

LAND FOR SALE



RARE LARGE PARCEL IN
BERKELEY'S GILMAN DISTRICT



1241 6TH ST
1270 7TH ST
Berkeley CA 94710



PRICE
\$4,134,000

Size: +/- 39,000 SF of land

Prime Industrial Land in West Berkeley – Rare Opportunity!

- Level 39,000 sq. ft. parcel with strong development potential.
- Multi-Use Light Industrial Zoning (MULI)
- Excellent opportunity for redevelopment with existing rental income.
- Minutes from Fourth Street retail, dining, and amenities.
- Rare find in Berkeley's supply-constrained market.

PROPERTY DESCRIPTION:

- Two contiguous parcels – 39,000 sq. ft. total
- Egress on 6th St. & 7th St.
- Current use: Parking for moving & tow trucks
- Tenants: Short-term leases (inquire with broker)

- Neighbors include Boichik Bagels, the Tesla Service Center, and Fieldwork Brewing Company, along with a diverse mix of popular retailers and local eateries.
- Excellent connectivity to Interstate 80 and other major transportation corridors throughout the East Bay.
- Paved and fenced

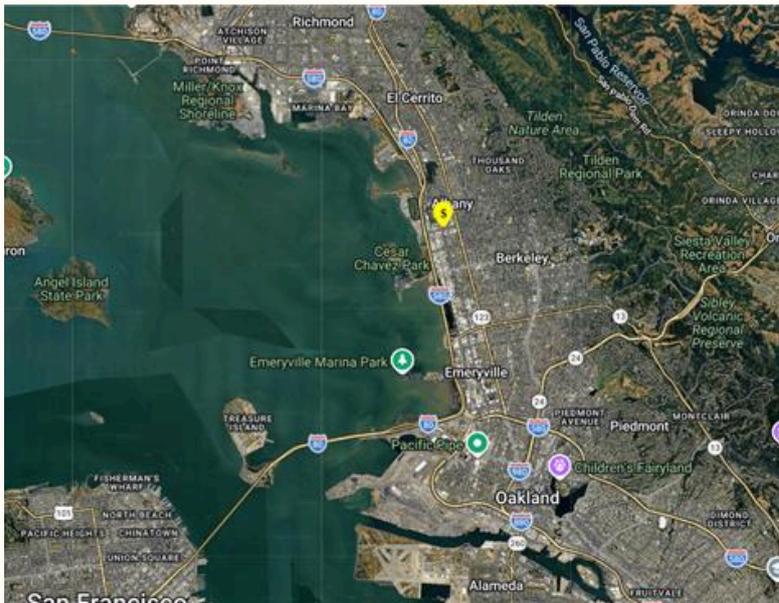


ZONING - MULI - (MIXED USE - LIGHT INDUSTRIAL)

MULI District Zoning:
Maximum Height Limit - 45 Feet

Permitted Uses (May require Use Permit or AUP)

- Personal and Household Services
- Business Support Services
- Office, Business and Professional
- Alternative Fuel Station
- Light Manufacturing
- Warehouse
- Wholesale Trade
- Non-vehicle Repair Services
- Pharmaceuticals
- Physical or Biological Labs
- Specialty Retail



PROPERTY INFORMATION

Address:

- 1241 6th Street, Berkeley, CA 94710
- 1270 7th Street, Berkeley, CA 94710

Property Type:

- Industrial Land

Lot Size:

- Approximately ±39,000 SF

Zoning:

- MULI (Mixed Use - Light Industrial)

APN:

- 60-2358-7-1
- 60-2358-9

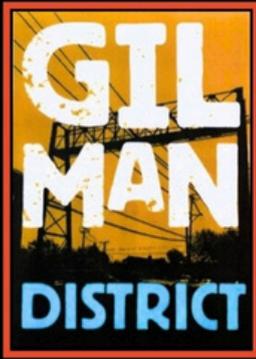
PROPERTY PHOTOS



6th Street U-Haul Entrance



6th Street M&A Towing Entrance



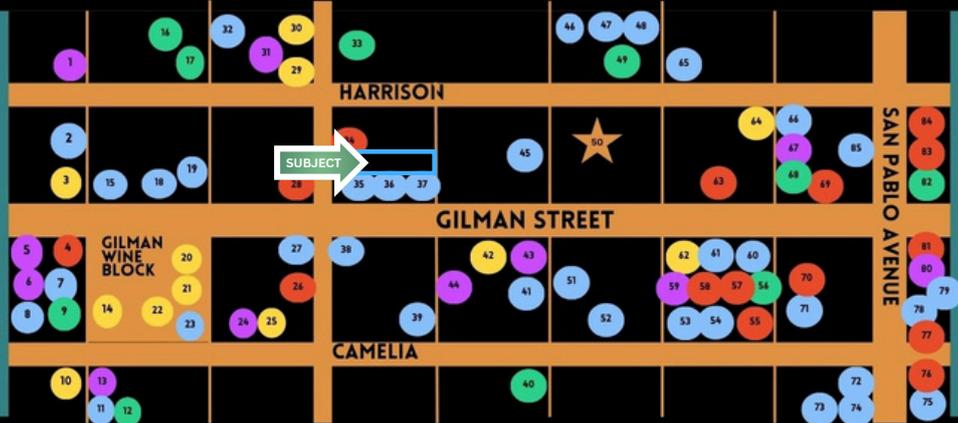
WELCOME TO THE GILMAN DISTRICT

A hidden treasure in West Berkeley where you can enjoy local breweries and organic wineries, dine on delicious foods, hear live music, as well as take classes or shop for unique items and arts of all types!

EAT, DRINK AND CREATE!
Art. Artisans. Music. Food. Wine. Beer.
Makers. Skaters. Doers. Dancers.
Dreamers. Fixers.
ALL ARE WELCOME HERE.



GILMANDISTRICT.ORG



DRINK

- 3) Noria Wines
- 10) Trumer Pils Tap Room
- 14) Tessier Winery
- 20) Broc Cellars
- 21) Donkey and Goat Wines
- 22) Hammerling Wines
- 25) Lusu Cellars
- 29) Fieldwork Brewing Co.
- 30) Covenant Wines
- 42) Gilman Brewing Co.
- 62) Philz Coffee
- 64) Blue Willow Tea Spot

ARTS & MUSIC

- 1) V-Studios
- 5) SHOH Gallery
- 6) Tannery Studios
- 13) The Potters' Studio
- 24) Filma Collective
- 31) Makers' WorkSpace
- 43) 924 Gilman
- 44) Codex Foundation
- 59) Firehouse Arts Gilman
- 67) 120710 Art Space
- 80) Ashkenaz Music & Dance Center

SHOPS & SERVICES

- 2) Rocket Glass Works
- 7) New Pieces Quilt Shop
- 8) Adventure Travel
- 11) Z & E Slabs
- 15) Honda-Yamaha
- 18) Performance Motorcycle
- 19) North Face Outlet
- 25) NurtureSource Home
- 27) Don's Tire Service
- 32) Minuteman Press
- 35) California Ski Co.
- 36) R. Kassman Piano
- 37) Berkeley Office Interiors
- 38) This Humble Abode
- 39) Hustead's Autobody
- 41) The Caning Factory
- 44) Codex Foundation
- 45) Tesla Automotive
- 46) Alliance Graphics
- 47) Arkin-Tilt Architecture
- 48) Wilderness Travel
- 51) Todd Jersey, Architect
- 52) Autumn Press
- 53) Stella Carakasi Outlet
- 54) Lark in the Morning
- 60) Eastern Classics
- 61) Blick Art Supplies
- 65) Tile Shop
- 66) Dorset Finds
- 71) REI
- 72) North & East Leather
- 73) Dave's Record Shop
- 74) Sultana Bookstore
- 75) Emerald City Gowns
- 78) Hida Tool & Hardware
- 79) KCC Modern Living
- 85) Tokyo Fish Market

DO STUFF

- 9) Eastshore Alliance Futbol Club
- 12) Duck's Nest preschool
- 16) Harrison Park (Gabe Catalfo Fields)
- 17) Berkeley Skate Park
- 33) Urban Adamah
- 40) Mt. Zion Baptist Church
- 49) Berkeley Rep Theatre Admin Campus
- 56) Berkeley Ballet Theatre
- 68) Game On (immersive game rooms)
- 82) Oasis Pro Wrestling

EAT

- 4) El Mono, festive Peruvian fare
- 26) Picante, Mexican
- 28) Lama Beans, all day dining
- 34) Boichik Bagels
- 55) Pochy's, Home Style South Indian
- 57) Funky Elephant Thai
- 58) Hamerom, mac-n-cheese
- 63) Whole Foods Market
- 69) Happy Donuts
- 70) Chipotle
- 76) Dog Haus, beer, burgers and brat
- 77) Sol Taqueria
- 81) Pho Le
- 83) Phosho Dough
- 84) Sistory Thai Kitchen



Instagram

FOR MORE INFORMATION
VISIT OUR WEBSITE USING THE QR CODE
GILMANDISTRICT.ORG



CONTACT NOW



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