

# 492 & 496 HESTER STREET SAN LEANDRO, CA

FOR SALE TWO INDUSTRIAL  
ASSETS IN PRIME  
SAN LEANDRO LOCATION



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**FOR SALE:** OFFERED TOGETHER OR SEPARATELY  
2 BUILDINGS TOTALING 36,514± SF ON 1.14± ACRES  
EXCEPTIONAL PROXIMITY TO I-880  
**CONTACT FOR DETAILS**

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# 492 & 496 HESTER STREET

SAN LEANDRO, CA - CONTIGUOUS HIGHLY FUNCTIONAL BLDGS

## PROPERTY DETAILS

### **492 HESTER STREET:**

- 24,990± SF Industrial Building on 0.66± Acres
- 1,500± SF Office
- Grade Level Loading
- 16' - 20' Clear Height
- Heavy Power
- Sprinklered
- **Sale Price: \$5,372,000 (\$215/SF)**

### **496 HESTER STREET:**

- 11,524± SF Industrial on 0.48± Acres
- 2,000± SF Renovated Office
- 2 Drive-in Doors
- 16' - 20' Clear Height
- Fenced Yard
- Ample Parking
- Sprinklered
- **Sale Price: \$2,857,000 (\$248/SF)**

## KEY HIGHLIGHTS

- Located near Oakland International Airport and the San Francisco Bay Bridge
- Highly Functional Buildings for Manufacturing, Distribution, or Service Uses
- Ideal for Owner-Users, Investors, or Exchange Buyers
- Opportunity to Acquire One or Both Buildings — Contiguous Parcels with Flexibility
- Strong In-Place Infrastructure and Logistics Access



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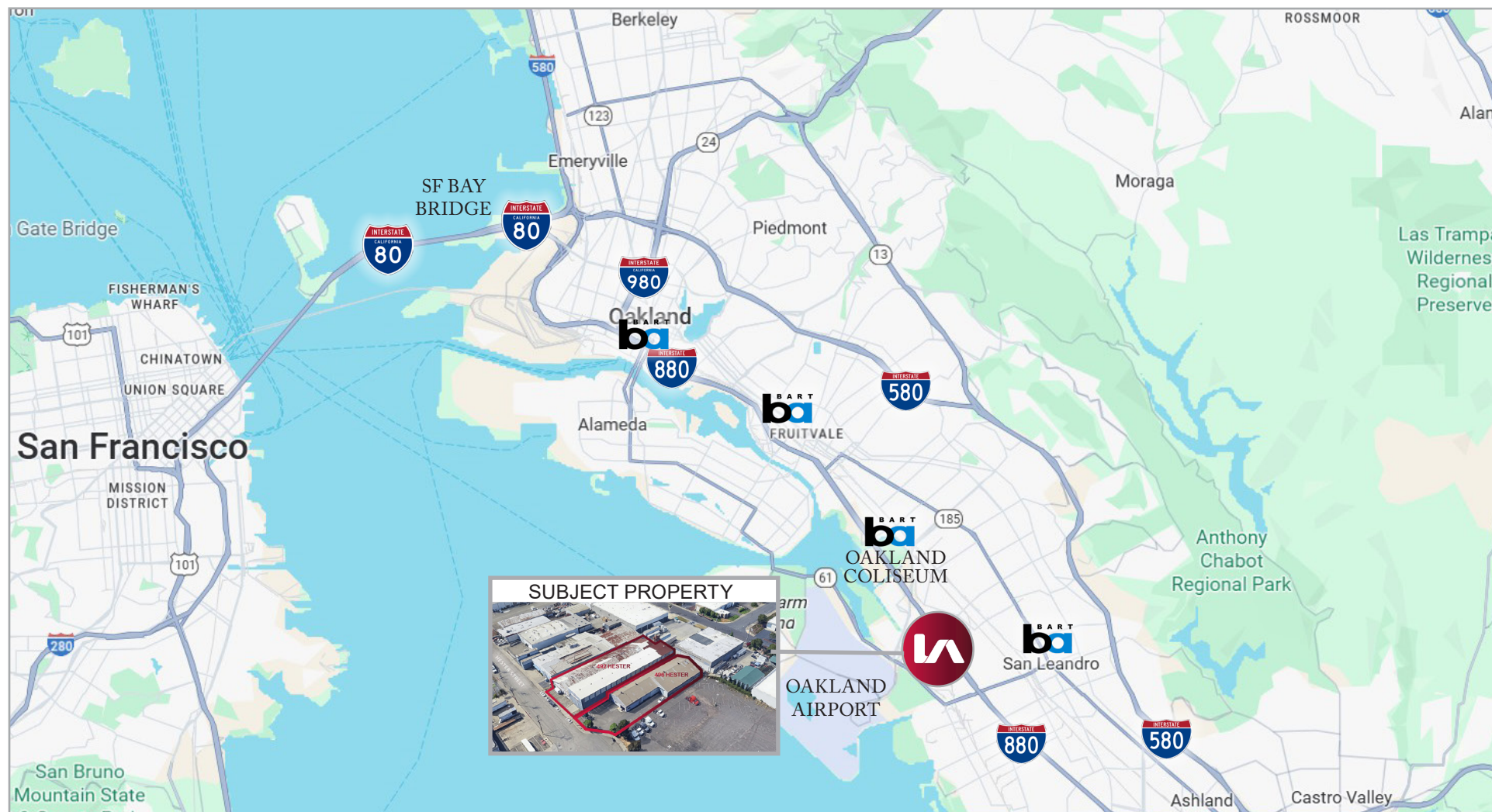
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COMMERCIAL REAL ESTATE SERVICES



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