

665 WHITNEY

SRMERNST
development partners

Building Upgrades Complete +
Ready for Occupancy

FOR LEASE

Free-Standing **Advanced Manufacturing**
Opportunity with Heavy Gas & Power Service



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BUILDING FEATURES



Building Size:
±24,242 SF



Power Service:
600 amps, 480V



Gas Service:
Heavy (5 PSI system)



Office Space: ±4,862 SF
on 2 Floors



Year Built: 1970
(renovated June 2023)



Site Size: ±0.78 Acres



Roof: New roof (2021)
under warranty



Clear Height: 20-22'



Zoning: City of San
Leandro, IG
(General Industrial)



Parking: 22 striped
(repaved lot) + additional
street parking available



Lighting: New,
high-efficiency with solar
tubes in warehouse



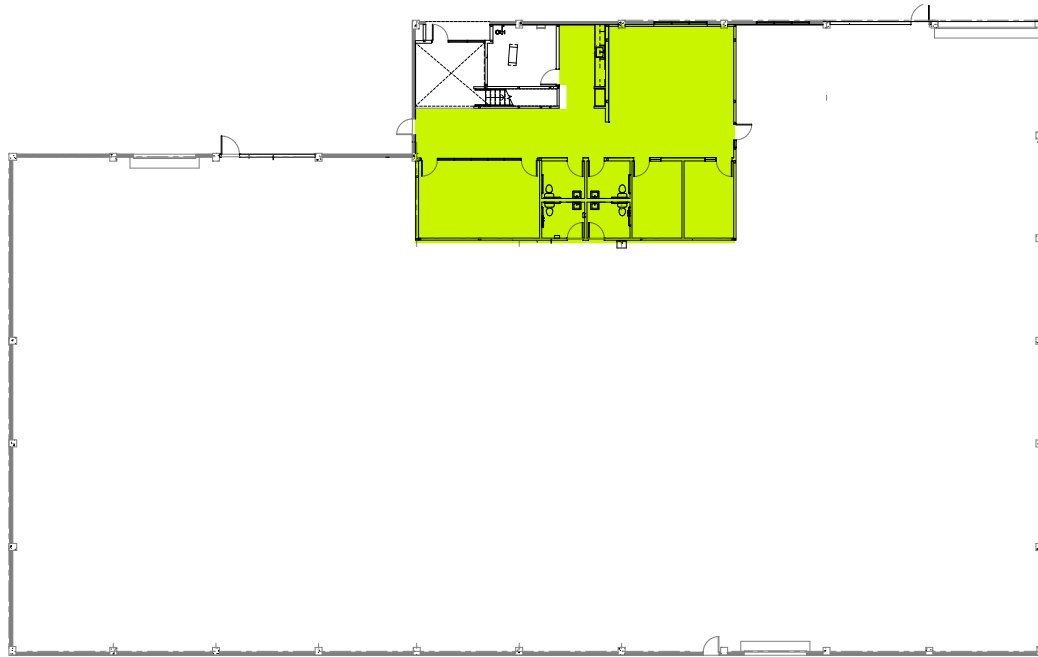
Loading Doors: Two (2)
oversized and automatic
grade-level doors



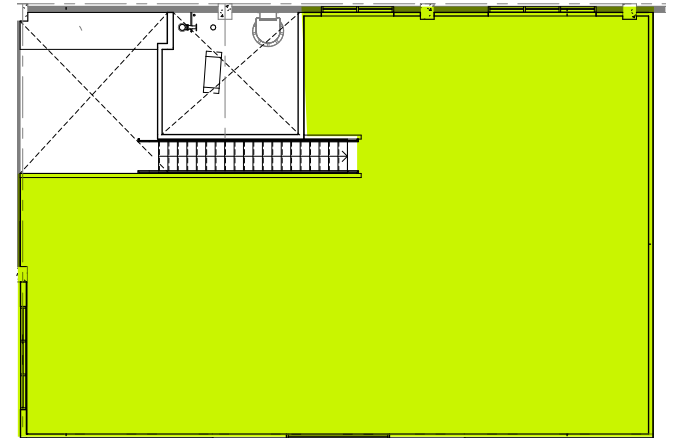
Sprinklers: Yes



FLOOR PLAN AND OFFICE SPECS

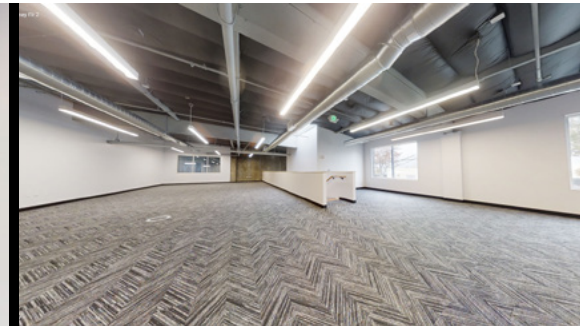


Mezzanine



OFFICE FEATURES

- ±4,862 SF of Newly Constructed Space (2-Floors)
- Four (4) Restrooms
- Two (2) Private Offices
- One (1) Large Conference Room
- Bullpen Area
- Kitchenette
- Open Mezzanine
- Great Natural Light
- All New Fixtures and HVAC Throughout



CONSUMERS AND TALENT

SAN LEANDRO CONSUMERS DEMOGRAPHICS

Within a 30 min drive time

89,294

2024 Total
Population

23,622

2024 Millennial
Population

18,668

2024 Generation X
Population

\$100,003

2024 Median
Household Income

15,478

2024 HH Income
over \$100,000

4,724

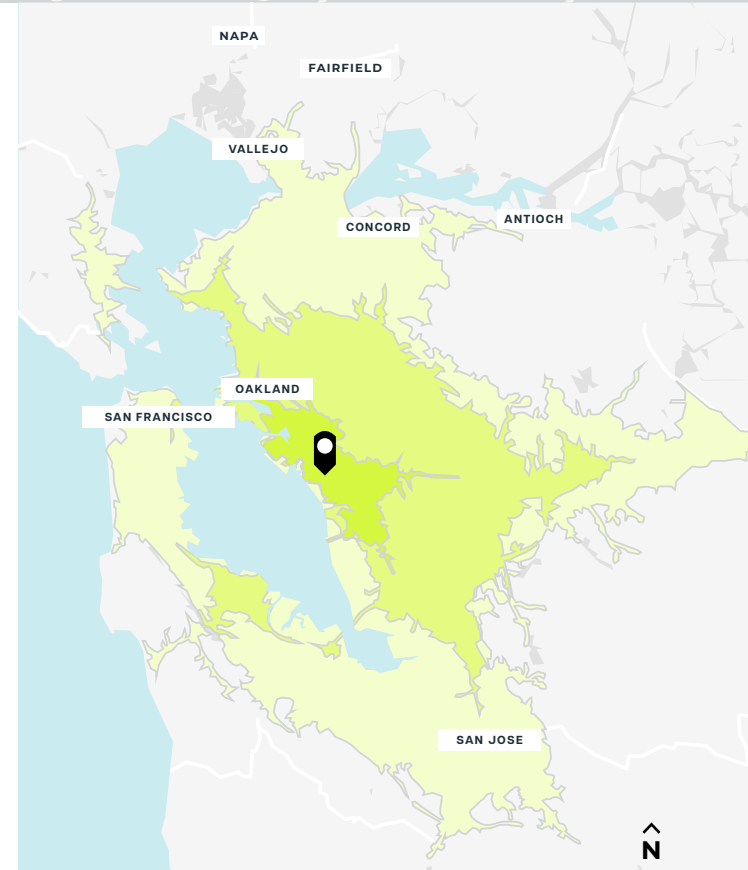
2024 Manufacturing
Employees (NAICS)

2,433

2024 Transportation/
Warehouse Emp (NAICS)

30,954

2024 Total
Households



MINUTES

● 15

● 30

● 45

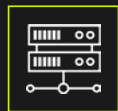
SAN LEANDRO LABOR & TALENT

Within a 30 min drive time



62,860

Warehousing
Jobs



156,311

Advanced
Manufacturing Jobs



227,706

STEM Jobs



15,987

Engineering
Professionals

CORPORATE NEIGHBORS



DRIVE TIME



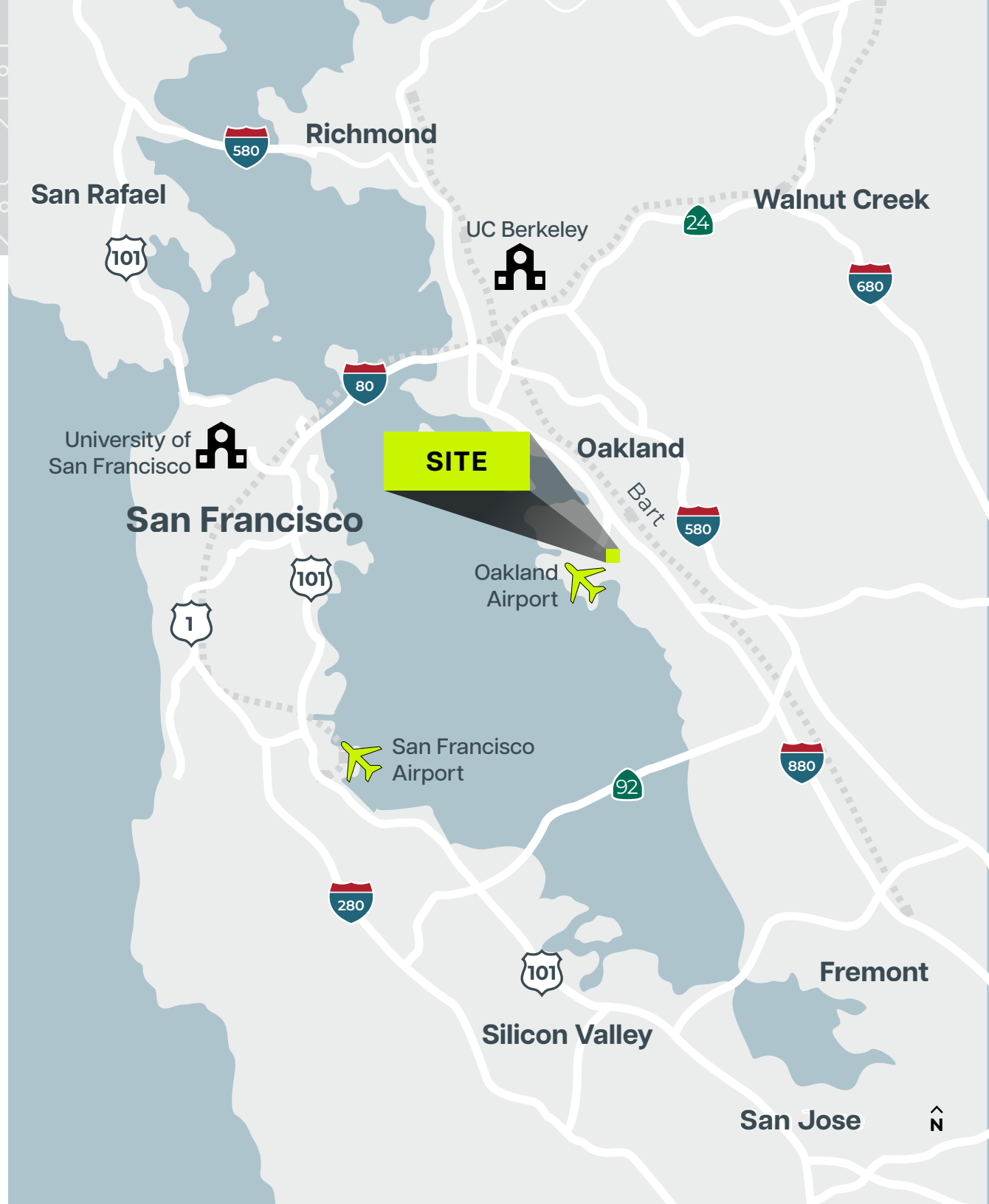
OAK AIRPORT	3 minutes
SFO AIRPORT	33 minutes

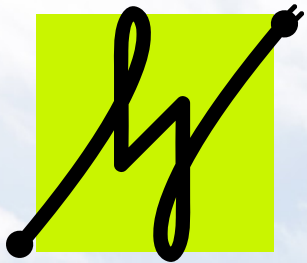


UNIVERSITY OF SAN FRANCISCO	18.1 miles
UC BERKELEY	14 miles



SAN LEANDRO TO BART STATION	2 miles
BART RIDE TO FAIR STATION	3 minutes
BART RIDE TO COLISEUM STATION	5 minutes
BART RIDE TO EMBARCADERO STATION	25 minutes





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