

GMP  
LAB & LIGHT MANUFACTURING  
SPACE FOR LEASE



±47,383 SF AVAILABLE  
SITUATED ON ±1.6 ACRES

**1295 67th St.**  
**Emeryville, CA**

**CBRE**

# BUILDING FEATURES



±47,383 SQUARE FEET

- GROUND FLOOR: 42,939 SF
- MEZZANINE: 4,443 SF



CRANE SERVED ON A ±1.6 ACRE SITE



INTERIOR AND EXTERIOR REMODEL  
IN PROGRESS



45 PARKING SPACES TOTAL



2,000 AMPS/480 VOLTS



ACCESSIBLE FROM 66TH AND 67TH STREET



CONCRETE TILT UP CONSTRUCTION WITH  
22 FEET CLEAR TO TRUSS

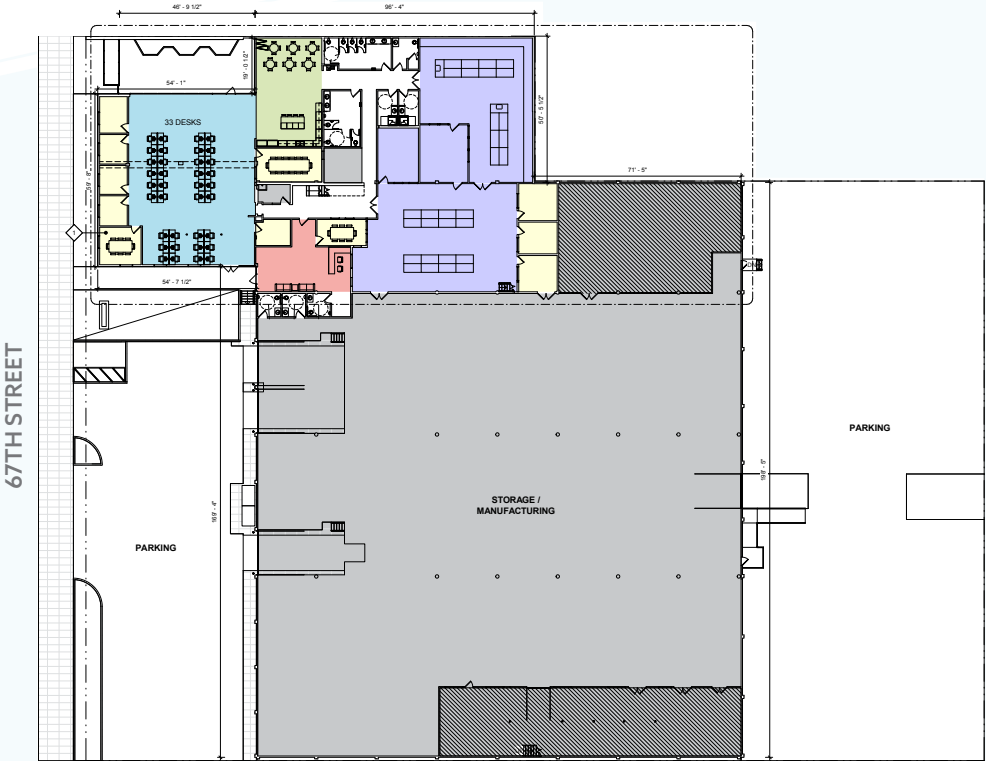


ZONED FOR LAB AND LIGHT MFG BY RIGHT



# FLOOR PLANS

## LEVEL 1



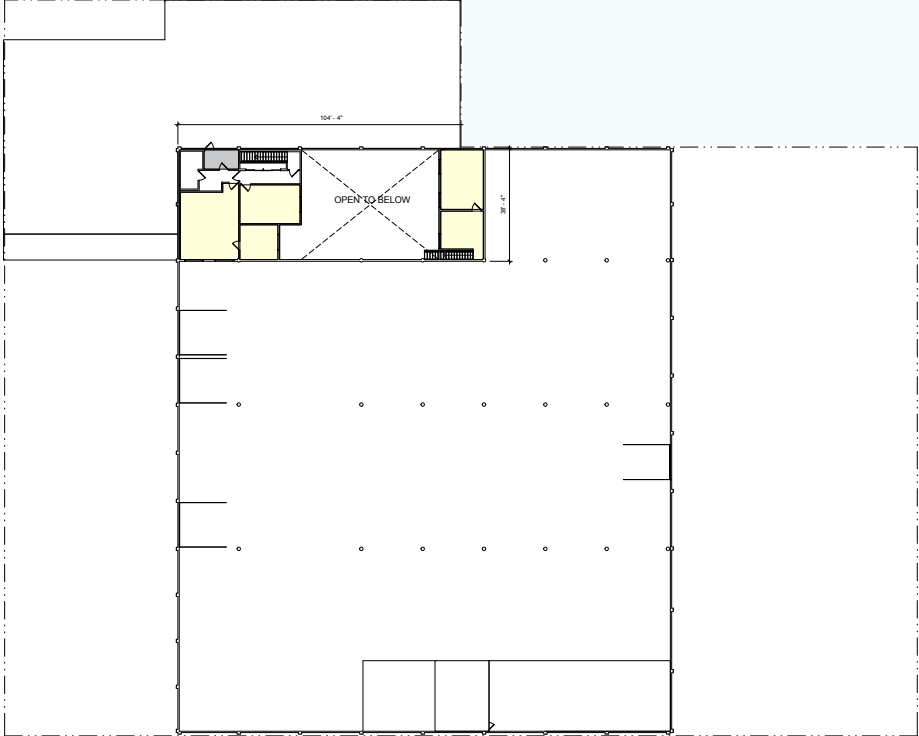
**FLOOR PLAN ROOMS**

- LOBBY
- PRIVATE OFFICE/CONFERENCE
- KITCHEN/BREAKROOM
- OPEN OFFICE
- LAB
- STORAGE

**WALLS**

- PROPOSED PARTITIONS
- DEMOLISHED WALL
- EXISTING WALL
- FIRE RATED PARTITION
- OVERHEAD ELEMENTS
- OVERHEAD STRUCTURAL MEMBERS

## LEVEL 2

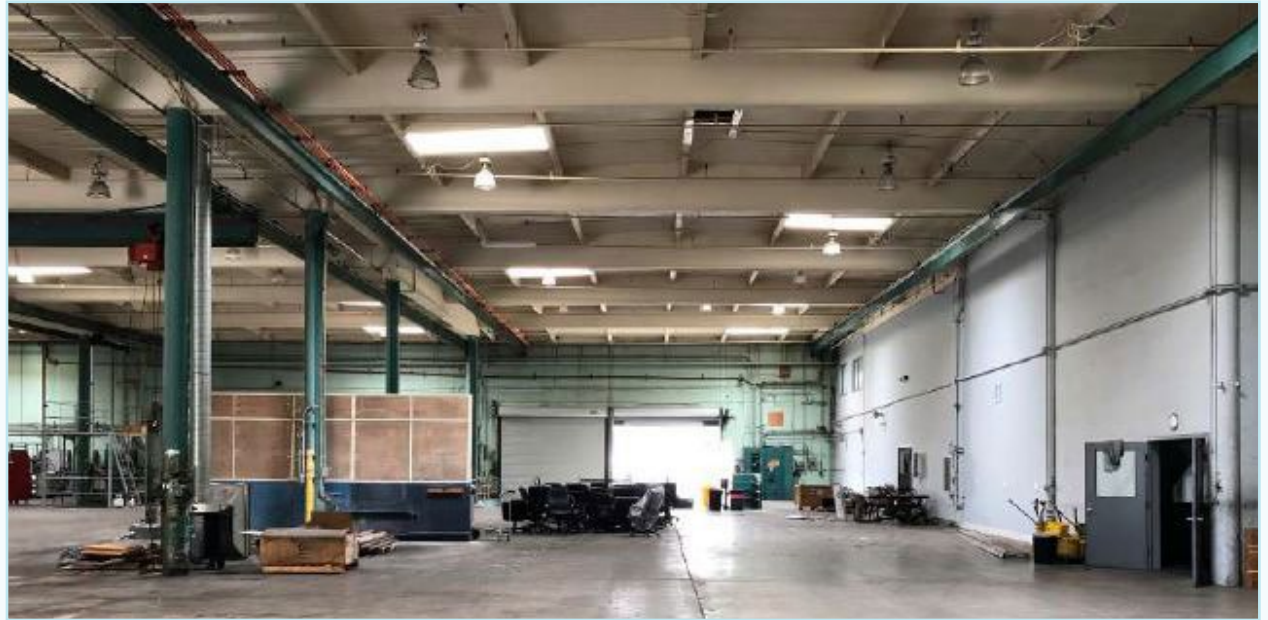


# MANUFACTURING SPACE



## MANUFACTURING SPACE

- ±28,200 SQUARE FEET
- 3 INTERIOR DOCK WELLS
- 1 RAMPED DRIVE-IN DOOR
- 3 3-TON OVERHEAD CRANES (ONE IN EACH BAY)
- FULL SPRINKLERED
- SKYLIGHTS
- PRIVATE OFFICES
- NEW KITCHEN
- PRODUCTION ROOM
- BONUS MEZZANINE STORAGE



# MARKET FEATURES



ACCESSIBLE TO BART VIA  
EMERY-GO-ROUND



1.7 MILES FROM I-80 /  
I-880 INTERCHANGE



WALK TO NEIGHBORING  
RESTAURANTS, CLIMBING GYM,  
LA FITNESS, BERKELEY BOWL



BIKE ALONG EMERYVILLE  
GREENWAY / SAN FRANCISCO  
BAY TRAIL



LOCATED WITHIN ONE MILE OF  
MAJOR RETAIL CENTERS



CONVENIENT COMMUTE  
FOR EMPLOYEES



# LOCAL AMENITIES

1295 67th St.  
Emeryville, CA

**RESTAURANTS**

- mintleaf
- RIVA CUCINA
- Berkeley Bowl Marketplace

**RESTAURANTS**

- BEST COAST
- IKE'S PLACE
- THE BROKEN RACK
- HONOR
- The BUREAU

**RESTAURANTS**

- Starbucks
- Jasmine Blossom THAI CUISINE
- los Motes

**PUBLIC MARKET**

- urban outfitters
- Peets Coffee & Tea
- Orangetheory FITNESS
- Guitar Center
- FOOD COURT: 15+ EATERIES

**POWELL STREET PLAZA**

- TRADER JOE'S
- petco
- ROSS DRESS FOR LESS
- Starbucks
- Jamba Juice
- Pier 1 imports
- Marshalls
- MATTRESS FIRM
- BevMo! BEVERAGES & MORE

**BAY STREET**

- H&M
- ATHLETA
- OLD NAVY
- Apple
- POTTERY BARN
- FOREVER 21
- west elm
- SEPHORA
- Marshalls
- BARNES & NOBLE BOOKSELLERS
- UNI QLO
- GAP
- ELEPHANT BAR RESTAURANT

**EAST BAY BRIDGE CENTER**

- TARGET
- BEST BUY
- Starbucks
- PAK'nSAVE
- NORDSTROM rack
- THE HOME DEPOT
- SPORTS AUTHORITY
- ULTA BEAUTY
- Panera

EMERY GO-ROUND

POWELL STREET

HOLLIS STREET

INTERSTATE 80

# 1295 67th St. Emeryville, CA

**GMP  
LAB & LIGHT MANUFACTURING  
SPACE FOR LEASE**

## **CONTACT:**

### **MIKE RAFFETTO**

Senior Vice President

Lic 01201289

+1 510 874 1994

mike.raffetto@cbre.com

### **MARK KOL**

Executive Vice President

Lic 01251158

+1 510 874 1992

mark.kol@cbre.com

### **MONICA CLARKE**

Sales Assistant

Lic 01221955

+1 510 874 1906

monica.clarke@cbre.com

## **CBRE, INC.**

1111 Broadway

Suite 1850

Oakland, CA 94607

[www.cbre.com/oakland](http://www.cbre.com/oakland)

**CBRE**

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio\_February 22, 2023 2:12 PM