



**PRICE REDUCED**

**FOR SALE**

**RARE YARD PROPERTY**

**2015**

**W. AVE 140TH  
SAN LEANDRO, CA**

**NEWMARK**

**SHAWN KLEIN**

DIRECTOR

925-899-8386

SHAWN.KLEIN@NMRK.COM

CA RE LICENSE #01426551

# PROPERTY HIGHLIGHTS



±21,870 SF Free-standing Concrete-Tilt Up Warehouse Seismically Retrofitted



Significant Concrete Off-Street Fenced in Parking & Yard on Cul-De-Sac Street



±1.22 Acres  
Zoning: IG (Industrial General)



2 Docks with 3 Positions / 3 Grade Level Doors  
2 Two Level EV Chargers



20' – 22' Clear Height



±1,000 SF Improved Office Space



1.5 Miles from Marina Blvd Exit off I-880



10 Miles from Port of Oakland



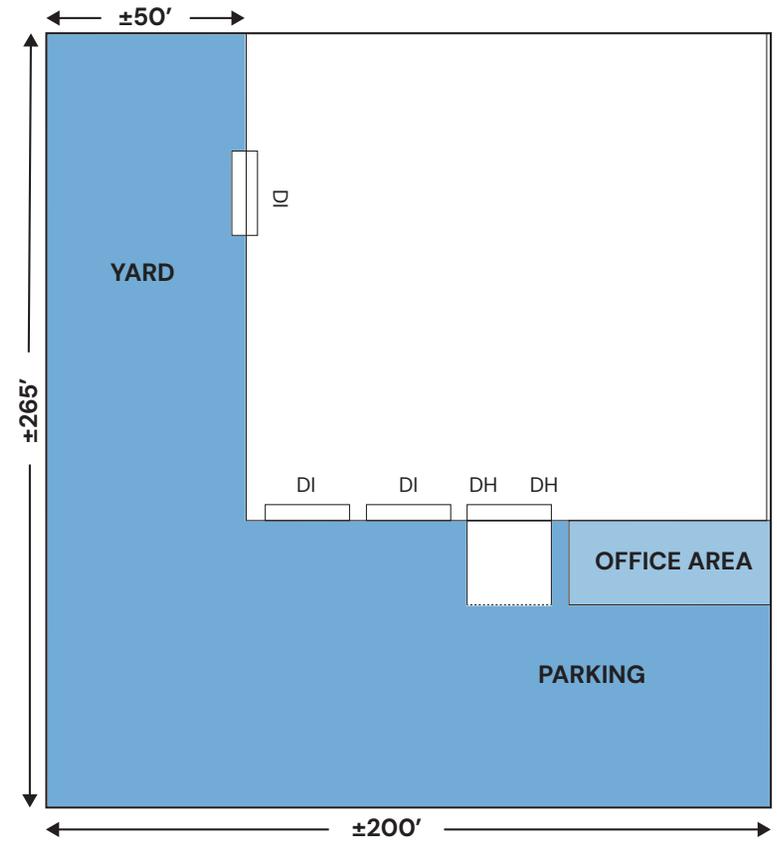
Sales Price: ~~\$7,995,000~~ \$7,595,000



Currently Occupied / Available in 60 Days



# FLOOR PLAN



# 2015

W. AVE 140TH  
SAN LEANDRO, CA

---

FOR MORE INFORMATION,  
PLEASE CONTACT:

**SHAWN KLEIN**

DIRECTOR

925-899-8386

SHAWN.KLEIN@NMRK.COM

CA RE LICENSE #01426551



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**