

# INDUSTRIAL SPACE FOR LEASE **±92,400 SF**



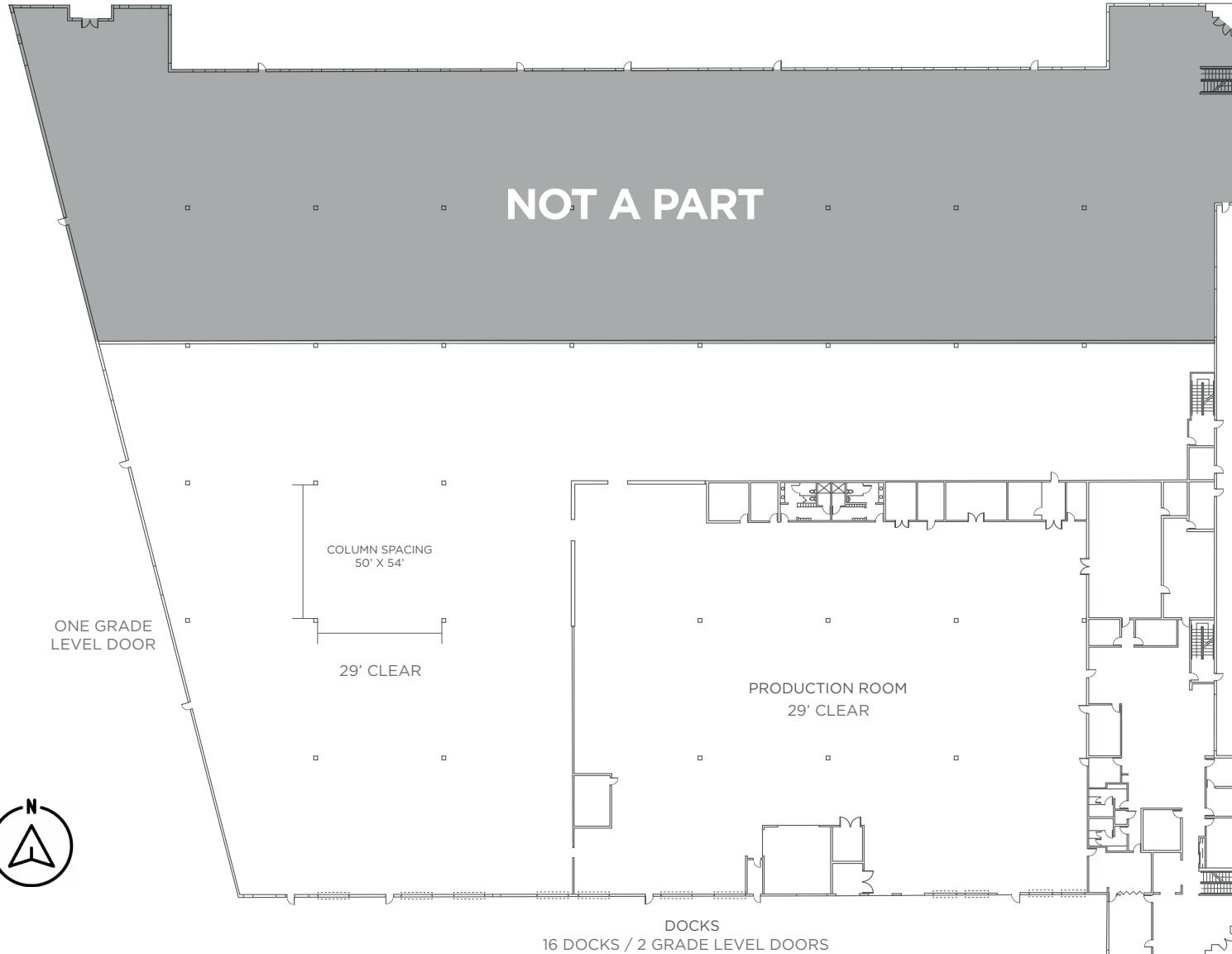
13951 WASHINGTON AVE.  
**SAN LEANDRO, CA**

# OPPORTUNITY HIGHLIGHTS

<b>Available Size:</b>	±92,400 RSF
<b>Office Area:</b>	±9,000* SF
<b>Date Available:</b>	Available Now
<b>Clear Height:</b>	±29'
<b>Parking Ratio:</b>	2.41/1000
<b>Sprinkler Calcs:</b>	0.6 per 3,000 SF
<b>Building Power:</b>	Building switchgear is rated for 3000 AMPS at 277/480 Volts, 3 Phase (to be verified)
<b>South Side Truck Court Depth:</b>	±130'
<b>South Side Loading:</b>	16 docks/3 grade level
<b>Roofing:</b>	Brand New Roof Installed 2023
<b>Utility Infrastructure:</b>	Compressed airlines and drop power outlets distributed throughout production area
<b>Asking Rate:</b>	\$1.25 PSF NNN
<b>Operating Expenses:</b>	\$0.15 PSF

\*2nd Story Office Area IS NOT included in the Rentable Square Footage





## EXISTING FLOOR PLAN

*\*This drawing is not to scale and broker recommends prospective tenants make their own verifications*

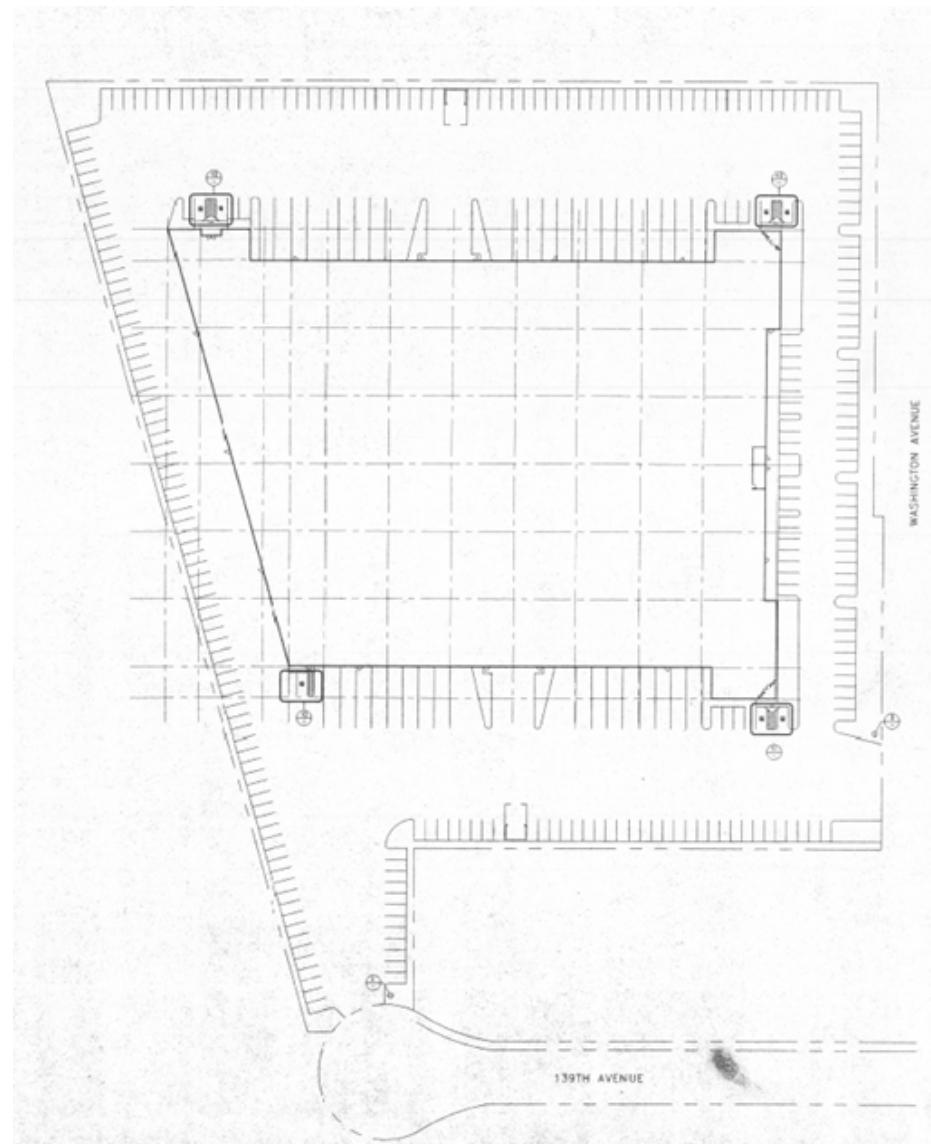
*Production Room Area Can Be Removed To-Suit*

**FLOOR  
PLAN**



## FIRST FLOOR

OFFICE PLAN  
**±9,000 SF**



SITE  
**PLAN**





# CONTACT INFORMATION

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