



# For Lease: New Construction Industrial Manufacturing Facility

725 Gilman St • Berkeley • CA

## Lease Rate

**\$24/SF/YR**

## Use

**Industrial**

## Available SF

**6,650 Sq Ft**

This newly built industrial manufacturing space offers an open layout, abundant light, multiple large doors, and flexible M-Manufacturing zoning suited for warehouse, wholesale, or light production. Located in Berkeley's prime Gilman District with easy access to I-580/I-80, it features shared amenities and is surrounded by top retail, food, and brewery destinations.

## Notable Property Features

- Open layout and concrete slab, perfect for those needing lots of space.
- 2 large front facing doors, along with 2 rollup gates for larger vehicles.
- LED lights, large windows, and lots of light throughout
- M - Manufacturing which allows warehouse, wholesale, light manufacturing (which includes breweries and wineries)
- Shared courtyard and bathrooms with other industrial tenants
- Surrounding infrastructure upgrades have made seamless access to I-580 and I-80
- Prime Gilman District Location surrounded by Whole Foods, Fieldwork brewery, Boichik Bagels, Philz Coffee, Gilman Brewing, and many more.



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