



**4401-4417**  
**OAKPORT STREET**

**FOR SALE: ±28,160 SF ON A ±62,273 SF PARCEL**  
**OAKLAND, CALIFORNIA**

**JOHN MCMANUS**

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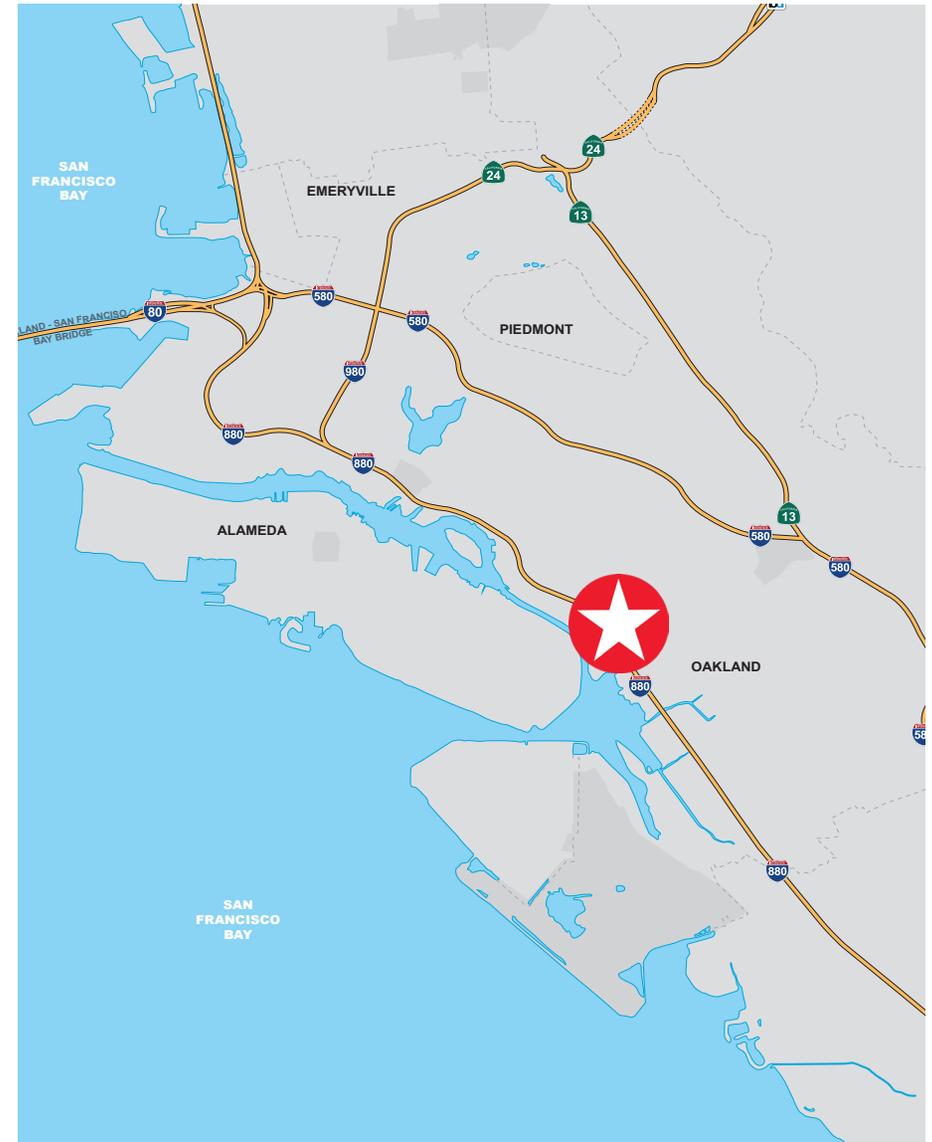
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**CUSHMAN &  
WAKEFIELD**

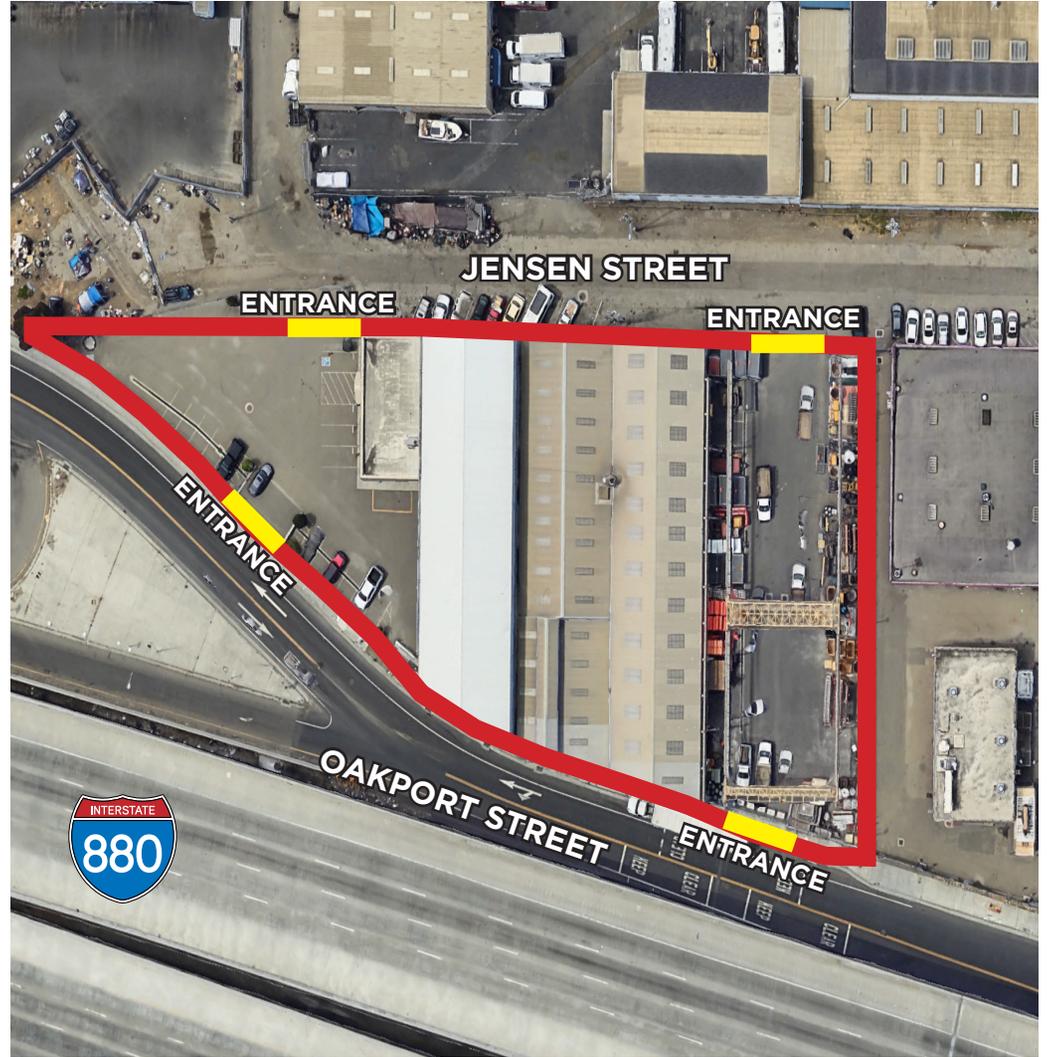
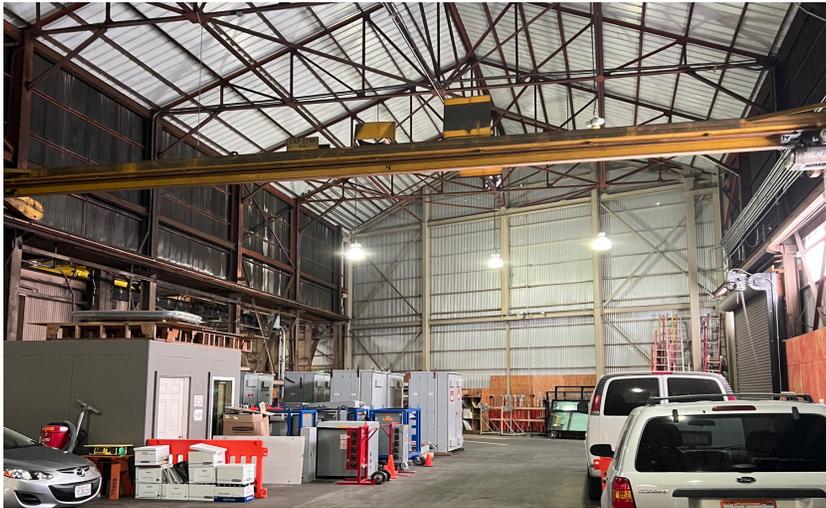
## PROPERTY HIGHLIGHTS

- » ± 28,160 SF Building Located on ± 62,273 SF of Land
- » ± 2,500 SF Office Area
- » Paved Yard Area on Both Sides of the Building
- » Fully Fenced Site
- » Interior Bridge Cranes (Non-Operational)
- » Exterior Bridge Crane (Non-Operational)
- » Clear Height from 16' - 25'
- » Stormwater Retention System
- » Two (2) Electrical Services Totalling 3,200 Amps @ 480V
- » Secure Off-Street Parking
- » Zoning: D-CE-6 Central Estuary Industrial Zone  
[Click for Link to Zoning](#)
- » Parcel Numbers: 034-2295-006-02 & 034-2295-006-02
- » Traffic Count/880 Freeway: 210,000 Cars Daily (2014)
- » Access from Oakport & Jensen Streets
- » Freeway Signage Visibility
- » Estimated Delivery: At Close of Escrow



**SALE PRICE: CONTACT BROKERS**

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