



14000
WASHINGTON AVE

FOR SALE: ±19,965 SF BUILDING ON ±58,285 SF PARCEL
SAN LEANDRO, CALIFORNIA

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PROPERTY HIGHLIGHTS

- » ± 19,965 SF Building Located on ± 58,285 SF of Land
- » ± 2,400 SF Office Area
 - * Two Bathrooms
 - * ± 600 SF Kitchen
 - * HVAC in Office
- » Fully Fenced Site
- » Bow Truss Roof and No Columns
- » Clear Height 16' Minimum
- » Three (3) Double-Wide Docks (18W X 10H)
- » Three (3) Roll-Up Doors (18W X 12H & two 10W X 12H)
- » Six (6) Trailer Positions
- » Secure Off-Street Parking
- » Zoning: CC (AV)
[Click for Link to Zoning](#)
- » Parcel Numbers: 770-1228-1-2 & 770-1228-2-2
- » Traffic Count @ Washington/143rd: 18,671 VPD
(Northbound & Southbound Combined)



**SALE PRICE: ~~\$6,485,700 (\$325 PSF)~~
\$5,889,675 (\$295 PSF)**

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