

1799 Factor Avenue, San Leandro, CA 94577

**±40,568 SF Available For Lease on ±4.3 Acres**



**±40,568  
Square Feet**



**±4.30  
Acres**



**Dock & Grade  
Level Loading**



**2,500 Amps  
Power**



**Fenced/Secure  
Property**

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# Property Overview

## PROPERTY SPECS

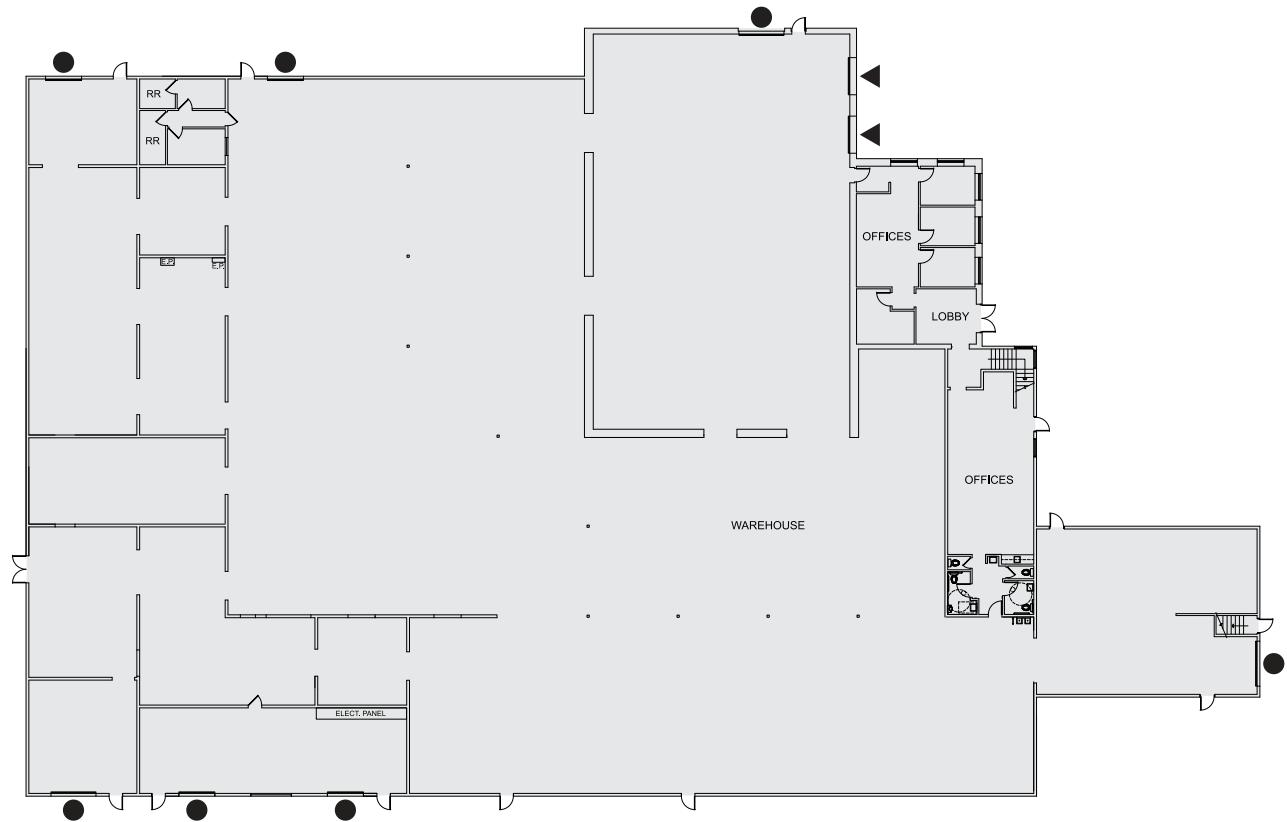
<b>BUILDING SIZE</b>	±40,568 SF
<b>OFFICE SIZE</b>	±5,000 SF (2-Story)
<b>ACRES</b>	±4.30
<b>DOCK DOORS</b>	2
<b>GRADE DOORS</b>	7
<b>POWER</b>	2,500 Amps @ 480 Volts*
<b>PROPERTY</b>	Secured, Fenced & Lit

<b>ACCESS</b>	Immediate Access to I-880
<b>YARD</b>	Available with or without Additional Yard Space
<b>CUL-DE-SAC</b>	Owned by Landlord
<b>RENOVATIONS</b>	Recently Renovated Interior
<b>AVAILABLE</b>	Now
<b>LEASE RATE/TOURING</b>	Call Broker

\* Tenant to confirm

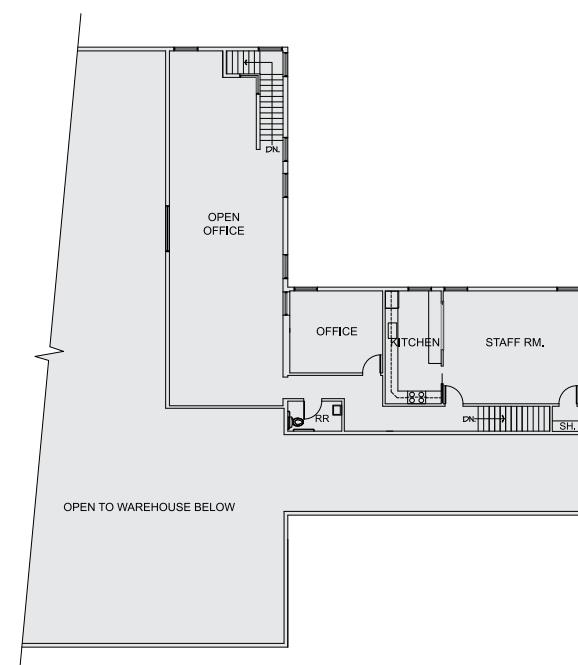


# Floor Plan



▲ DOCK HIGH DOOR  
● GRADE LEVEL DOOR

▼ NORTH

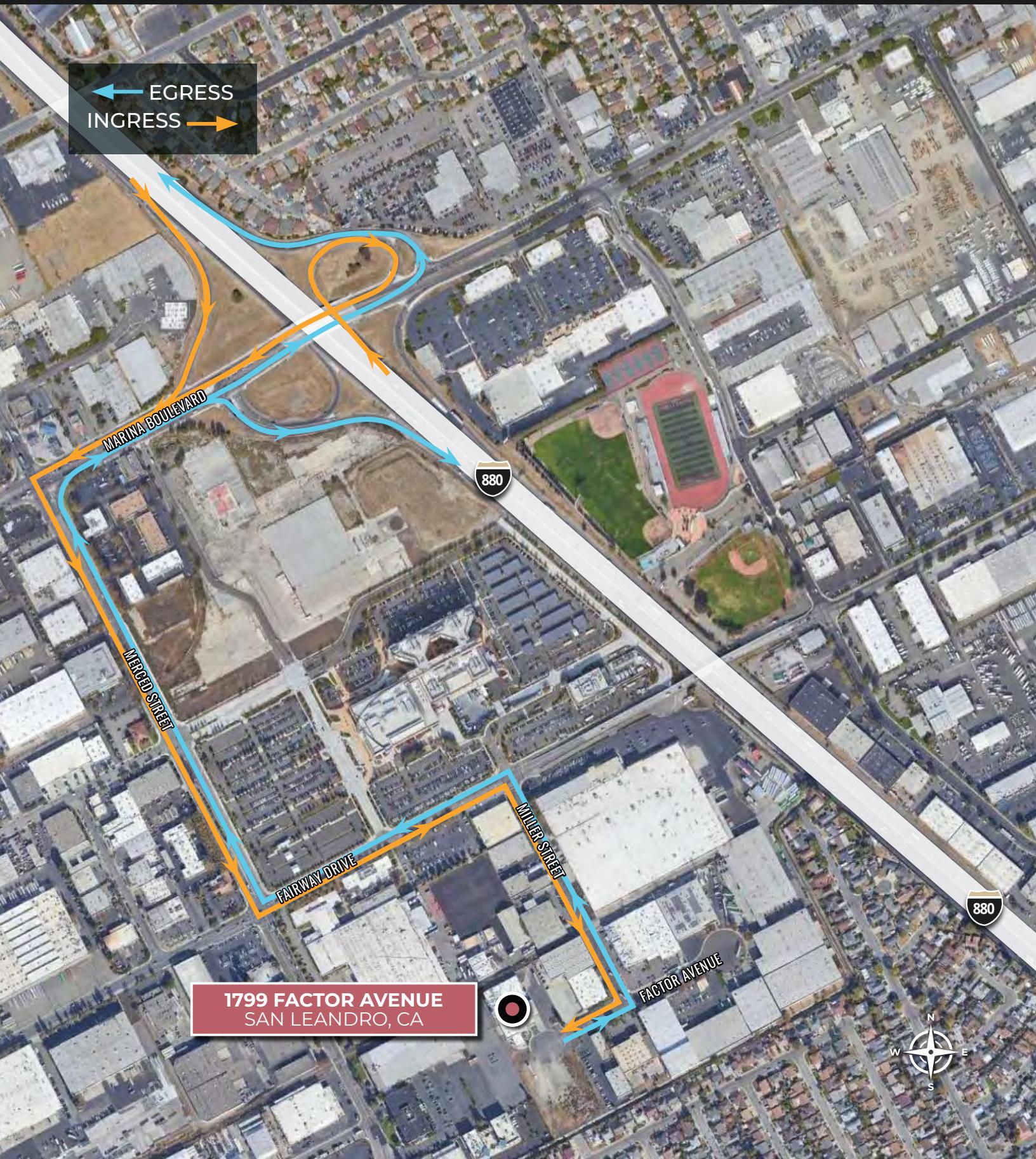


SECOND FLOOR OFFICE PLAN

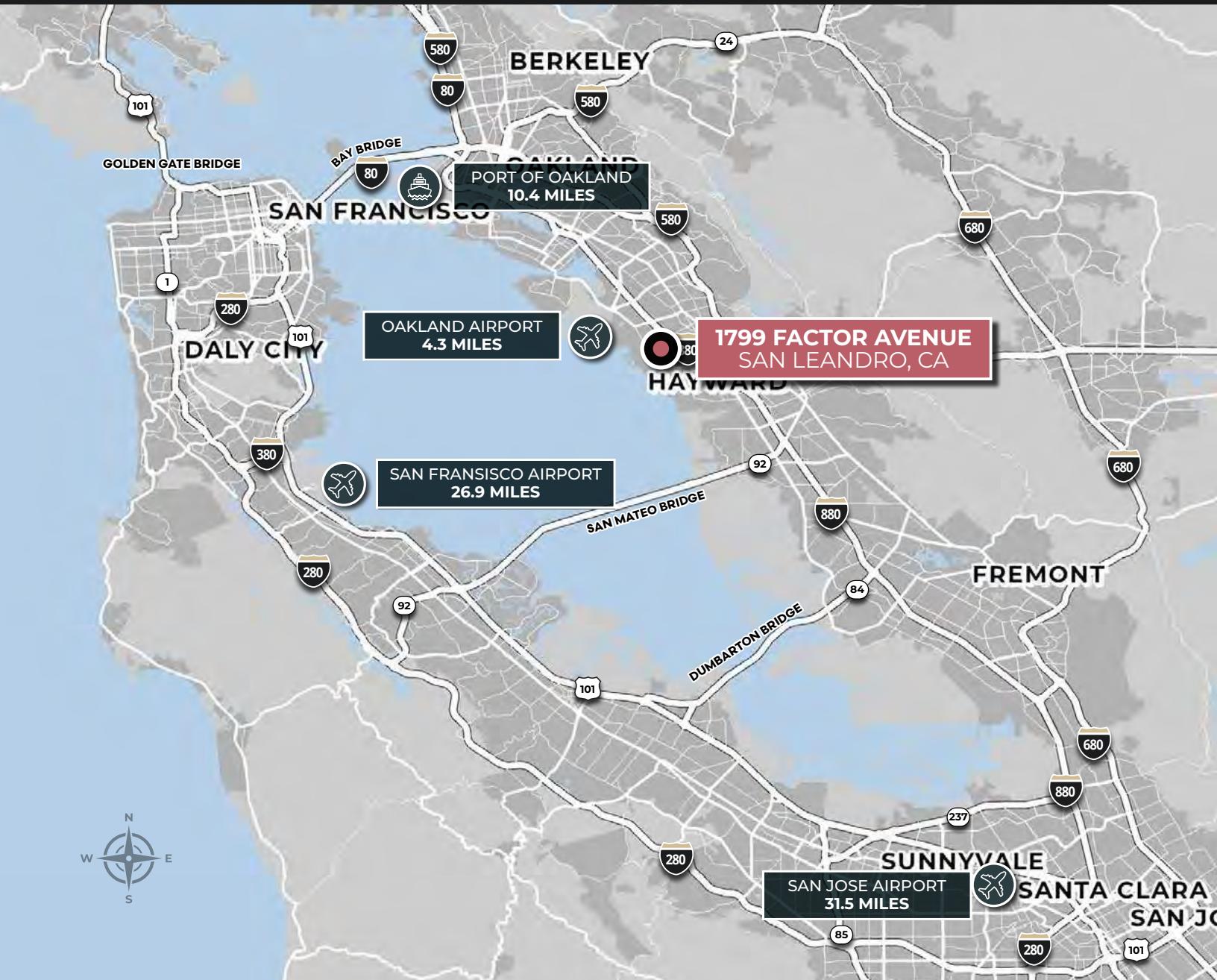
▼ NORTH

Plans not to scale & subject to change

## Access Map



## Regional Map



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