

745

85th Avenue, Units A-D
Oakland, CA



Energy Feeds International

EXCLUSIVE FENCED SIDE YARD

FOR LEASE: ±41,866 SF
Elmhurst Business Center

John H. McManus, MCR
Vice Chairman
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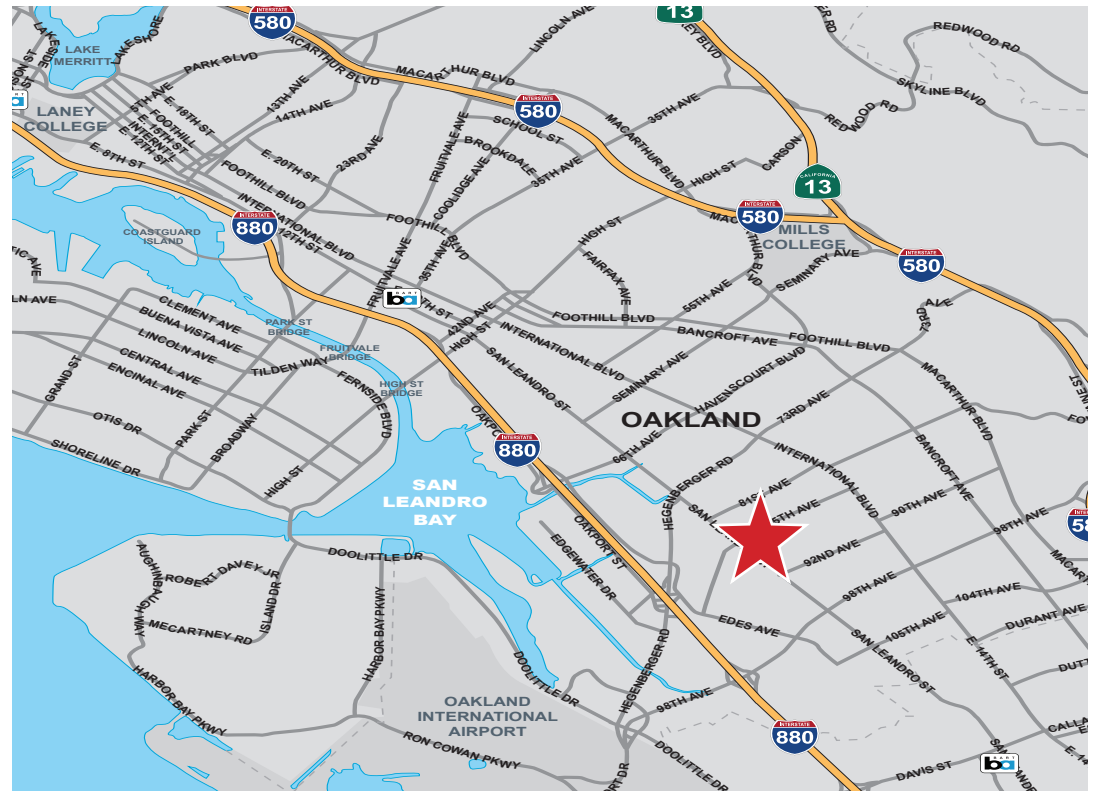
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PROPERTY HIGHLIGHTS

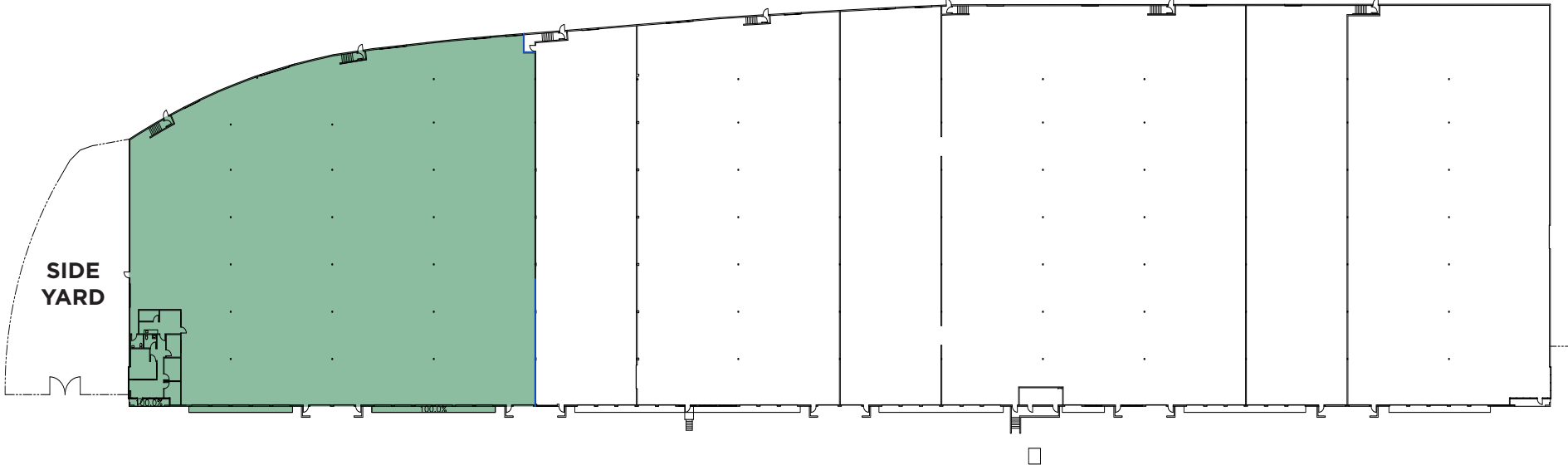
- » ± 41,866 SF
- » Office Area: ± 1,340 SF
- » ± 24' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Eleven (11) Dock High Doors
- » Four (4) Drive-In Door
- » Large Truck Court
- » **± 7,536 SF Exclusive Fenced Side Yard**
- » New Roof Installed in 2025
- » Excellent Port Access and I-880 Access
- » Most Functional Warehouse Distribution Space Available in Oakland Today
- » Available June 1, 2026
- » Asking Rate: \$1.15/SF/Month NNN



SITE SPECIFIC SECURITY:

- Secured perimeter fencing surrounding project
- Controlled site access with posted guard (24/7/365)
- Existing security industry tenant in place
- Exterior Monitored Security Cameras

SITE PLAN



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