

1850 CAMPBELL STREET

OAKLAND, CA



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JOIN THE GROWING WEST OAKLAND COMMUNITY

NEWMARK

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PROPERTY HIGHLIGHTS

- ±14,264 SF of a Larger Industrial Building
- 16' Clear Height
- Sprinklered
- One Oversized Drive-In Door (12' x 16') at Street Level with Curb Cut
- 1,200 Amps @ 480 Voltz (Please Verify)
- Private Outdoor Yard / Storage Area
- Conference Room / Private Office Areas
- Warehouse Heaters / Skylights
- Two Restrooms / Kitchen Area
- Minimal Columns
- Direct Access to Bay Bridge, 880, 580 & 80 Freeways
- First Year Rent Incentives for Qualified Tenants
- **Rate:** \$1.35/SF + Monthly CAM
- Available Now

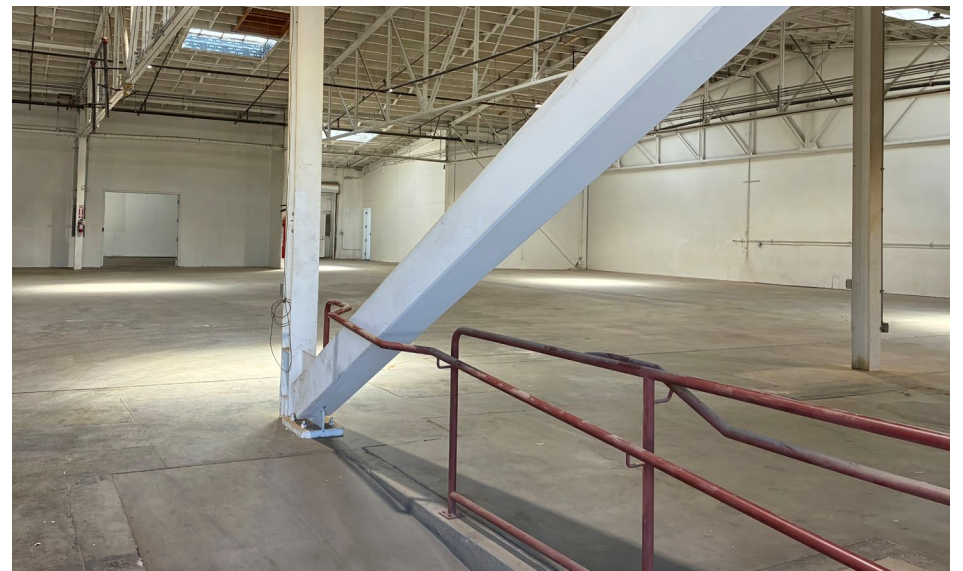
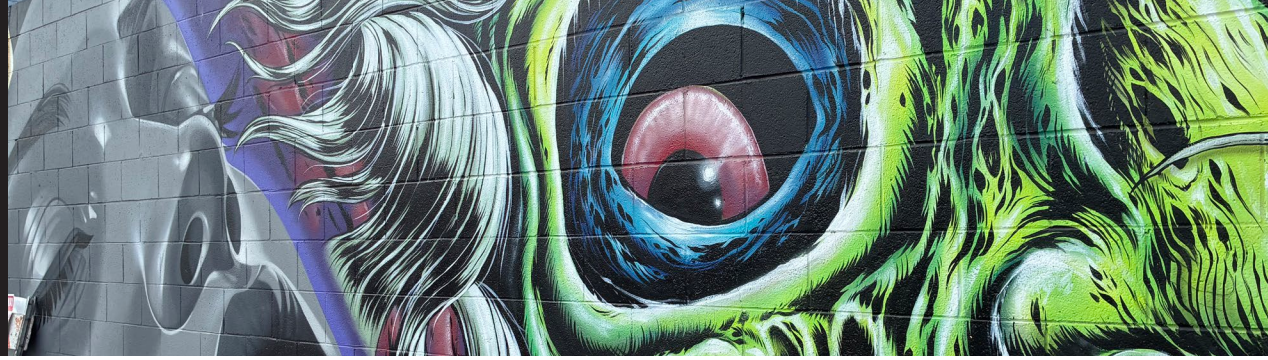
Flexible CIX-1A/S -19 Zoning (Click to View)

- *Permitted Uses Include:
Light Manufacturing, R&D, Custom Craftsmanship,
Warehousing, Artist Studio, Office, Retail, Entertainment, Etc.
- Focus on Light Industrial / Creative Workspace
- Ideal for Small Business, Retail Start-Ups, R&D, Advanced Manufacturers, AI Start-Ups; Biotech, Technology Start-Ups

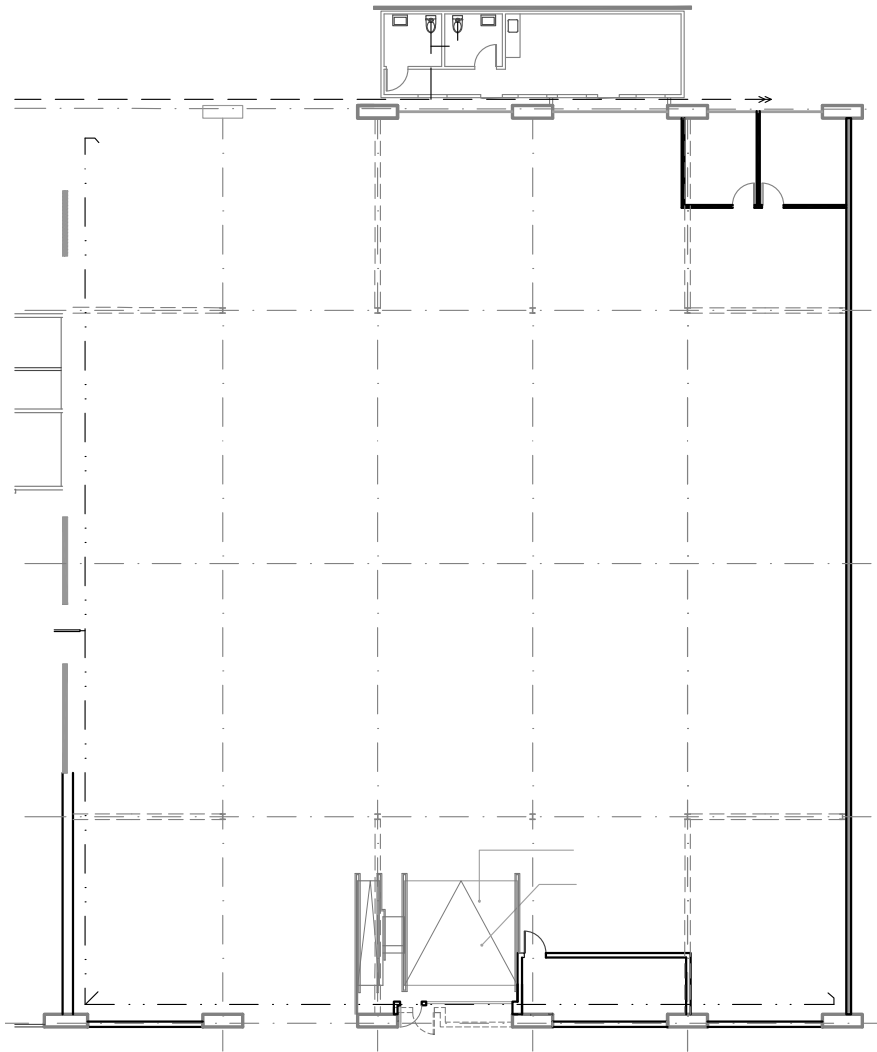
*Please Verify



INTERIOR PHOTOS



FLOOR PLAN



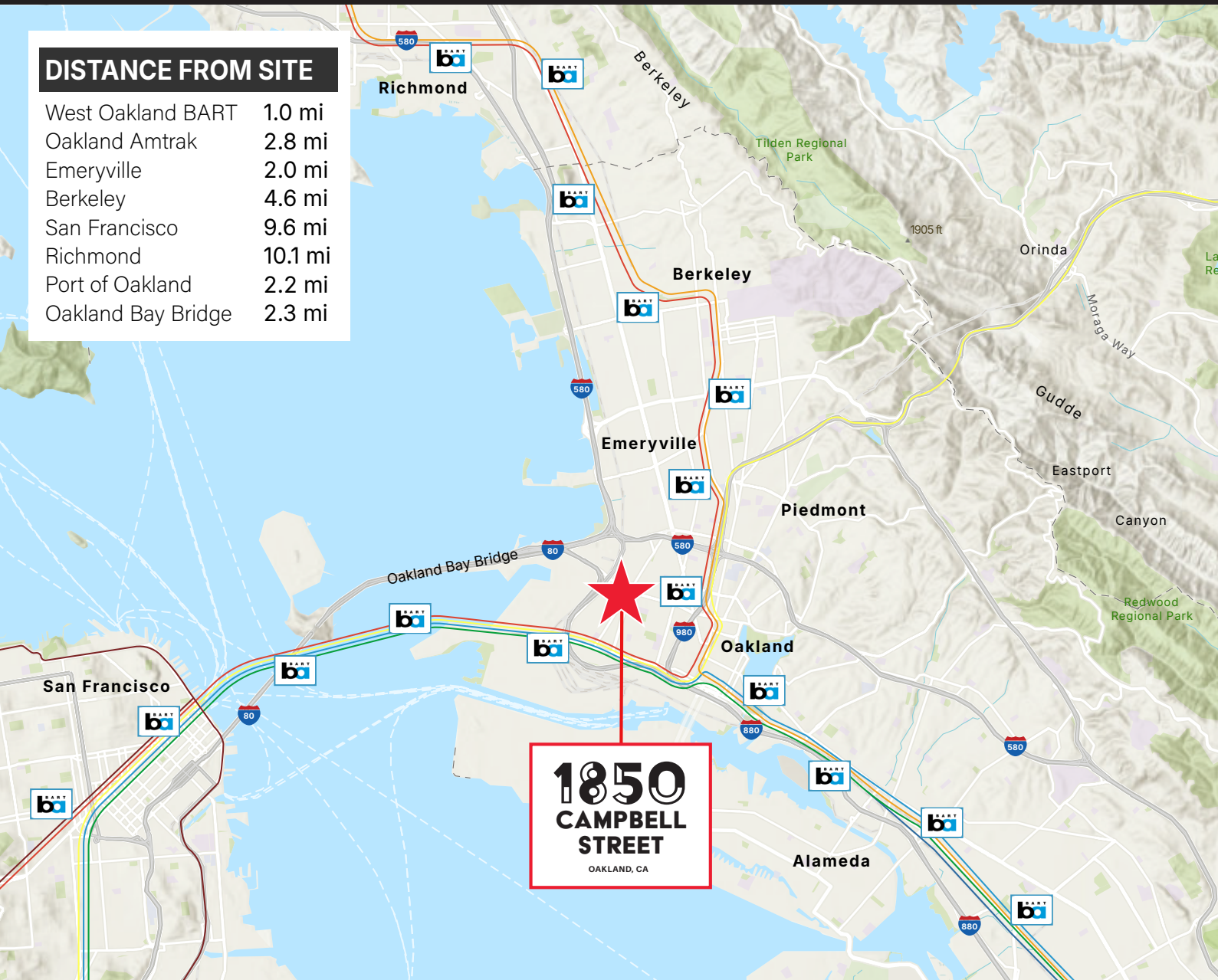
NEIGHBORHOOD MAP



TRANSPORTATION MAP

DISTANCE FROM SITE

West Oakland BART	1.0 mi
Oakland Amtrak	2.8 mi
Emeryville	2.0 mi
Berkeley	4.6 mi
San Francisco	9.6 mi
Richmond	10.1 mi
Port of Oakland	2.2 mi
Oakland Bay Bridge	2.3 mi



Contact Broker for More Information:

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1333 N California Blvd, Walnut Creek, CA

*Digitally altered image, original here: <https://email.nmrk.com/brochure/Yg6a+g2au3EjzIReY8AwW/acqx/IXxAwTfz6xVENM062QOkV/psitHs96UvAV/yk/Fuac+zb64/>; signage of tenant's name has been redacted in both the original and altered image for confidentiality purposes.

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