



FOR SALE – PRICE REDUCTION

TWO WEST BERKELEY WAREHOUSES ON ONE PARCEL

PROPERTY HIGHLIGHTS

Northerly Building (circa 1992) ±4,680 sq. ft.

- Concrete block construction
- Huge bonus storage mezzanine
- Wood truss roof, Skylights, 20' floor to truss, 25' floor to ridge
- Two 12'x12' level-in roll-up doors
- Restroom

Southerly Building (circa 1947) ±8,000 sq. ft.

- Wood frame construction
- Barrel truss roof, 12' floor to truss, 20' floor to ridge
- Five nicely appointed offices
- Restroom & Kitchenette, Carpeted, HVAC
- 7'x10' roll-up w/ramped loading
- Spinklered, 200 amp single phase

LOCATION

1319-1321 Fifth St.
at Gilman St.
APN 59-2348-17-8

OFFERED AT

~~\$3,955,000~~
\$3,495,000

SIZE

1319: ±4,680 sq. ft. ±39.5'x118.5'
1321: ±8,000 sq. ft. ±64'x125'
Parcel: ±18,173 sq. ft.



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