



FOR LEASE

LT. INDUSTRIAL / R&D / FLEX w/ huge yard

LOCATION

620 Hearst Ave. Berkeley
At Second St.

OFFERED AT

\$1.90/sq.ft./mo. IG

PROPERTY HIGHLIGHTS

- Contemporary warehouse/R&D/office building
- Concrete tilt-up with steel beam clear-span
- Includes $\pm 6,500$ sq. ft. of warehouse with racking and $\pm 25,500$ sq. ft. parcel/gated yard
- Fully furnished and nicely appointed offices
- Multiple R&D/Technical/lab rooms
- Large break room with kitchenette
- Forklift available by ownership
- 400 amp / 3 Phase / 120-208 volt
- Large level-in roll-up, $\pm 14'h \times 12'w$
- Fully insulated and sprinklered
- Huge, fully fenced, and gated, paved lot,
- Great freeway visibility

SIZE

$\pm 17,500$ sq. ft. Bldg.



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