

**FOR SALE OR FOR LEASE: TWO CONTIGUOUS INDUSTRIAL CONDOS
OWNER-USER OPPORTUNITY
±6,068 SF and ±6,832 SF (±12,900 SF Combined)**



2485 and 2487 Washington Avenue | San Leandro, CA.

RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

Please Contact Exclusive Agents:

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The information contained herein has been obtained from sources we deemed reliable.
We cannot, however, assume responsibility for its accuracy.

HIGHLIGHTS:

- Rare Industrial Investment Opportunities
- Zoning: Industrial Park (IP) Allows For Wide Range of Uses Including Quasi-Retail (See Attached List of Permitted Uses)
- Excellent Exposure
- Fully Fire Sprinklered
- Warehouse Lighting
- Immediate Proximity and Access to Highways 580 & 880

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INVESTMENT HIGHLIGHTS:

2485 Washington Avenue:

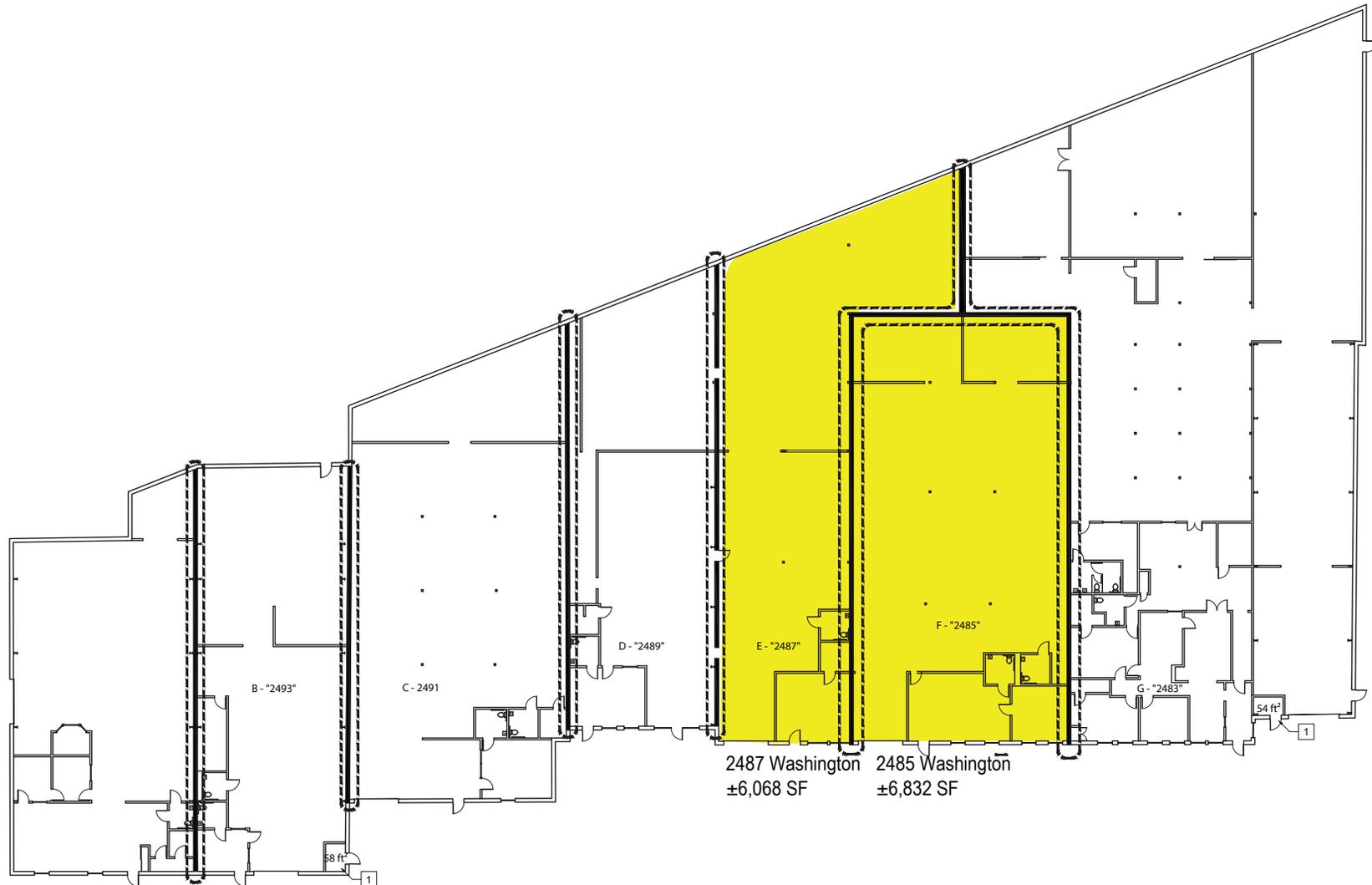
- ±6,832 SF
- ±18% Office
- 12'x12' Electric Grade Level Door
- 200 Amps | 240 Volts | 3 Phase Power (Buyer to Verify)
- 12'-14' Clear Height
- Lease Rate: \$1.30/SF, NNN
- Sale Price: \$1,906,128 (\$279/SF)

2487 Washington Avenue:

- ±6,068 SF
- ±10% Office
- 12'x12' Grade Level Door
- 200 Amps | 240 Volts | 3 Phase Power (Buyer to Verify)
- 12'-14' Clear Height
- Lease Rate: \$1.30/SF, NNN
- Sale Price: \$1,692,972 (\$279/SF)

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FLOORPLAN



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AERIAL MAP



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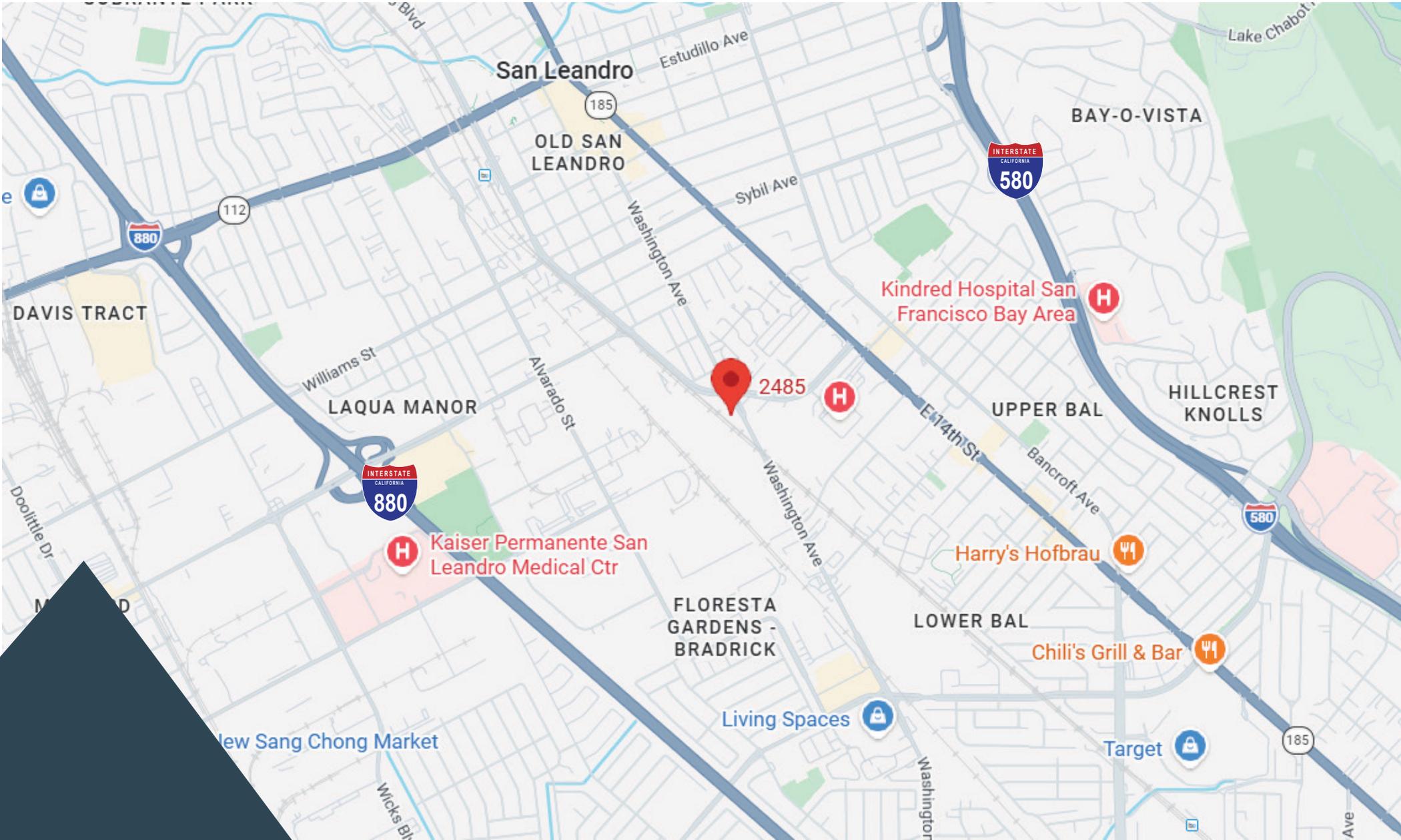
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2-716 IP(AU) District - Use Regulations

ZONING

A. IP(AU) District—Permitted Uses.

The following uses are allowed in the IP(AU) District, and a conditional use permit is not required. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.) In the “S” Overlay District, permitted uses may require a conditional use permit if not regional retail, new auto sales, or other compatible regional market use.

1. Accessory uses, other than entertainment events, when in conjunction with a permitted use.
2. Adult-Oriented Business. (Subject to the requirements and limitations prescribed in Section 4-1683: Adult-Oriented Business Regulations.)
3. Ambulance Services, Emergency. (If the proposed use is located within one thousand (1,000) feet of either an R District or the boundaries of a site occupied by a public or private school or park and recreation facility, a conditional use permit shall be required.)
4. Ambulance Service, Non-Emergency. (An Administrative Review approval is required if located within one thousand (1,000) feet of an R District or the boundaries of a site occupied by a public or private school or park and recreation facility.)
5. Artist's Studios.
6. Building Materials and Services. (Permitted if the proposed use is within an enclosed structure.)
7. Business Services.
8. Business and Trade Schools.
9. Catering Services.
10. Communication Facilities.
11. Equipment Sales.
12. Food Processing, Limited.
13. Financial Institutions, Retail.
14. Health and Fitness Centers.
15. Home Improvement and Interior Decoration.
16. Industry, Custom.
17. Industry, Limited.
18. Industry, Research and Development.

19. Laboratories.
20. Maintenance and Repair Services.
21. Medical Supply Stores.
22. Offices, Business and Professional. (The conversion of an industrial use to an office use is subject to the minimum off-street parking requirements of Section 4-1704; as prescribed for changes of use by Subsections 4-1702. A.1 and 2.)
23. Parcel Processing and Shipping Centers. (If the proposed use is to occupy thirty thousand (30,000) square feet or more, in a building constructed after August 15, 2001, Administrative Review is required, per Subsection C.11 below.)
24. Park and Recreational Facilities.
25. Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered nonconforming uses, but no new uses shall be established.)
26. Retail Sales, Big Box.
27. Retail Services. (As a secondary use in a building.)
28. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
29. Utilities, Minor.
30. Vehicle/Heavy Equipment Dealers, New.
31. Warehouse—Storage Facilities. (If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.24 below.)
32. Warehouse—Wholesale/Retail Distribution Facilities. (Permitted if the proposed use is within an enclosed structure, is utilizing an existing building or continuing an existing use. If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.25 below.)



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