

2315-2323 Fifth St.



DRAMATIC PRICE REDUCTION

FOR SALE

WEST BERKELEY PROPERTY
**LAB FACILITY/WAREHOUSE CONVERSION/
MUR DEVELOPMENT SITE**

LOCATION

22315 - 2323 Fifth Street
Between Bancroft
and Channing

OFFERED AT

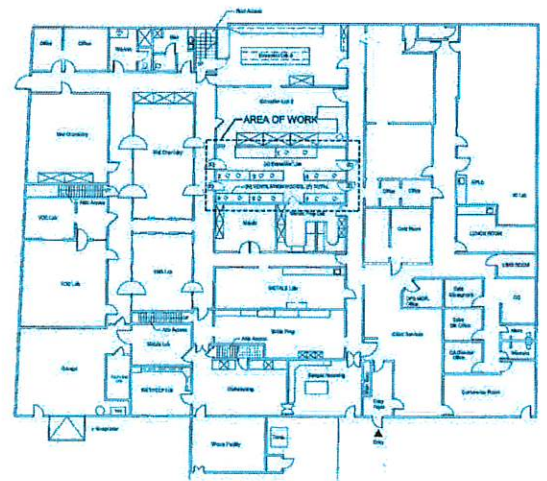
~~\$6,405,000.00~~
\$2,745,000.00

PROPERTY HIGHLIGHTS

- Concrete block building
- Carrier income thru 12/31/2024
- Currently occupied by testing lab
- Lease terminates 12/31/2024
- 2000 amps 3 phase power
- Off street parking
- Substantial laboratory improvements
- Private offices conference room
- 2 sets of bathrooms
- Multiple lab rooms and fume hoods
- Building can accommodate multiple tenants
- Zoning: MUR Mixed Use Residential
- APN # 56-1942-24-1

SIZE

18,300± sq. ft. Building
20,944 sq. ft. Parcel



**NORHEIM
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