Oakland Commercial Real Estate \ 520 3rd Street, Suite 105, Oakland, CA 94607 \ www.lee-associates.com

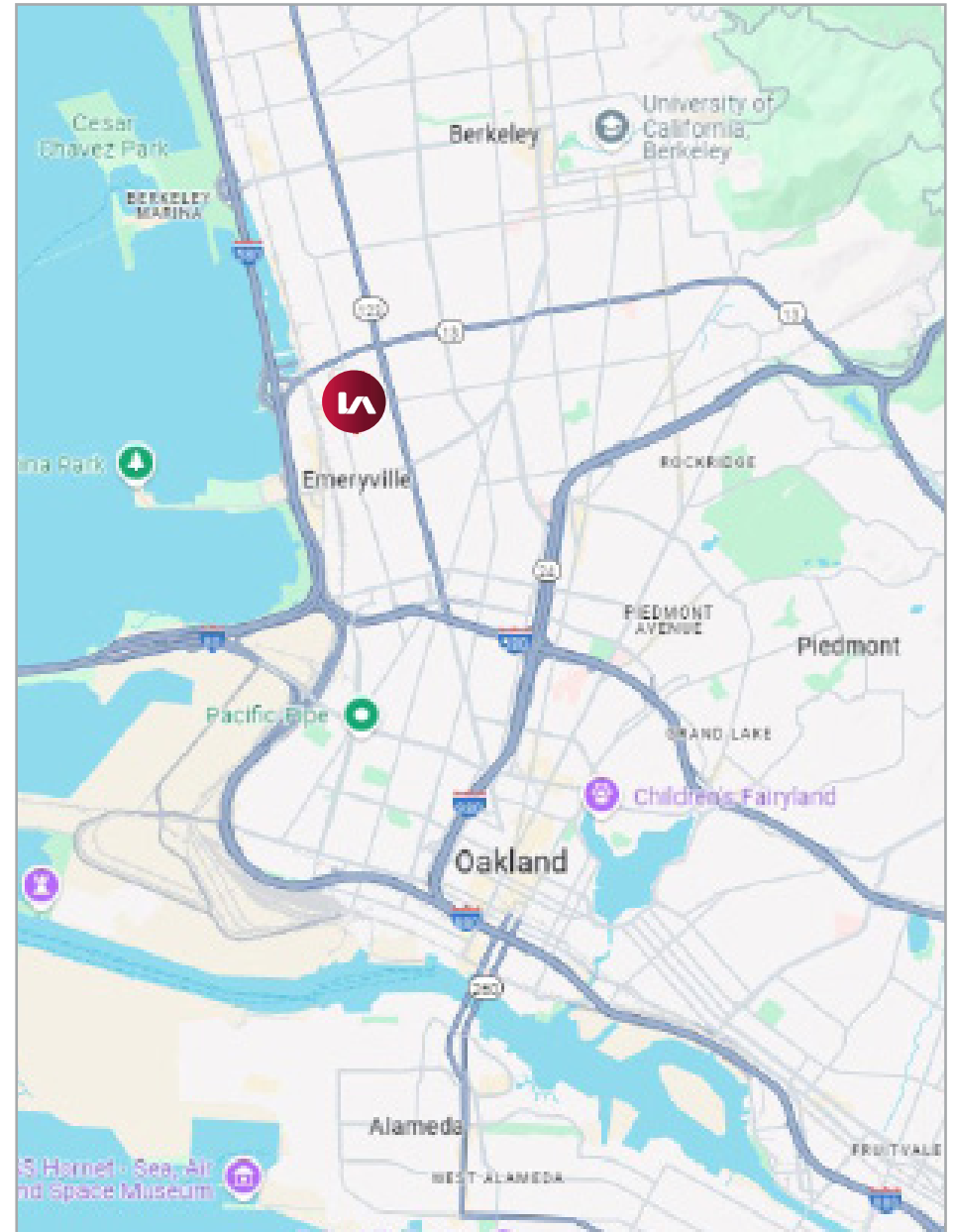
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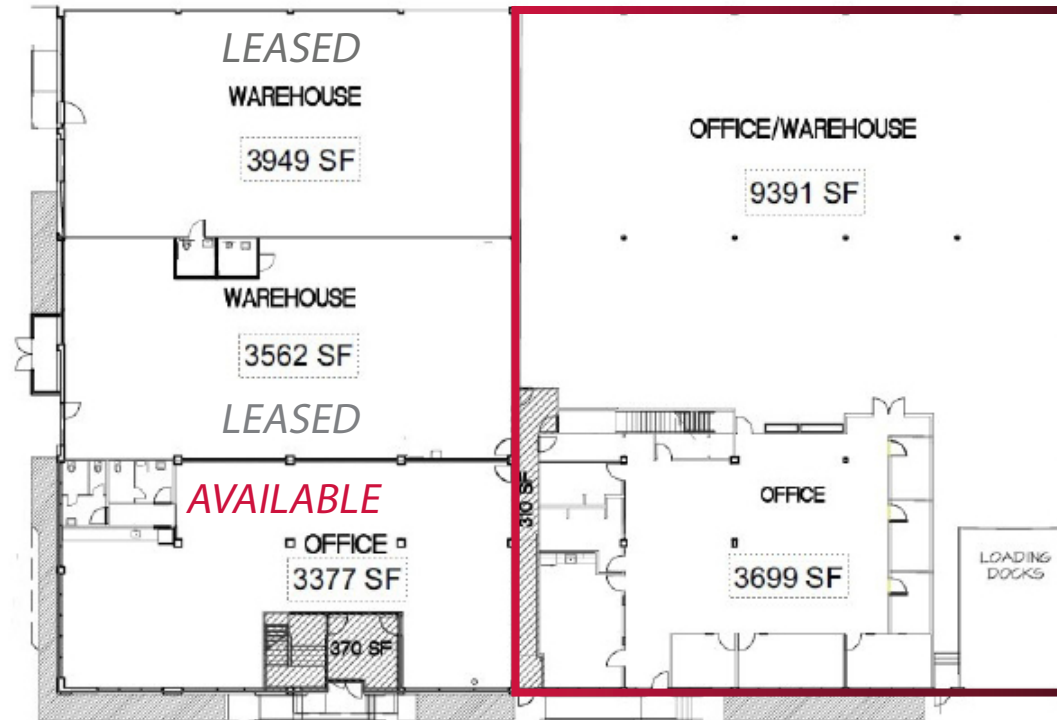
FEATURES:

- 13,090± SF Industrial Unit
- 3,699± SF Office
- Can be Combined with 3,377± SF Office Next Door
- 1 Internal Dock Wall
- 18' Clear Height
- 21' Ceiling Height
- 6 Private Offices
- 2 ADA Bathrooms
- HVAC Throughout Entire Unit
- 3 Space Heaters
- 100% Sprinklered
- 200 Amps @ 240 Volts, 3 Phase Power
- Skylights and Fantastic Natural Light
- 2 Tandem Off-Street Parking Spaces
- Lease Rate: \$1.70/SF, Industrial Gross
- Available for Occupancy Now



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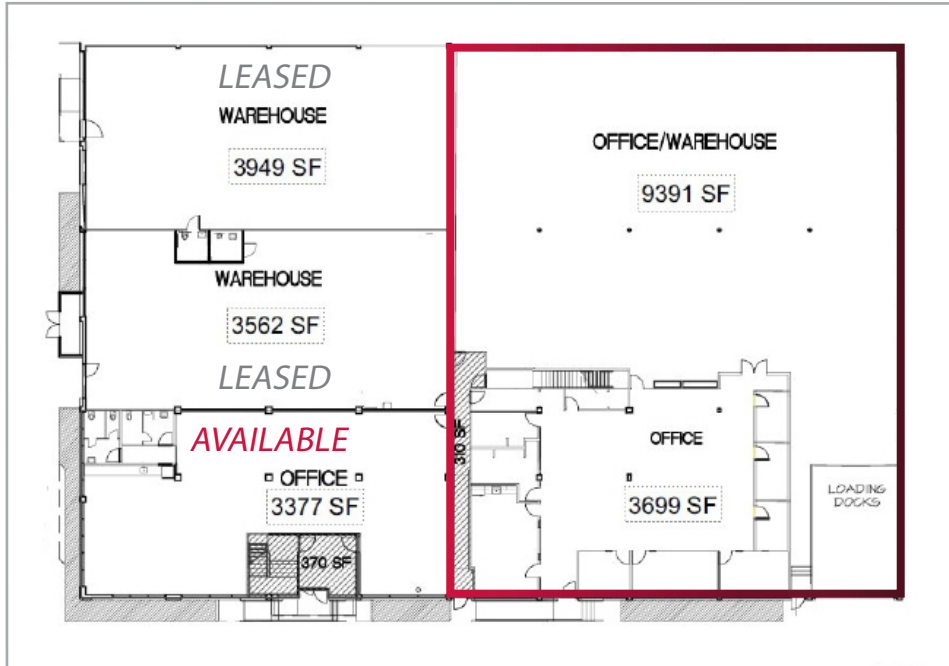


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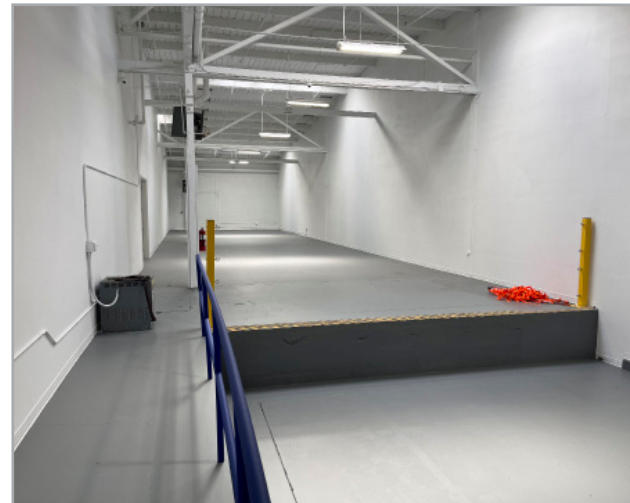
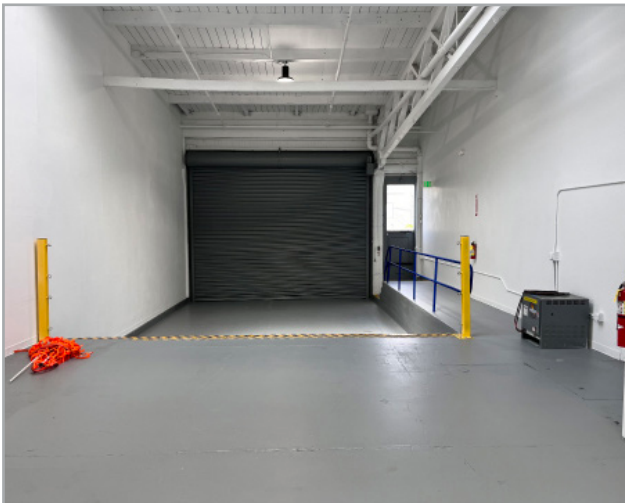


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