

**\$0.30 NNN**  
for first 12  
months\*



Worthley Drive

# For Lease or Sale

6.3 Acres with 10,608 SF  
Industrial Building

16520 Worthley Drive  
San Lorenzo, CA

**Colliers**

Accelerating success.



\*For a 60 month or greater term.

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# Location



## Key Highlights

- Rare ±6.3 Acre (±274,555 SF) fully fenced and paved yard ideal for outdoor storage and parking uses
- Existing ±10,608 SF Industrial shop with office
- Rarely available low coverage site in prime East Bay location
- In Close proximity to Oakland international Airport, Port of Oakland and the Bay Bridge
- Zoned General Industrial (M-2)
  - Includes uses of manufacturing, processing, or assembly plant, any industrial operation, research laboratory, warehouse, distribution, fulfillment, container, and storage facilities.
- More fully described in Alameda County's Title 17 Zoning, Chapter 17.46 M-2 Districts

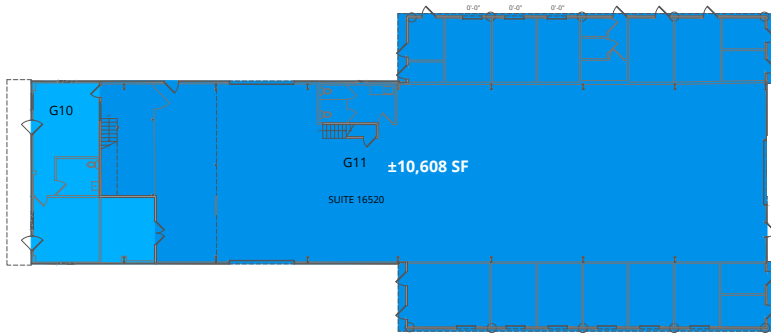
***Owner would consider a sale – call for pricing and to arrange a tour.***



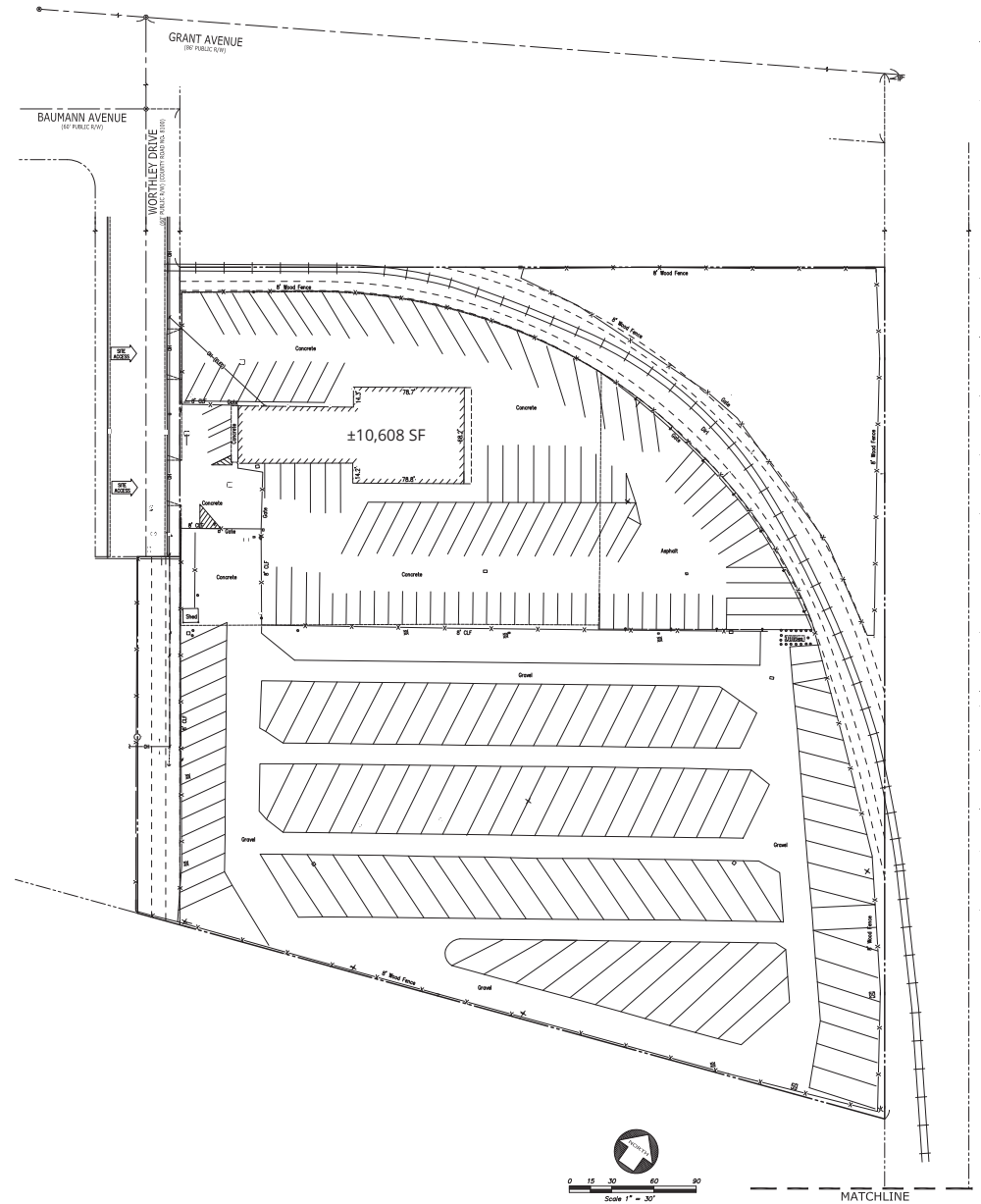
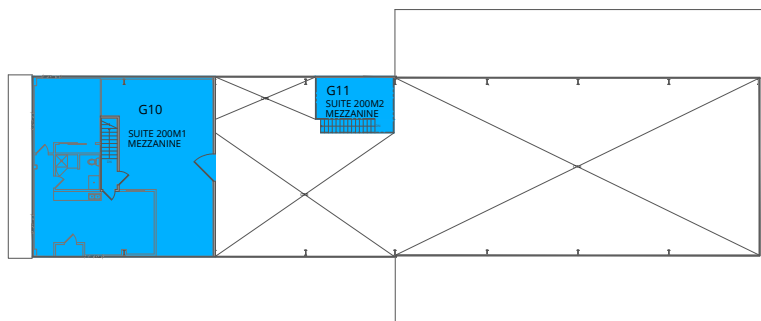
The East Bay area is one of the most sought-after industrial locations in Northern California with over 150,000,000 SF of product. It accounts for almost a third of all industrial tenant activity across Northern California. The San Lorenzo submarket is particularly desirable as it provides unmatched access to the Bay Area. This property marks an extremely rare opportunity in a market with vacancy levels close to historic lows. It represents the only 6+ acre property available within 15 miles of the Port of Oakland with General Industrial Zoning. 16520 Worthley Drive is a rarely available low coverage site in the East Bay Market. The property is an ideal fit for equipment rental, transfreight logistics provider, trailer/truck parking, and various other uses.

# Site Plan

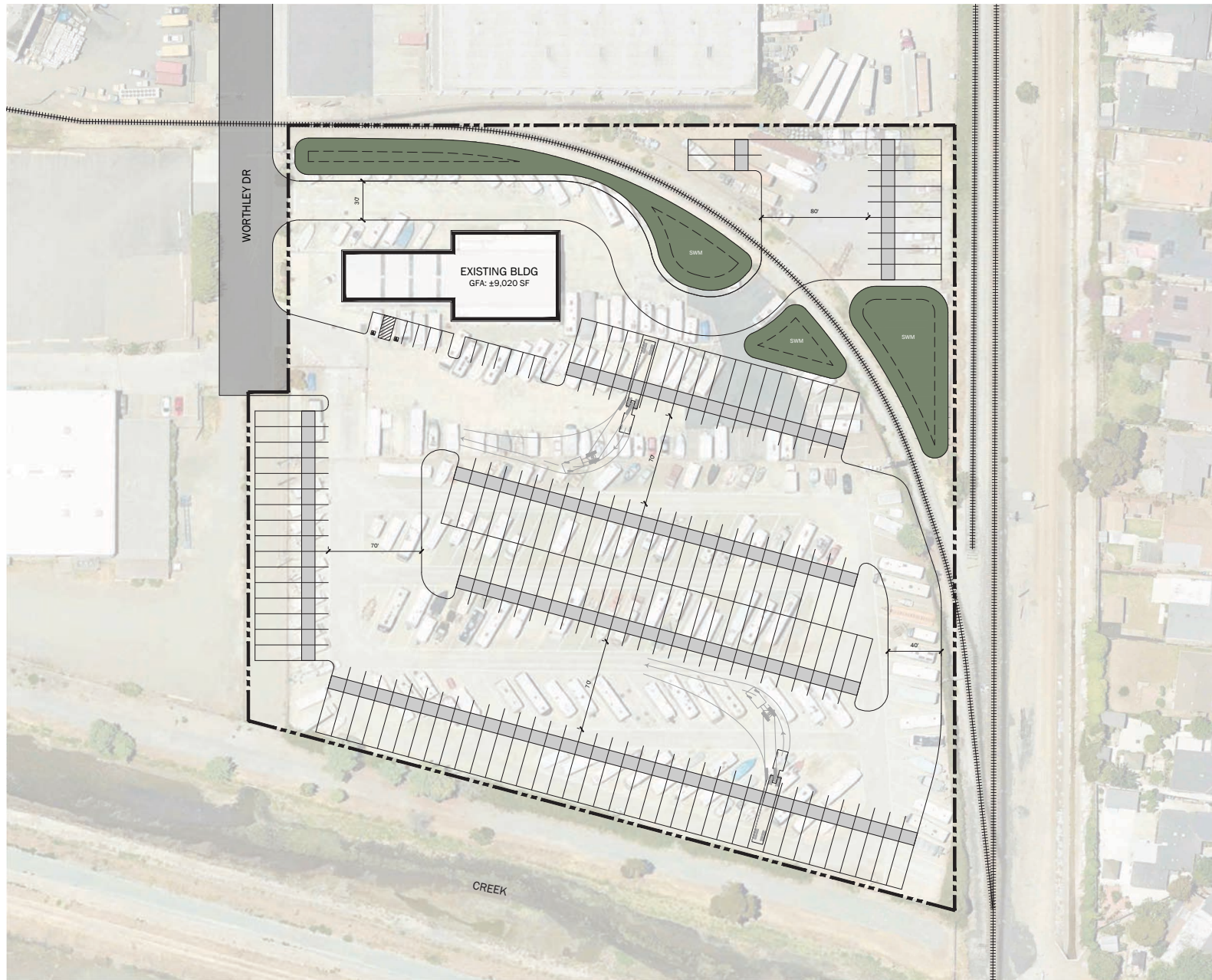
## First Floor



## Mezzanine



# Hypothetical Parking Plan



# Travel Distances



ID	Location	Est. Drive Time (min.)
1	Oakland Airport	16
2	Port of Oakland	18
3	Hwy 92/San Mateo Bridge	17
4	San Francisco	31
5	San Francisco Airport	31
6	San Jose	44
7	Fremont	28





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