

# PREMIER JACK LONDON SQUARE INDUSTRIAL WAREHOUSE



SAN FRANCISCO

BAY BRIDGE

ALAMEDA

DOWNTOWN OAKLAND



175 2ND STREET

**FOR SALE - FULL CITY BLOCK**

**175 2ND STREET, OAKLAND, CA**



# EXECUTIVE SUMMARY

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The Monahan Paper Building is located in Jack London Square, which is one of the most vibrant neighborhoods in Oakland. This waterfront destination fronts on a natural estuary to the Bay. Oakland offers a growing base of young and affluent residents, a nationally recognized culinary, art scene and night life venues with several wine bars, beer gardens and restaurants with world class dining options within the surrounding area.

Jack London Square is a highly desirable location that offers unparalleled opportunities with ample open space, temperate weather, marina access, restaurants, outdoor event centers, all eclectically surrounded by Industrial, Residential, Retail and Live/Work lofts, as the area continues its transformation.

Monahan Paper is a Transit Oriented site that is centrally located with easy access to BART which is within walking distance to both Lake Merritt Station and 12th Street/Broadway Station providing commuting advantages to residents and employers, allowing employees to quickly travel to major centers throughout the Bay Area. The property also benefits with easy access to Interstate 880 and 580 freeways. This location also offers a Free Broadway Shuttle service up and down Broadway during normal commute hours and weekends.

This phenomenal location is within walking distance of the San Francisco Bay Ferry to San Francisco and is one block away from the Amtrak Rail Station connecting passengers to destinations across California. The property also provides easy access to Oakland International and San Francisco International Airports.

Monahan Paper is comprised of One Large City block fronting along three (3) streets. The property consists of approximately 1.33 acres with approximately 70,190 square feet of existing building. The building was built in 1949 and expanded in 1974. This is a unique multi-story industrial warehouse which has been occupied by Monahan Paper as a family-owned business since the early 1960's.

The building is constructed with poured in place concrete. The ground floor warehouse has dock high loading and secure gated yard access on two (2) sides of the property. The building is fully sprinklered with a clear height of approximately 18-20 feet on the ground floor. The two (2) story portion above the ground floor provides excellent natural light with walls of glass on all four (4) sides of the property. Freight elevator provides access to the upper floors with amazing Bay Views.

The property currently generates income from various tenants. The Main Building, with an address of 175 2nd Street, is occupied by a handful of month to month tenants and the adjacent freestanding building, with a separate address of 135 Madison Street, is also leased on a month to month basis, which provides income for Users and/or Investors upon close of escrow.



# PROPERTY OVERVIEW

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## ADDRESS

175 2nd Street, Oakland, CA

## BUILDING TYPE

Industrial Warehouse

## APN

1-159-5

## PARCEL SIZE

1.33 Acres / Full City Block

## YEAR BUILT

1949. Renovated/Expansion by Tulloch Construction in 1974  
MULTI-STORY CONSTRUCTION Ground Floor with 2 levels above a portion of the Main Warehouse with Glass Windows on (4) sides - Excellent Natural Light and Bay View from upper floors.

## SQUARE FOOTAGE

70,190 SF According to County Assessor Office

## SPRINKLERS

Yes

## CLEAR HEIGHT

18-20' Ground Floor & 14-16' Upper Floors

## LOADING DOORS

8 Dock High Doors and 1 Loading Ramp

## POWER

800 Amp/480 Volt and 600 Amp/440 Volt Panels

## PARKING

22 Parking Spaces on Site with Enclosed Gated Yard Areas

## OPPORTUNITY ZONE

Yes

## PUBLIC TRANSIT

Walking Distance to BART, AC Transit, SF Bay Ferry and Amtrak





BERKELEY

UC BERKELEY

EMERYVILLE



DOWNTOWN OAKLAND

HOWARD TERMINAL

LAKE MERRITT

JACK LONDON SQUARE



JLS Amtrak Station

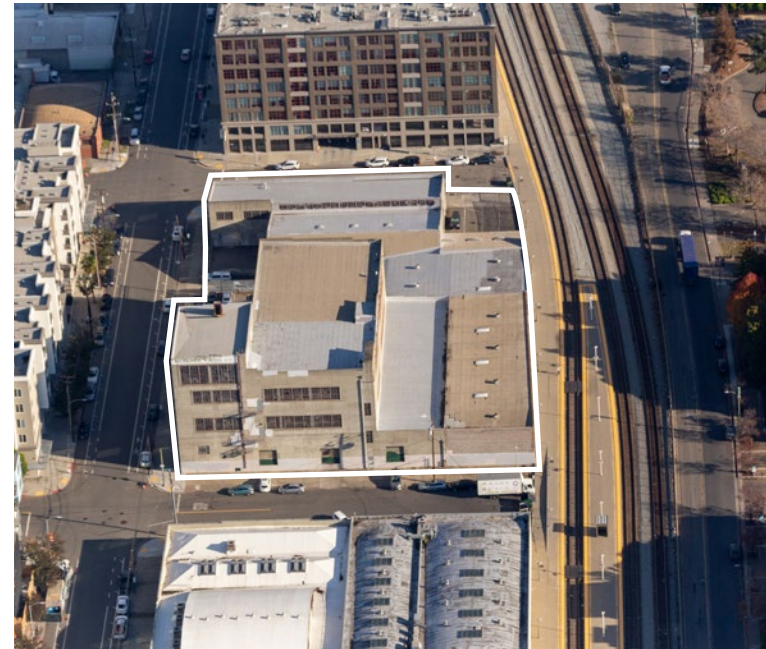
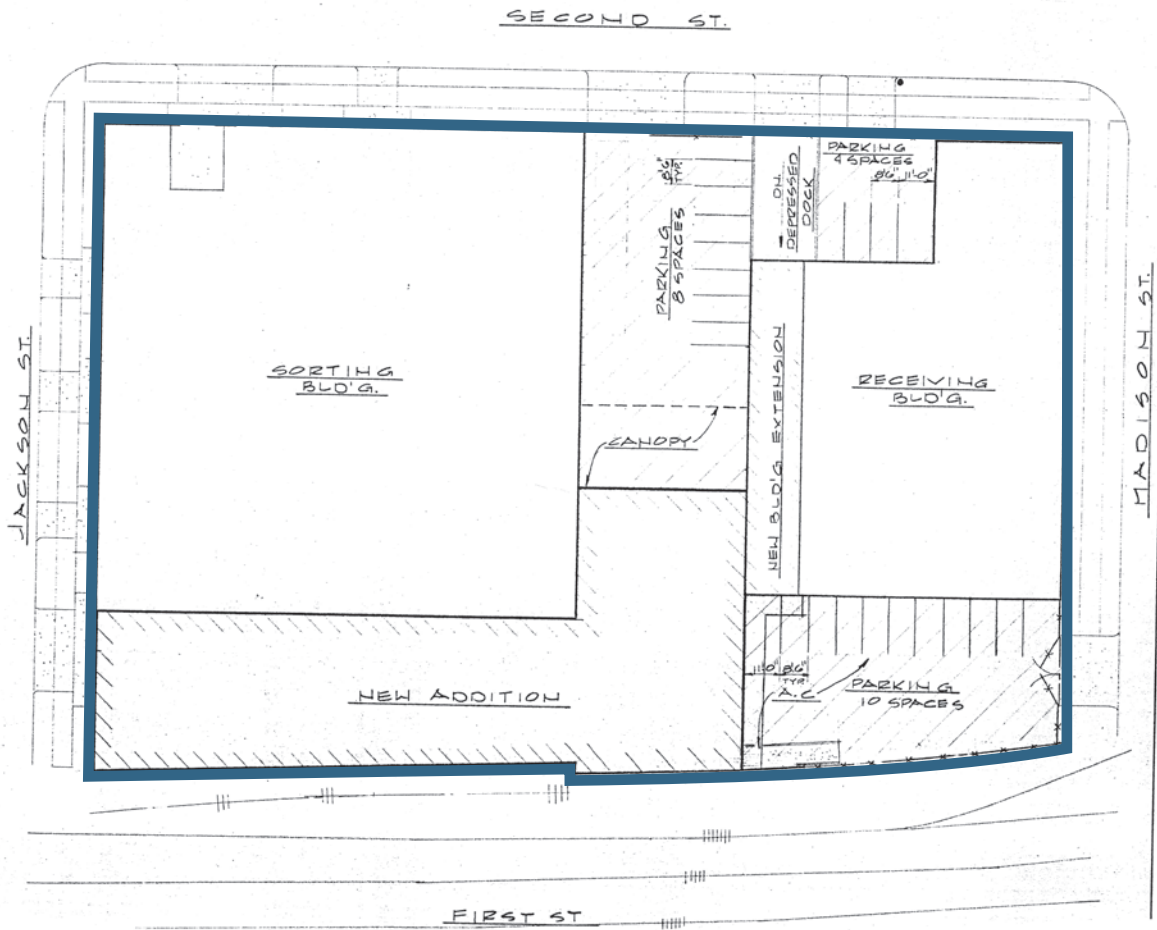


175 2ND STREET

ESTUARY PARK

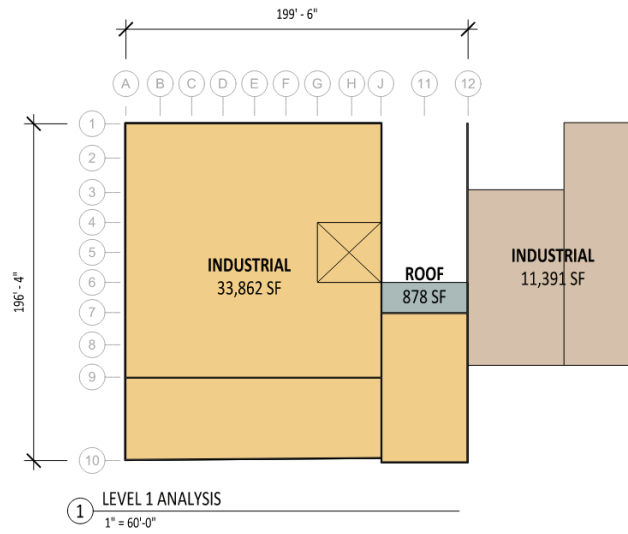
BROOKLYN BASIN

# SITE PLAN

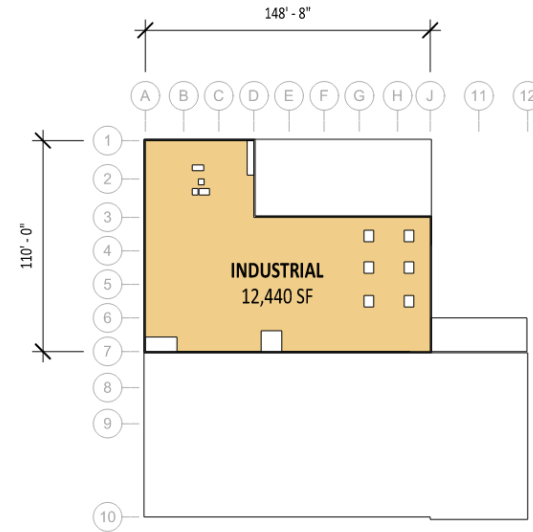


# FLOOR PLANS

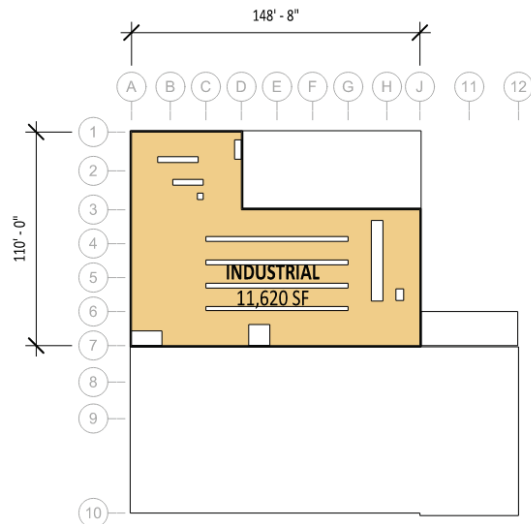
## Ground Level



## 2nd Level



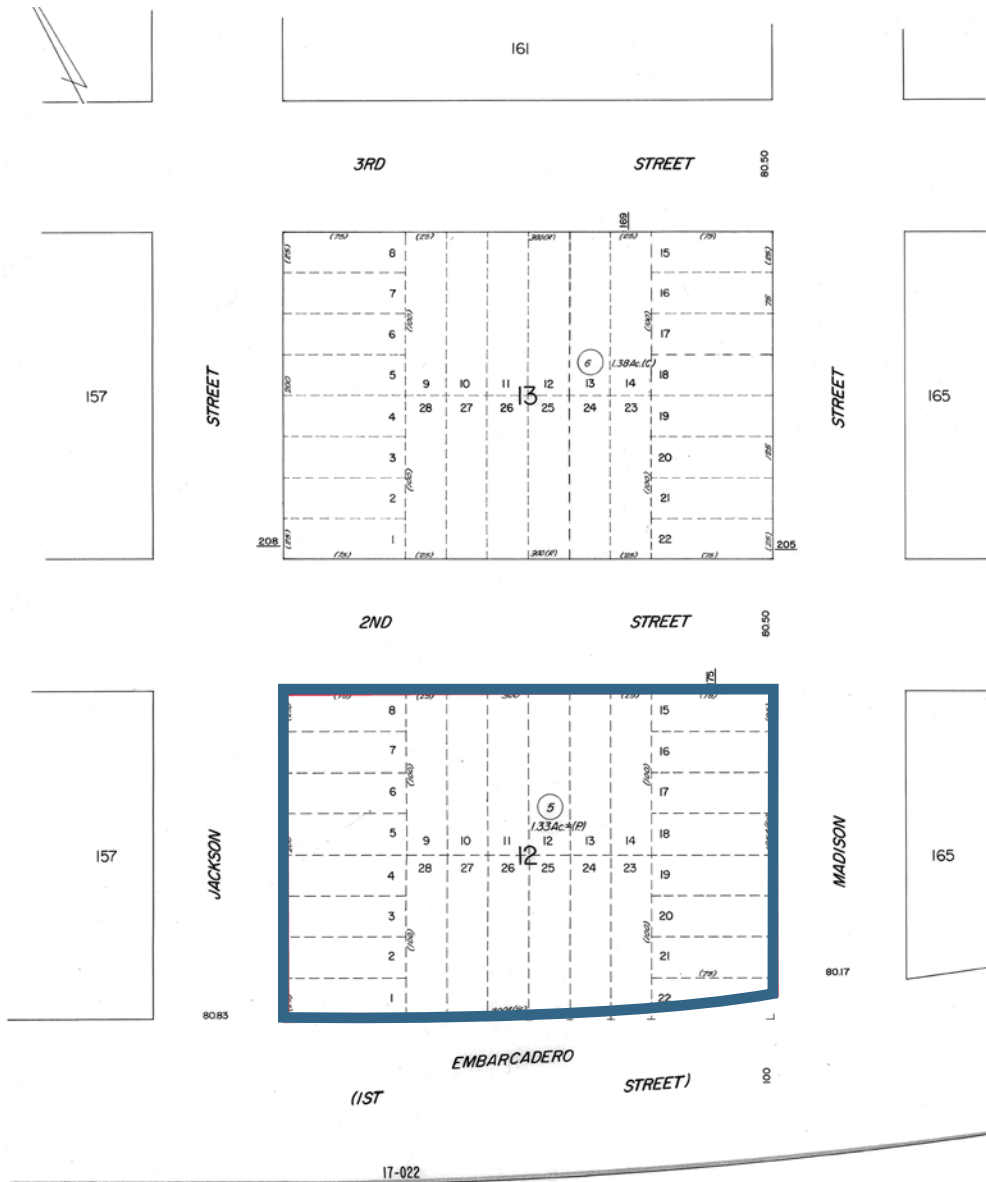
## 3rd Level



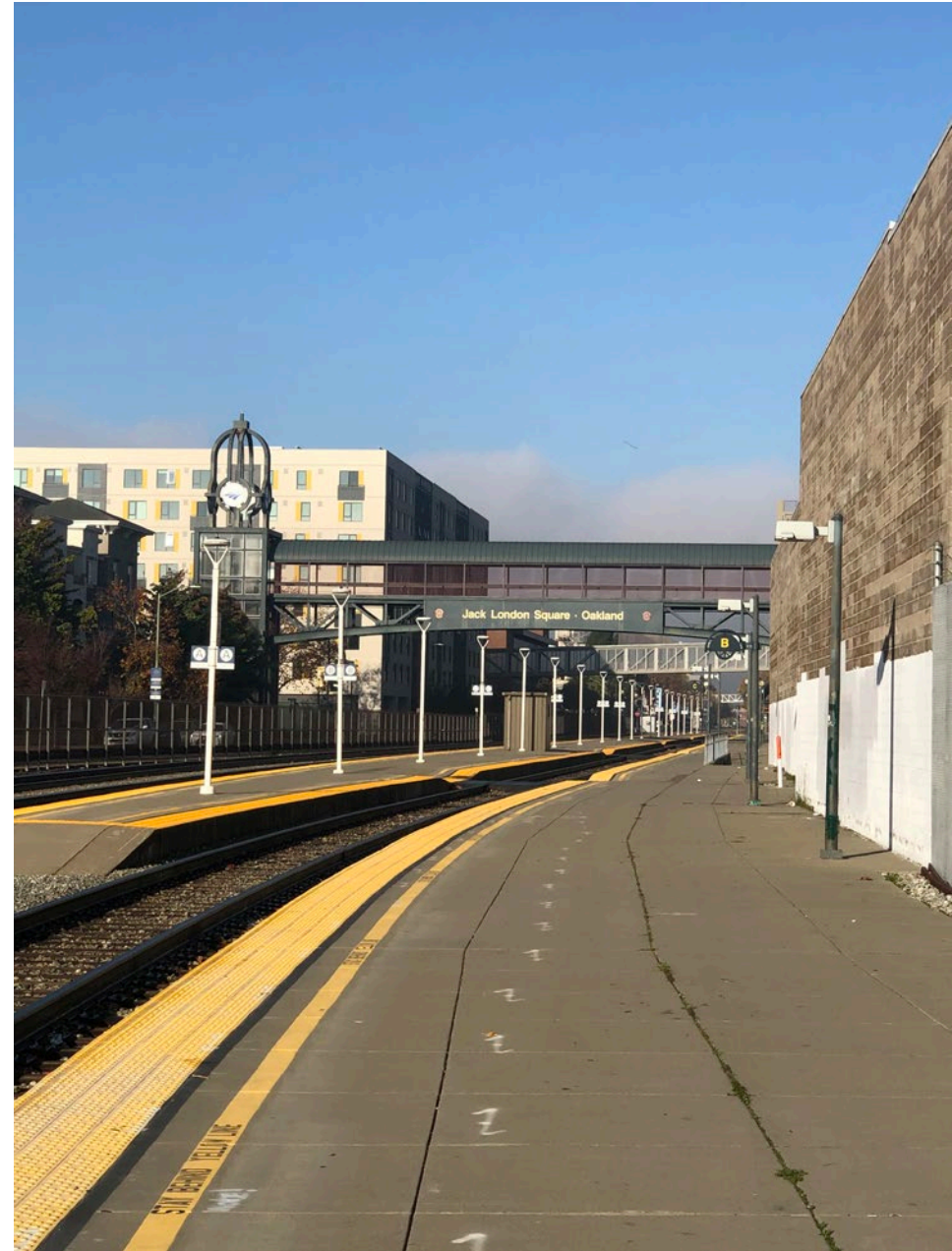
## Building Area Summary

GROSS SQUARE FEET		
Level	Name	Area
Level 1	Industrial	45,253 SF
Level 2	Roof	878 SF
Level 3	Industrial	12,440 SF
Level 4	Industrial	11,620 SF
		<b>70,190 SF</b>

# ASSESSOR'S PARCEL MAP



B O O K 1 8



# DISTANCE FROM SITE

0.8 MILES 880 On-Ramp  
0.9 MILES 12th Street Oakland City Center Bart Station  
7.6 MILES Oakland Airport

0.6 MILES Port of Oakland  
0.6 MILES Lake Merritt Bart Station  
22.6 MILES San Francisco Airport



SAN FRANCISCO

BAY BRIDGE

PORT OF OAKLAND

ALAMEDA

JACK LONDON SQUARE

DOWNTOWN OAKLAND

12th St Bart Station



175 2ND STREET

JLS Amtrak Station

2nd St

Oak St

INTERSTATE 880

INTERSTATE 980

INTERSTATE 880

Embarcadero West

ESTUARY PARK

Lake Merritt Bart Station





PHOTO GALLERY



# NEARBY AMENITIES



SAN FRANCISCO

BAY BRIDGE

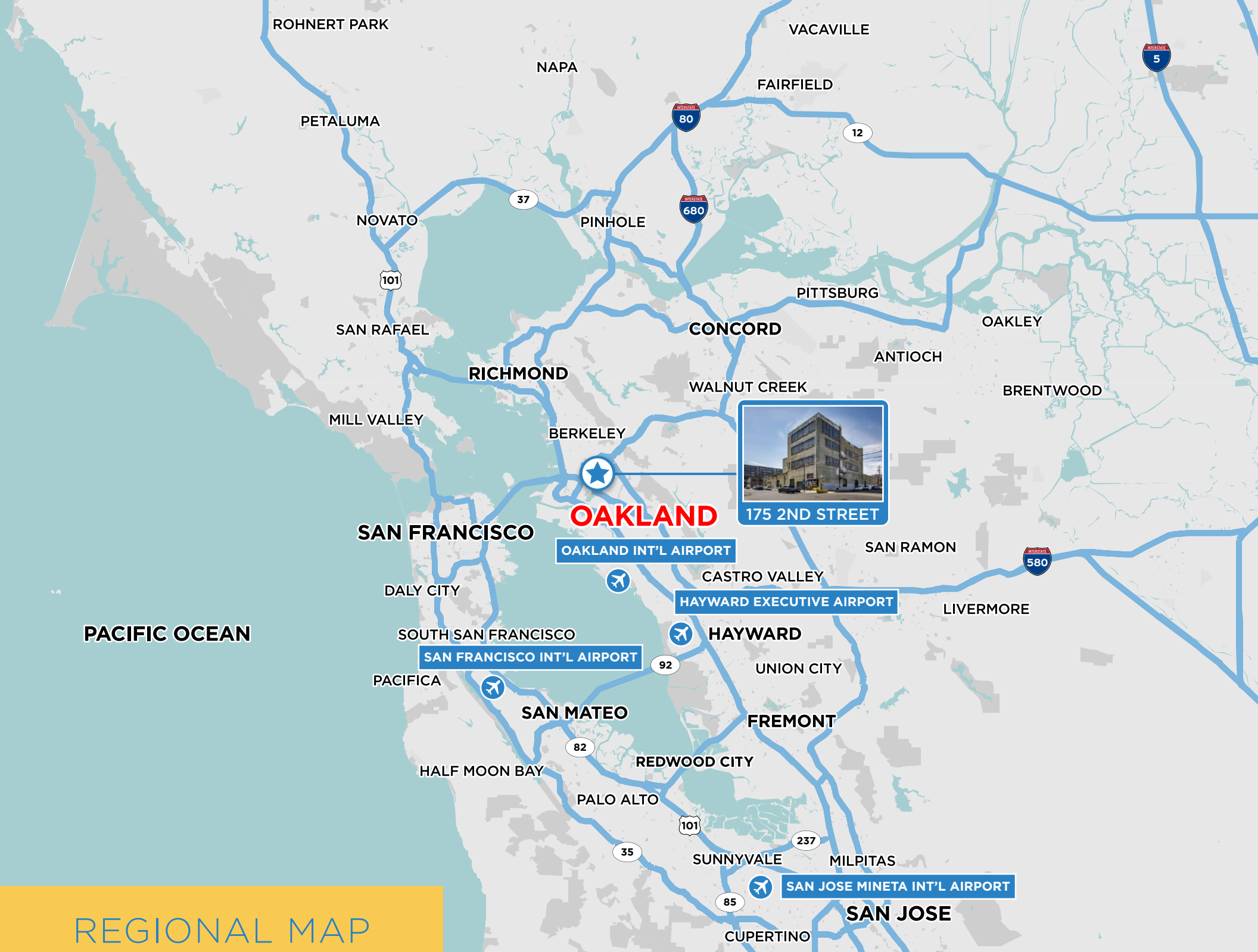
ALAMEDA

DOWNTOWN OAKLAND



175 2ND STREET

- World Market
- ACE Hardware
- FAT LADY
- BevMo!
- اسمى
- REGAL
- Everett Jones
- Buttercup
- distric
- THE COOK and HER FARMER
- PARDEE HOME MUSEUM
- ini plank
- Scott's
- SEABREEZE
- FARMHOUSE KITCHEN
- 50 LEFT BANK
- STARBUCKS COFFEE
- OAKLAND GRILL
- AMTRAK
- BUCK WILD
- CHOP BAR
- JACK LONDON Pet Hospital
- SQUARE PIE GUYS
- Bart 12th Station
- Laney Oakland College
- Lake Merritt
- moCha
- OM CA.
- HENRY J. KAISER CENTER FOR ARTS
- NIDIO's Backyard
- Jack London Aquatic Park



ROHNERT PARK

NAPA

VACAVILLE

FAIRFIELD

PETALUMA

NOVATO

PINHOLE

PITTSBURG

SAN RAFAEL

CONCORD

OAKLEY

RICHMOND

WALNUT CREEK

ANTIOCH

BRENTWOOD

MILL VALLEY

BERKELEY



175 2ND STREET

**OAKLAND**

OAKLAND INT'L AIRPORT

SAN RAMON

DALY CITY

CASTRO VALLEY

HAYWARD EXECUTIVE AIRPORT

LIVERMORE

PACIFIC OCEAN

SOUTH SAN FRANCISCO

HAYWARD

SAN FRANCISCO INT'L AIRPORT

UNION CITY

PACIFICA

SAN MATEO

FREMONT

HALF MOON BAY

REDWOOD CITY

PALO ALTO

SUNNYVALE

MILPITAS

SAN JOSE MINETA INT'L AIRPORT

**SAN JOSE**

CUPERTINO

REGIONAL MAP

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OAKLAND, CA**



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