

# INDUSTRIAL SPACE FOR LEASE

## **±92,400 SF |**



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



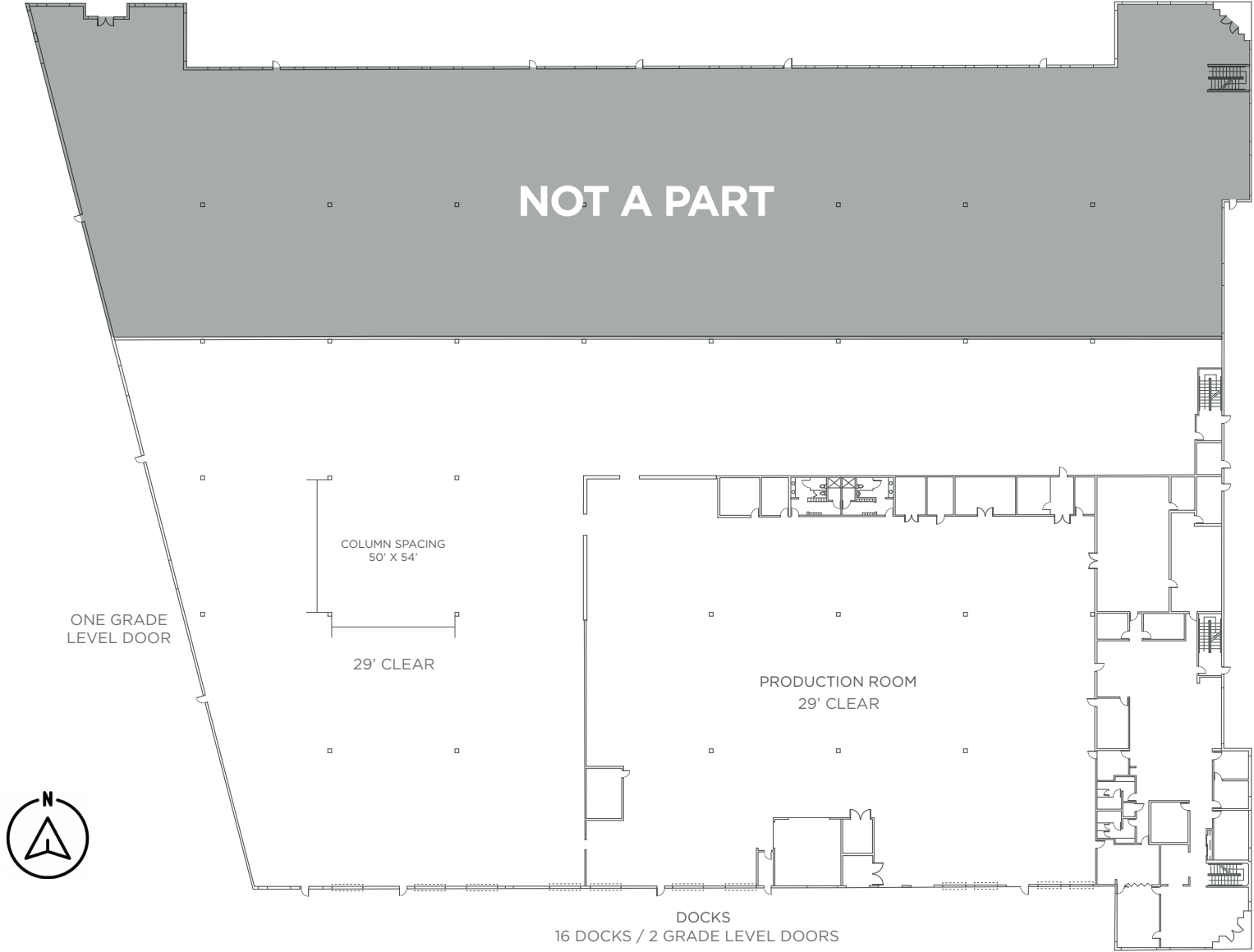
13951 WASHINGTON AVE. | CUSHMAN & WAKEFIELD

# OPPORTUNITY HIGHLIGHTS

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

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





EXISTING FLOOR PLAN

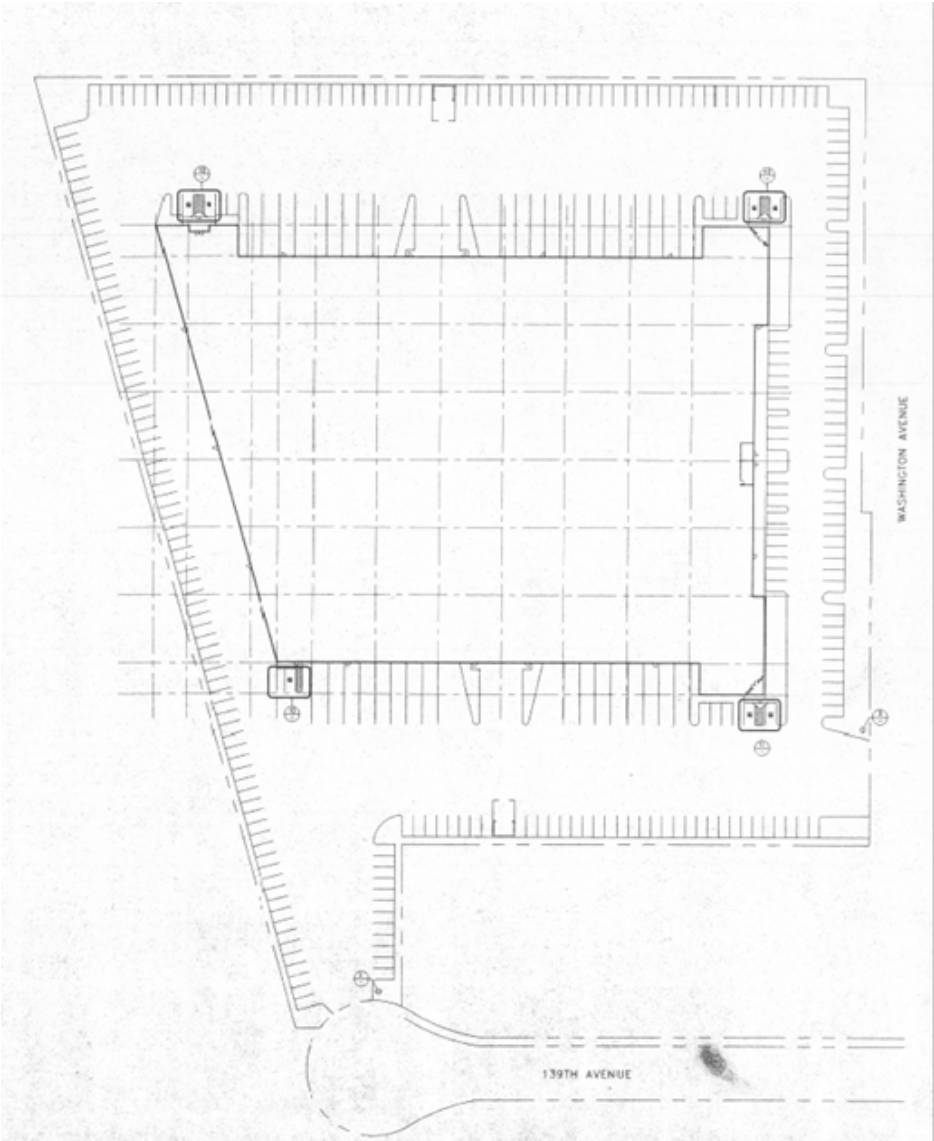
*\*This drawing is not to scale and broker recommends prospective tenants make their own verifications*

*Production Room Area Can Be Removed To-Suit*

FLOOR  
PLAN



OFFICE PLAN  
**±9,000 SF**



SITE  
PLAN










13951 WASHINGTON AVE.  
SAN LEANDRO, CA

NORTH BOUND ROUTE  
(6 MINS)

SOUTH BOUND ROUTE  
(5 MINS)

**FREEWAY  
ACCESS**

DRIVE TIMES	
	6 Minutes
	3 Minutes
	6 Minutes
	5 Minutes
	5 Minutes





# CONTACT INFORMATION

**VICTOR DEBOER**

Executive Director  
+1 415 542 8503  
victor.deboer@cushwake.com  
Lic #01910482

**JEFF POWERS**

Managing Director  
+1 510 891 5821  
jeff.powers@cushwake.com  
Lic #02021074

**KALIL JENAB**

Vice Chairman  
+1 408 810 3428  
kalil.jenab@cushwake.com  
Lic #00848988

**STEVEN JENAB**

Senior Director  
+1 408 718 1804  
steven.jenab@cushwake.com  
Lic #2085072



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