

**+/- 14,000 Square Foot Building on +/-
1.15 Acres of Land for Sale**

**2250 Freed Way,
Pittsburg, California**

Property Information:

- **Asking Price is \$2,590,000 or Approx. \$185.00 per Square Foot**
- **Multi-Tenant Building of Approx. 14,000 Square Feet on an Approx. 1.15 Acre Parcel**
- **Metal Building is Leased to Five Tenants with One 3,000 Square Foot Vacancy**
- **Value Add Opportunity With a Fenced Rear Yard Area Possible**
- **New Front Landscaping, New Paving and New Paint on the Building Exterior**
- **Building Has a Fire Sprinkler System**
- **All Units have 12' x 14' Grade Level Doors, 16' Minimum Clear Height and at Least One Restroom**
- **Excellent Location Near Highway 4 and Interstate 680. Excellent Access to central and east Contra Costa County.**



Contact Listing Brokers:

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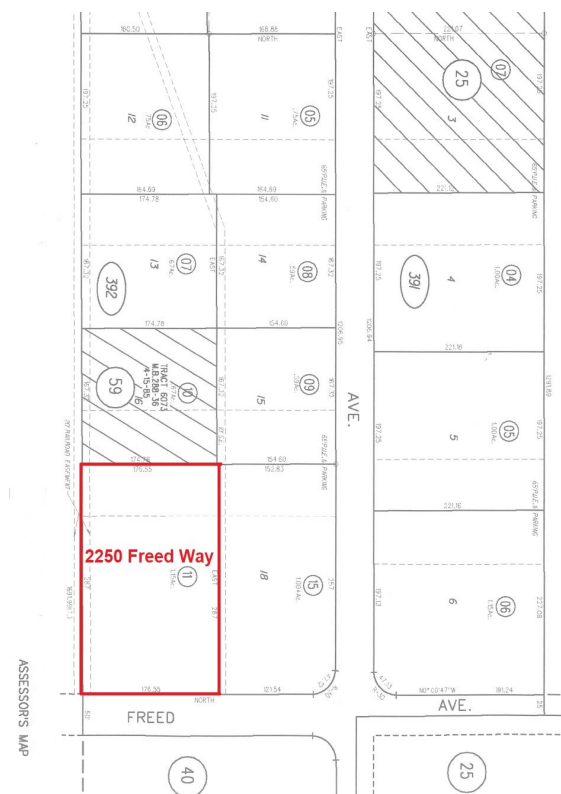
**FREESTANDING BLDG
WITH YARD AREA
OFFERED FOR SALE**

Deutscher Properties Corp.
370 Civic Drive
Pleasant Hill, CA
Office (925) 676-6166
Fax (925) 676-6177
www.dpccommercial.com

2250 Freed Way, Pittsburg, CA DESCRIPTION/PARCEL MAP

PROPERTY DESCRIPTION

- **Asking Sale Price is \$2,590,000 or Approx. \$185.00 per Square Foot.**
- **Multi-Tenant Metal Building of Approx. 14,000 Square Feet on an Approx. 1.15 Acre Parcel.**
- **Current Gross Income is Approx. \$10,280 per Month. Leases are Structured on an Industrial Gross Basis.**
- **Priced Well Below Current Replacement Cost.**
- **Good Condition: Front Landscaping, Paving and Paint on the Building Exterior all Completed in Last Three Years.**
- **Building Has a Fire Sprinkler System in Place.**
- **One 3,000 Square Foot Vacant Unit is Freshly Painted. Unit is Currently Spilt Into 1,000 SF & 2,000 SF Units.**
- **Zoned Commercial/Light Industrial Operating Under the General Industrial Zoning (IG). Zoning Does Allow Automotive Uses.**
- **Ideal 1031 Exchange Property With Staggard Lease Expirations and Stable Tenancy or Partial Owner/User.**
- **Property Represents Rare Opportunity to Acquire a Leased Industrial Building in the Core San Francisco Bay Area Market.**



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2250 Freed Way,
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FINANCIAL ASPECTS

RENT ROLL

Unit#	Size SF	Tenant Name	Rent/Mo	Rent/SF	Comments
North A	2,000.	Randy Geegan	\$0.0	\$0.0	Randy Geegan is a subtenant
North C	2,000	Pedro Palos	\$4,200.00	\$2.10	Sublets unit A
North D	2,000	Sandoval & Castillo	\$0.00	\$0.00	Rent is included in South D
South A	2,000	VACANT	\$0.00	\$0.00	Asking \$1.25 per sf IG
South B	1,000	VACANT	\$0.00	\$0.00	Asking \$1.25 per sf IG
South C	2,000	Julio Navarrete	\$1,250.00	\$0.63	
South D	3,000	Sandoval & Castilla	\$4,830.00	\$1.61	Includes rent for unit South D
Totals	14,000		\$10,280.00		

Notes:
*Randy Geegan is a subtenant of Pedro Palos and therefore the square footage is shown as zero.
Elsa Sandoval and Valerio Castillio occupy two units, the rent is included in South D unit.
Two vacant units are offered for lease at \$1.25 industrial gross. Units are market ready.*

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**2250 Freed Way,
Pittsburg, CA Aerial View**



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