



FOR LEASE

R&D / MANUFACTURING SPACE

PROPERTY HIGHLIGHTS

- One dock-high door
- One grade-level leading to 200 sq. ft. of storage
- ±1,258 sq. ft. of office
- 3-phase 400 amp / 480 volts service (to be verified by tenant)
- Conference room with table
- 18-foot ceiling height clear span
- Lab testing room
- Multiple floor drains
- Stainless steel sinks
- ADA restroom / handicap lift
- Gas / water / air distribution lines
- Use of storage racks and forklift included

LOCATION

1265 67th Street
Emeryville

OFFERED AT

\$1.95 IG

SIZE

±7,988 sq. ft.

AVAILABLE

Immediately



**NORHEIM
& YOST**

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