

# OFFERING MEMORANDUM

## 705 37th Street | Oakland, CA 94609

Industrial Warehouse | For Sale

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### PROPERTY OVERVIEW

Address	705 37th Street, Oakland, CA 94609
Property Type	Industrial Warehouse
Building Size	4,644 Square Feet
Lot Size	.10 Acre
Year Built	1924
Zoning	RM-2 S-13
Parcel Number (APN)	12-947-36
Asking Price	\$795,000
Price Per SF	\$171
Occupancy	Vacant / Owner-User Ready

### PROPERTY DESCRIPTION

705 37th Street presents a rare owner-user opportunity in one of Oakland's most active industrial corridors. This deep-bay warehouse sits on a zero-lot line footprint, maximizing every square foot of usable space with no setbacks eating into your operation.

An oversized roll-up front door delivers immediate drive-in access for trucks, equipment, and fleet vehicles, while the generous building depth accommodates high-volume distribution, bulk storage, light manufacturing, or last-mile logistics with ease.

The property is offered vacant and delivered clear, providing an owner-user the ability to occupy immediately or configure the space to suit specific operational requirements. Oakland's industrial market continues to tighten — functional, large-format warehouse space at this scale is increasingly difficult to source.

### BUILDING HIGHLIGHTS

- Zero lot line positioning — maximum usable footprint, no wasted setbacks
- Deep-bay configuration ideal for racking, staging, fleet, or bulk storage
- Oversized roll-up front door for drive-in truck and equipment access
- Clear span interior — no columns obstructing operational layout
- 20 feet clear height
- 400 AMP / 240 volt electrical service
- Ground-level loading — no dock required
- Delivered vacant for immediate owner-user occupancy

## IDEAL OWNER-USER PROFILES

This property is well-suited for a broad range of owner-users, including but not limited to:

Category	Example Users
Distribution & Logistics	Last-mile delivery operators, food & beverage distributors, wine & spirits importers
Trades & Construction	Electrical, plumbing, HVAC contractors; general contractors with material staging needs
Auto & Fleet	Auto body/repair shops, fleet maintenance operators, classic car storage/restoration
Creative & Light Industrial	Film/production equipment storage, custom furniture makers, metal fabricators
Specialty Retail & Wholesale	Restaurant supply, mattress/furniture dealers, cannabis operators (Oakland-compliant)
Moving & Storage	Independent moving companies, pod-style storage operators
Tech-Adjacent	EV charging installers, solar panel & battery storage contractors

## LOCATION & MARKET OVERVIEW

705 37th Street is in Oakland's established industrial corridor, providing immediate access to I-880, I-580, and the Bay Bridge — connecting operators to the broader Bay Area, Port of Oakland, and regional distribution networks. Oakland's industrial vacancy rate continues to compress, driven by sustained demand from logistics, last-mile delivery, cannabis, and construction trade users. Functional, large-bay warehouse assets at this scale represent a shrinking supply in the market, and properties in this corridor consistently attract strong owner-user demand.

**I-880 Access**  
Minutes Away

**Port of Oakland**  
Direct Corridor Access

**Bay Bridge / SF**  
Regional Distribution Hub

## CONFIDENTIALITY & DISCLAIMER

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