

# INDUSTRIAL FOR SALE OR LEASE

10 HEGENBERGER PL, OAKLAND, CA



## *±10,500 SF Building with ±3,000 SF Warehouse Space*

0.53 acres (23,200 SF) lot size

\$4,000,000 asking price

Manufacturing room, warehouse and commercial kitchen

Commercial kitchen fully licensed and built-out

Walk-in cooler/refrigerator

Four roll-up doors

400 amps of power

Fully sprinklered

Twenty-two parking spaces

Cannabis uses allowed CR-1 greenzone cultivation, distribution and manufacturing license pending

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### MAX MELBYE

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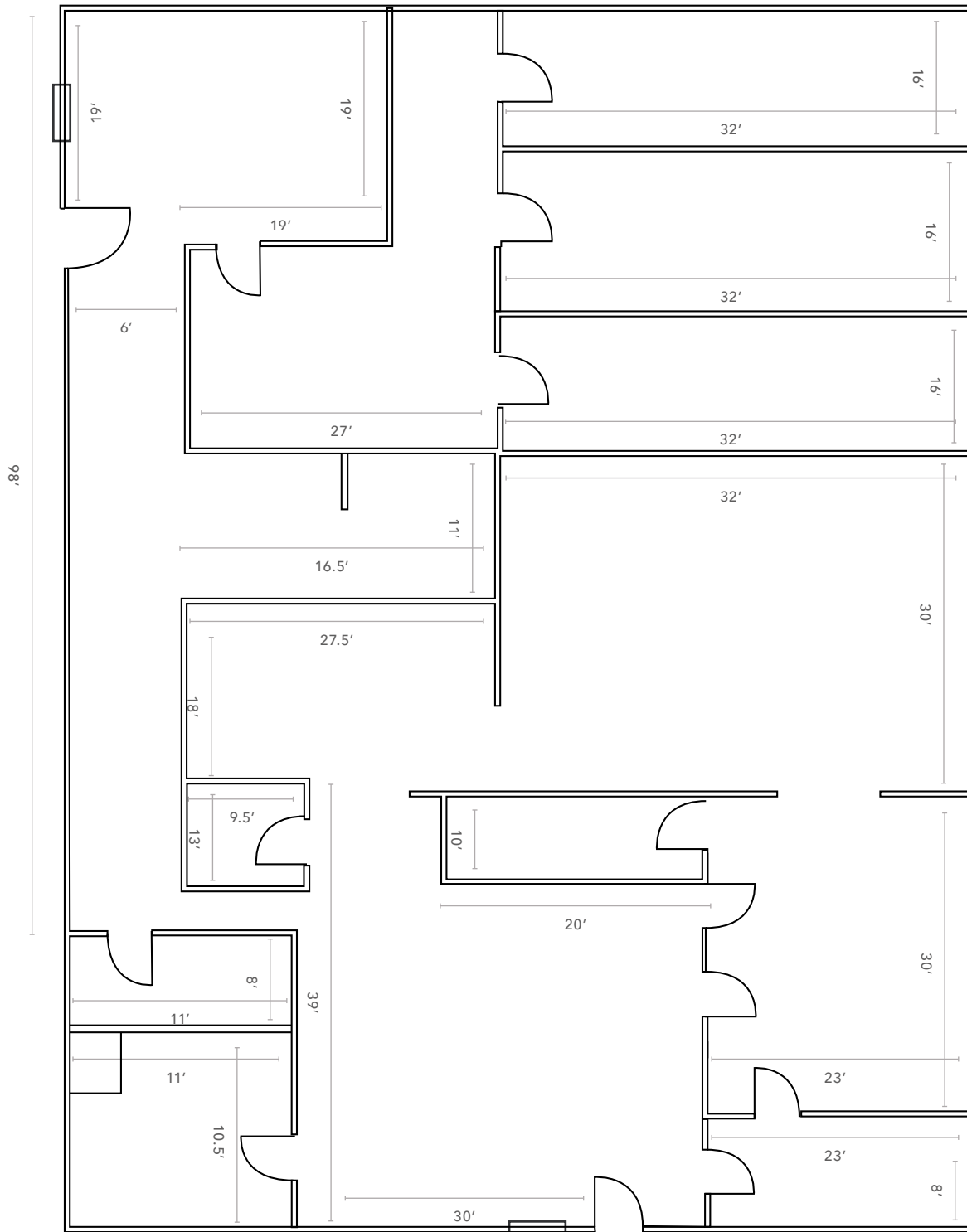
LIC N° 02224951

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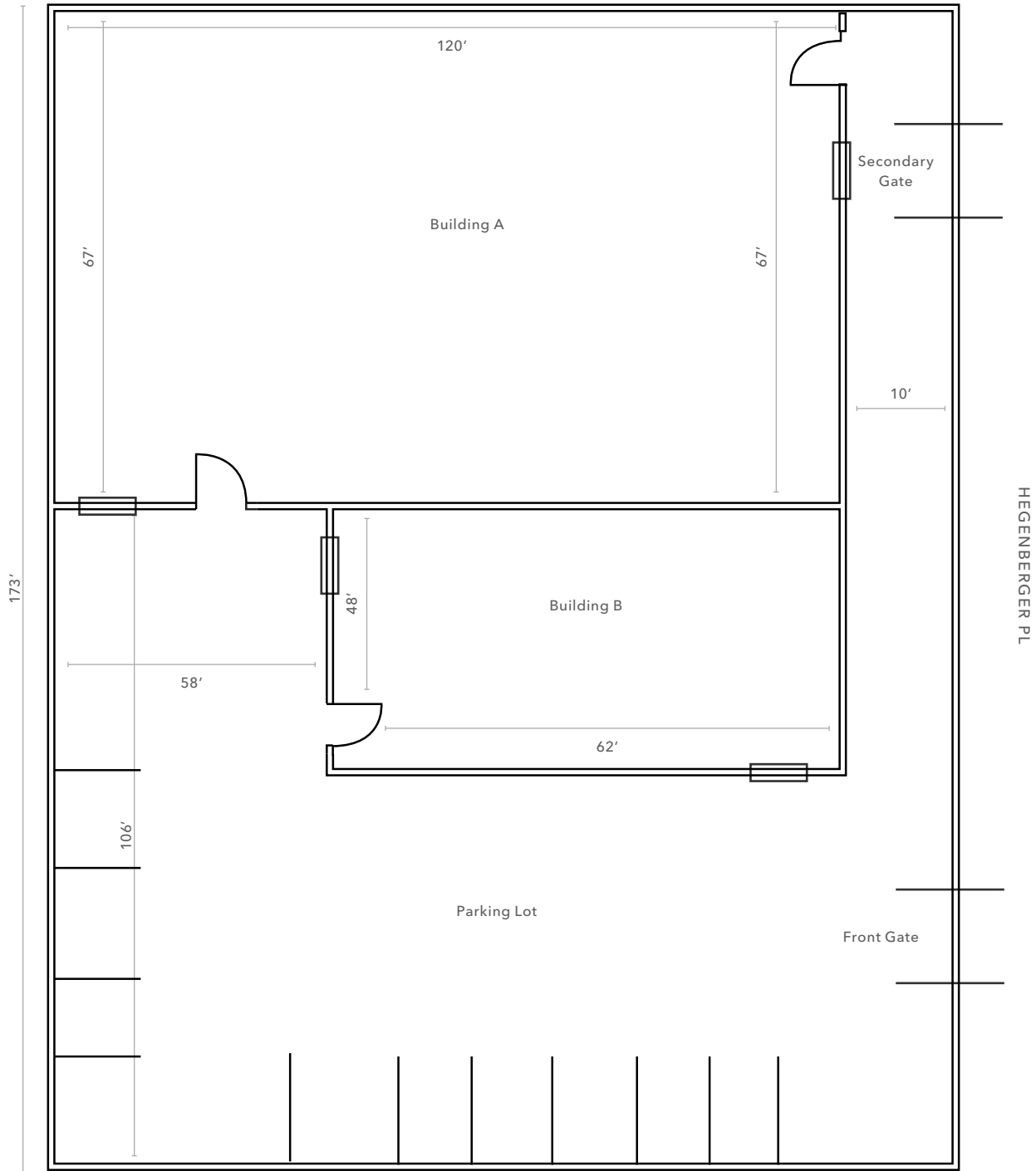


# BUILDING A



FLOOR PLAN NOT TO SCALE

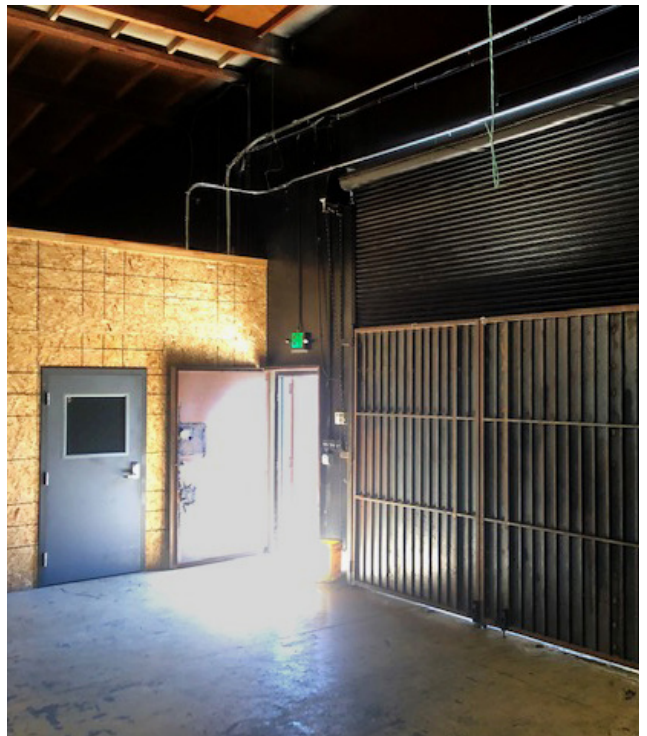




FLOOR PLAN NOT TO SCALE







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1.2 MI

TO OAKLAND AIRPORT

7.2 MI

TO DOWNTOWN OAKLAND

16.8 MI

TO BAY BRIDGE

18.2 MI

TO SAN FRANCISCO

18.3 MI

TO SAN MATEO BRIDGE

29.9 MI

TO SAN FRANCISCO AIRPORT

880

184

66TH AVE

184

HEGENBERGER RD

SAN LEANDRO ST

DOOLITTLE DR

OAK AIRPORT



SUBJECT PROPERTY