



**Extremely Rare Opportunity**  
for Lease with Secure Yard & Docks

For Lease

**Contact:**

**Greig Lagomarsino, SIOR**

+1 510 433 5809  
greig.lago@colliers.com  
CA License No. 01063817

**Nick Ousman, SIOR**

+1 510 433 5820  
nick.ousman@colliers.com  
CA License No. 01908981

**Chris Stauber**

+1 510 287 3121  
chris.stauber@colliers.com  
CA License No. 02167419

**Colliers**

1999 Harrison Street, Suite 1750  
Oakland, CA 94612  
+1 510 986 6770  
colliers.com

# 2855 Mandela Parkway

Oakland, CA 94608

**±56,955 SF Manufacturing/Industrial Space w/ Yard**

- ±56,955 SF Manufacturing/Industrial Space  
Potentially Divisible (±5k, ±10k, ±11k and ±18k SF)
- ±34,441 SF Yard
- Newly Paved Yard - Fenced and Secured
- 5 Grade Level Doors
- 3 Dock High Doors
- 15' To Bow Truss, 24' To Roof
- 20' x 70' Column Spacing
- Heavy Power
- Fully Sprinklered
- Skylights Throughout
- Motion Sensor Lighting
- Partially Insulated
- Off Street Parking
- Drive Through Access
- Location Provides Immediate Access to the Bay Bridge and the Port of Oakland
- Minutes from San Francisco

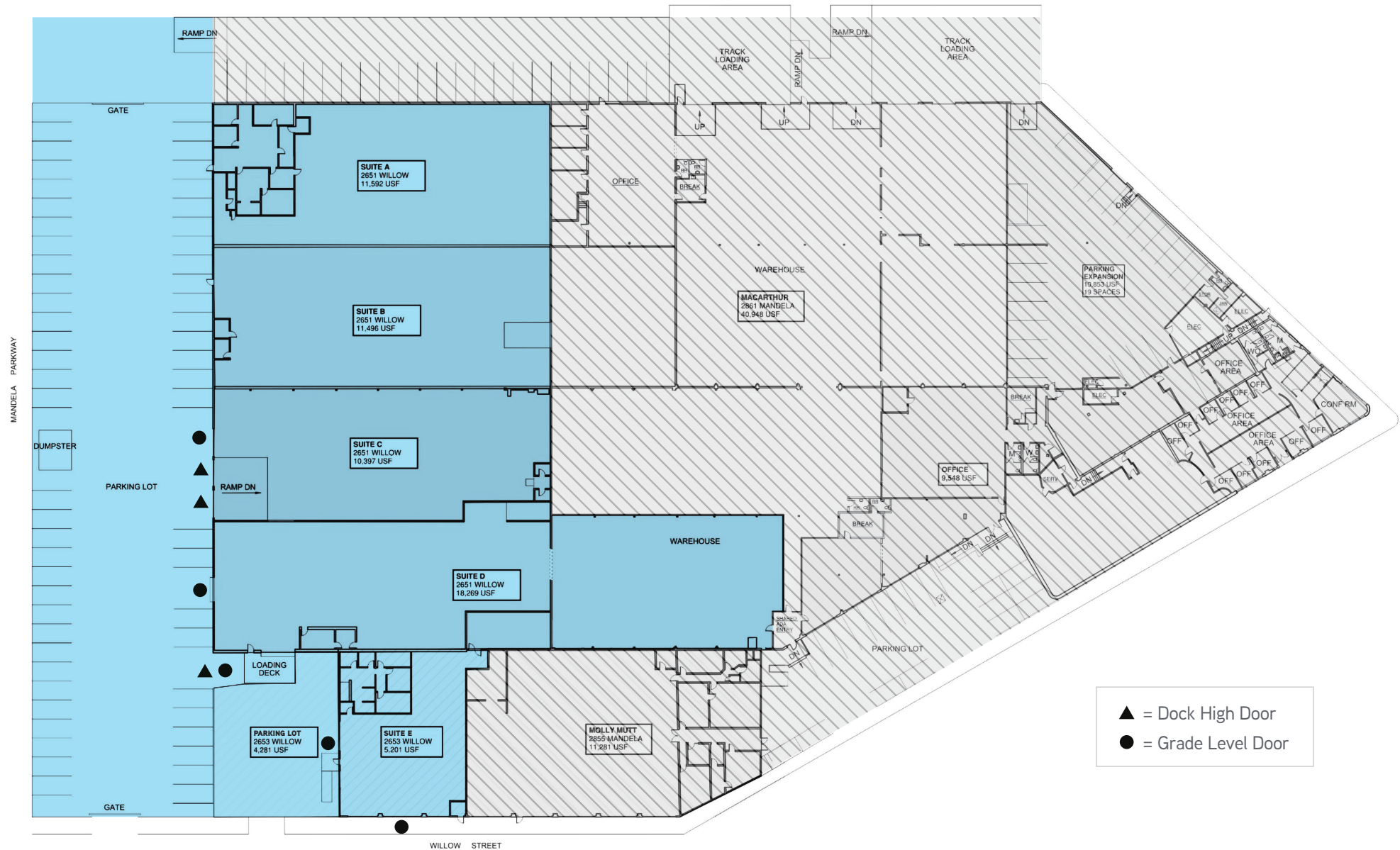
**Asking Rate - \$1.25 NNN (\$0.19 operating expenses)**



**BALCO**  
PROPERTIES



# Site Plan



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

2855 Mandela Parkway | Oakland



# Photo Gallery

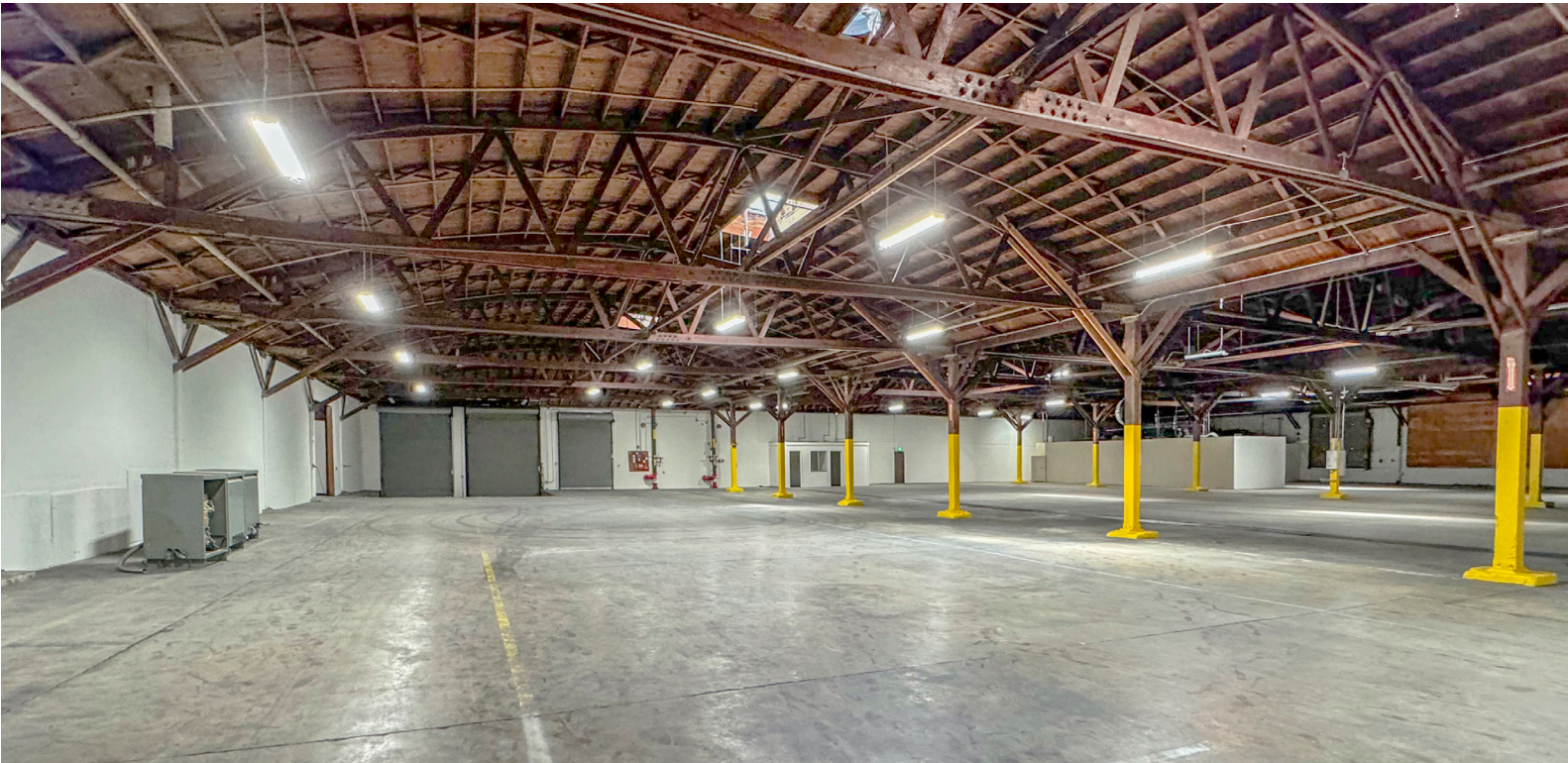


This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

2855 Mandela Parkway | Oakland

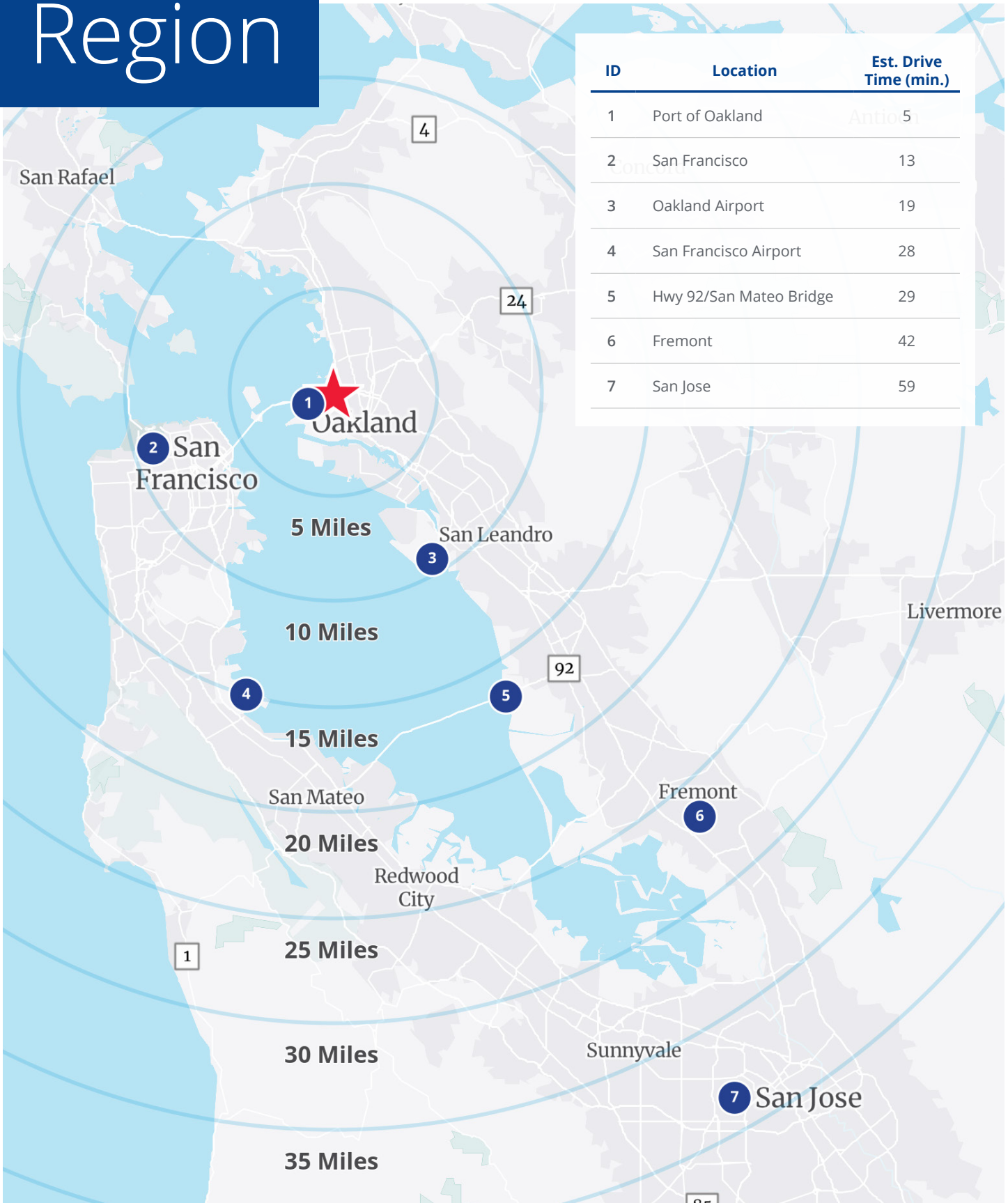
Colliers

# Photo Gallery



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

# Region





Colliers

For Lease

### Contact us:

**Greig F. Lagomarsino, SIOR**  
Vice Chairman  
+1 510 433 5809  
greig.lago@colliers.com  
CA Lic. No. 01063817

**Nick Ousman, SIOR**  
Executive Vice President  
+1 510 433 5820  
nick.ousman@colliers.com  
CA Lic. No. 01908981

**Chris Stauber**  
Associate  
+1 510 287 3121  
chris.stauber@colliers.com  
CA Lic. No. 02167419

### Colliers

1999 Harrison Street, Suite 1750  
Oakland, CA 94612  
+1 510 986 6770  
[www.colliers.com/oakland](http://www.colliers.com/oakland)



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.

Accelerating success.