



CLASSIC EMERYVILLE +/-18,000-SF FLEX SPACE WITH PARKING



Classic brick warehouse building with substantial upgrades, including seismic, electrical, ADA accessibility and sprinklers.

Available at a substantial discount!
\$1.55 PSF / NNN
Unit 4514 just leased at \$1.79 PSF NNN.

4512 Hollis Street Emeryville California 94608

Represented by:

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Property Highlights:

- Mostly open, L-shaped space with small office area in front
- Oversized parking lot with 26 reserved spaces
- Large roll-up door at the rear of the space next to the parking lot
- Excellent natural light with expansive windows and lots of skylights
- Flexible zoning allows for a wide variety of uses including retail, R&D, or office
- Located [on major Emeryville thoroughfare](#), only [minutes to Bay Bridge](#)
- NNNs estimated at \$0.25 PSF/month

Showings by appointment only.
Please do not disturb tenants.



Exterior Photos and Parking



4512 Hollis Street
Emeryville CA

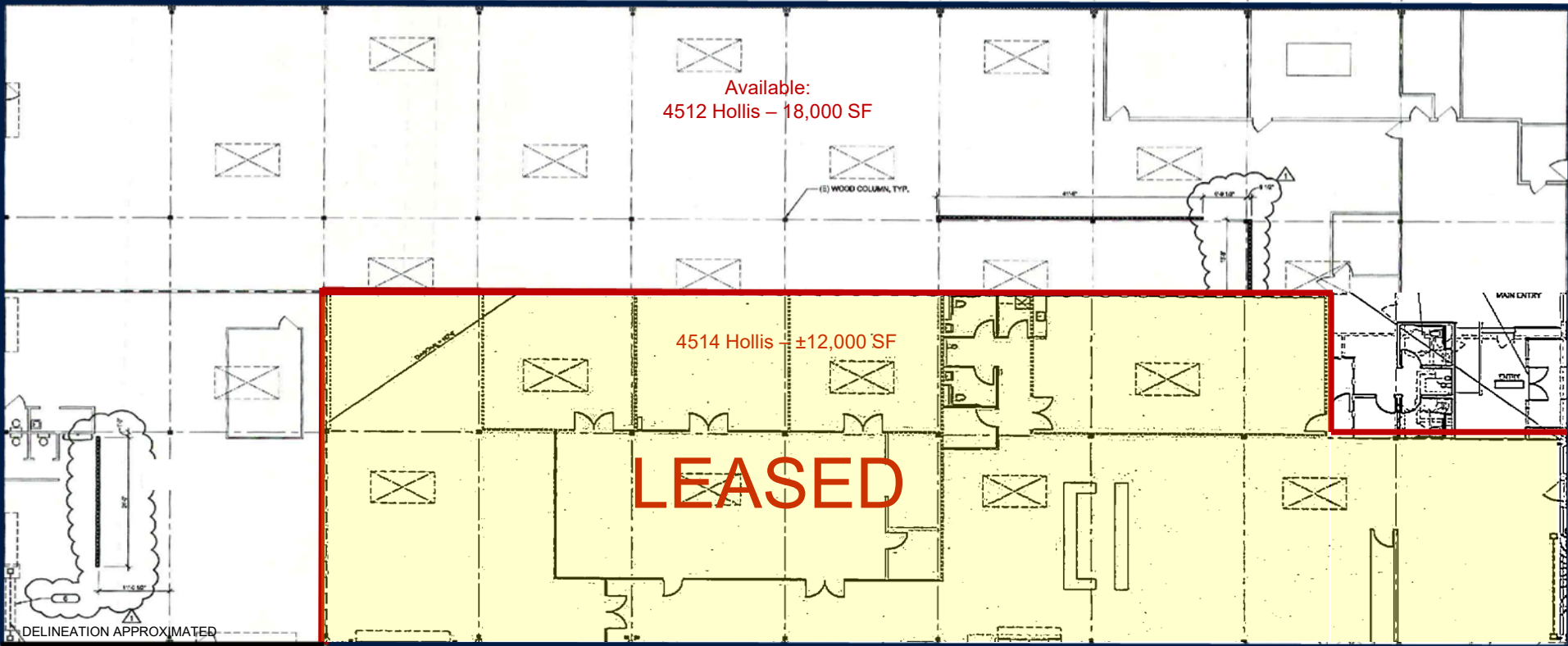


4512 Hollis Interior

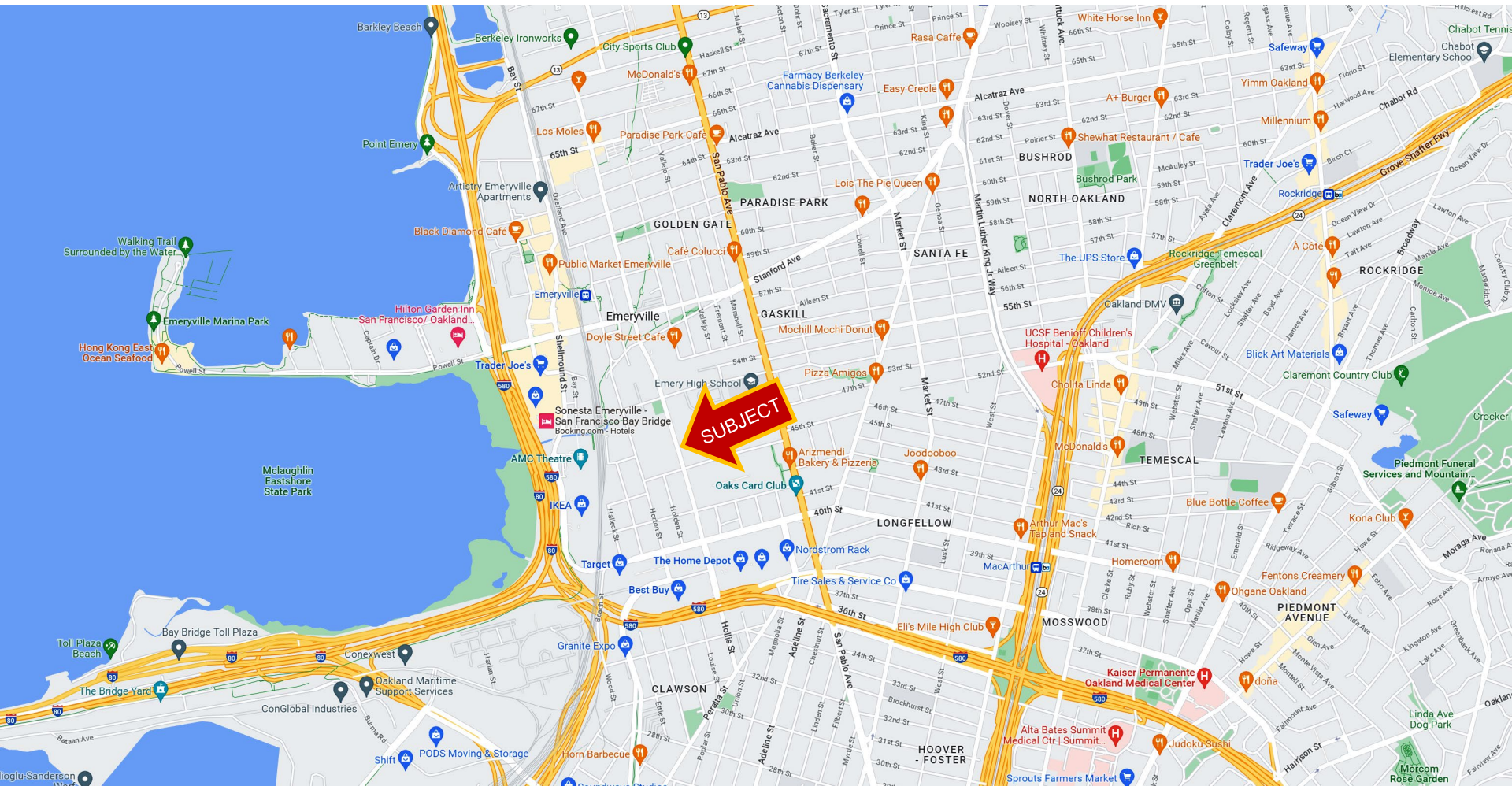


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4512 Hollis Proximity Map



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