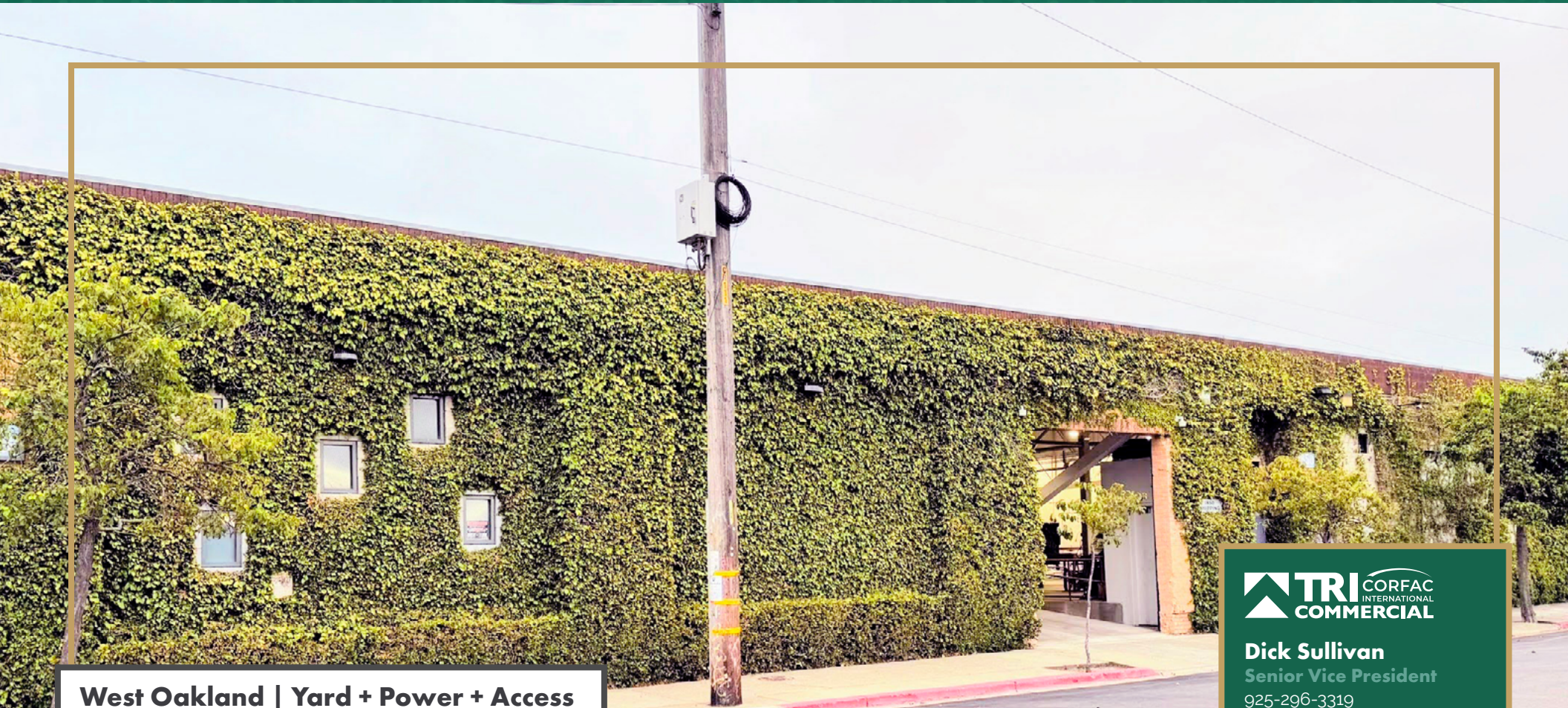


1850 CAMPBELL ST, OAKLAND, CA

INDUSTRIAL WAREHOUSE SUBLEASE OPPORTUNITY



West Oakland | Yard + Power + Access

Position your business in a highly functional, well-located industrial space ideal for construction contractors, fabricators, maker businesses, and light industrial users seeking secure storage, operational efficiency, and excellent access.

This ±14,264SF Industrial Space warehouse offers the rare combination of clear height, heavy power, yard space, and natural light—a practical, comfortable environment built for productivity.



Dick Sullivan
Senior Vice President

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Celine Mui Simon
Sales Associate

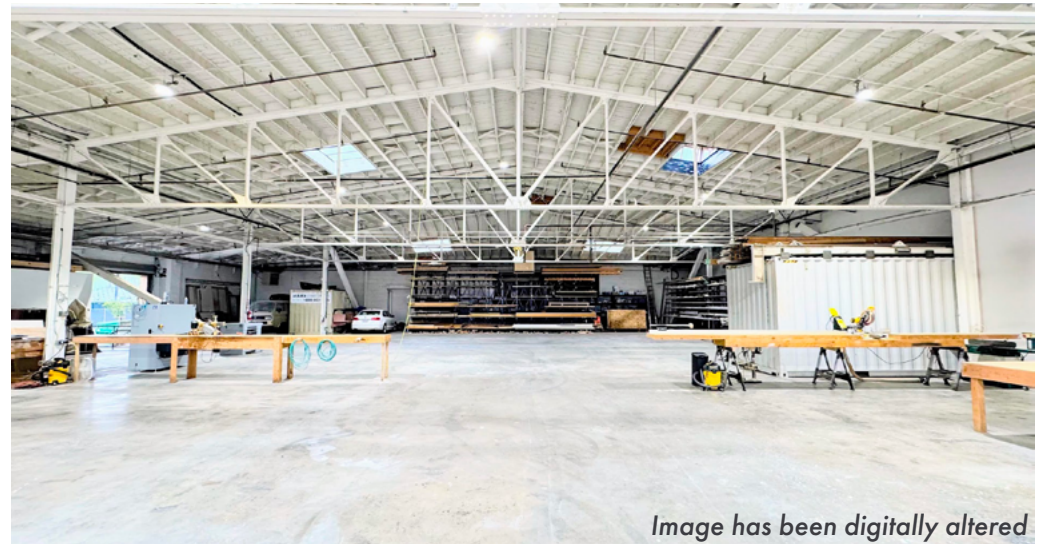
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WAREHOUSE SUBLEASE

ASKING \$1.00 PSF IG
SUBLEASE EXPIRATION DATE: 8/31/27
OPPORTUNITY TO EXTEND LEASE WITH LANDLORD DIRECTLY

Property Highlights

- 13' Clear Height with up to 22' height available between trusses – Open vertical space for racking, equipment, and material storage
- 1,200 Amps, 480V Power – Robust electrical capacity to support machinery and industrial operations
- Grade-Level Roll-Up Door (Automatic) – Easy loading and equipment access
- Private Outdoor Yard
- Very Few Interior Beams – Flexible layout for staging, fabrication, or storage
- Fully Sprinklered – Safety and code-compliant
- Abundant Natural Light – Brighter, more comfortable workspace
- ±600 SF Office Area – On-site administrative or supervisory space



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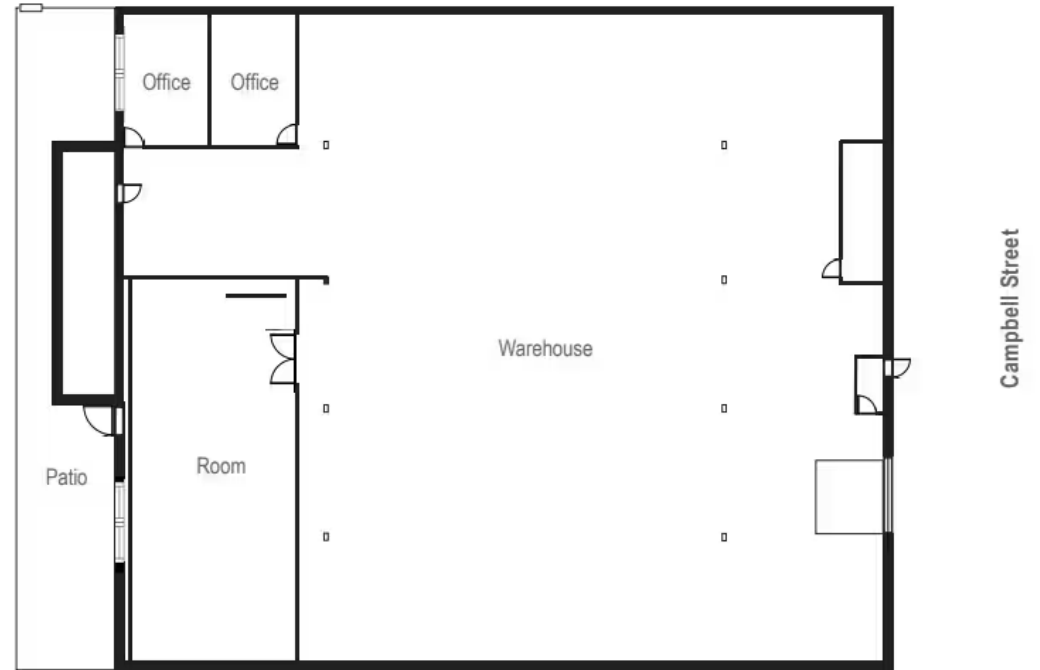
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Ideal For

- Construction contractors needing secure tool & equipment storage
- Light industrial and fabrication users
- Maker spaces and artisan production
- Trades, installation companies, and specialty contractors

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Zoning

CIX-1A / S-19 — Commercial Industrial Mix

Permits a wide range of light industrial, maker, and artisan uses.

Location Advantages

- Surrounded by established warehouse and industrial users
- Across from a baseball field park — open, unobstructed surroundings
- Direct access to the Prescott Market Food Hall — walkable food & amenity hub
- Immediate access to I-880
- Quick connection to the Bay Bridge for regional logistics

This is a high-utility, no-frills industrial space in one of Oakland's most strategically located industrial pockets — perfect for businesses that need room to operate, store, and grow.



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