



# FOR SALE

## TWO WEST BERKELEY WAREHOUSES ON ONE PARCEL

### PROPERTY HIGHLIGHTS

#### 1319 (circa 1992)

- Concrete block construction
- Huge storage mezzanine
- Wood truss roof, Skylights, 20' floor to truss, 25' floor to ridge
- Two 12'x12' level-in roll-up doors
- Restroom

#### 1321 (circa 1947)

- Wood frame construction
- Barrel truss roof, 12' floor to truss, 20' floor to ridge
- Five nicely appointed offices
- Restroom & Kitchenette, Carpeted, HVAC
- 7'x10' roll-up w/ramped loading
- Spinklered, 200 amp single phase

### LOCATION

1319-1321 Fifth St.  
at Gilman St.  
APN 59-2348-17-8

### OFFERED AT

\$3,955,000

### SIZE

**1319:** ±4,680 sq. ft. ±39.5'x118.5'  
**1321:** ±8,000 sq. ft. ±64'x125'  
**Parcel:** ±18,173 sq. ft.



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