

John H. McManus, MCR

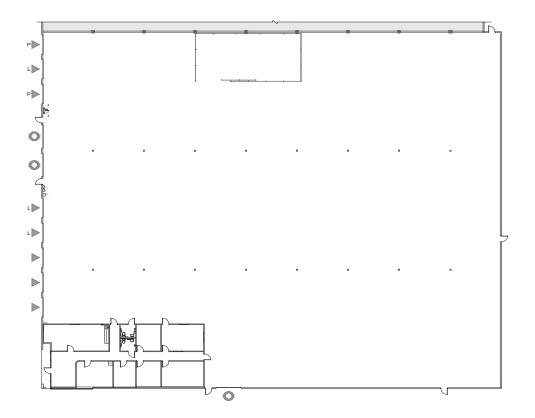
Vice Chairman 510 891 5817 john.mcmanus@cushwake.com LIC #01129064 Ted J. Anderson

Managing Director 510 465 8000 ted.anderson@cushwake.com LIC #01332000



PROPERTY HIGHLIGHTS

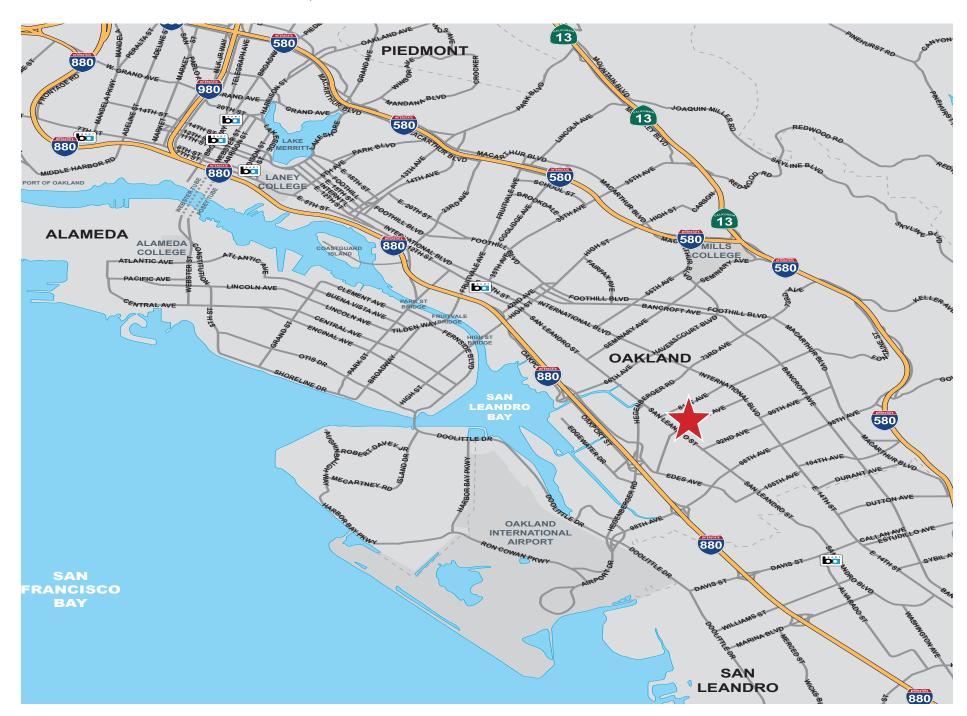
- » ± 40,176 SF Unit K
- » Office Area: ±2,468
- » ± 22' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Eight (8) Dock High Doors
- » Three (3) Drive In Doors
- » Large Truck Court
- » Secure, Business Park Setting
- » Excellent Port Access
- » Available: September 2024
- » Asking Rate: \$1.25 NNN
- » OpEx: \$0.31





LOCATION HIGHLIGHTS

725 85th Avenue, Unit K is located in the Elmhurst Business Park in Oakland, California. The property is ideally located with excellent access to I-880, the Port of Oakland and the Oakland Airport.





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