

# FOOD MANUFACTURING & AUTO BODY SHOP FOR LEASE

1021 45<sup>th</sup> Ave, #101 & #102  
Oakland, CA



**Heavy Industrial – Green Zone  
Commercial Kitchen & Auto Body Shop**

## Property Highlights:

- Multi-Tenant Industrial Building
- Excellent Access to I-880
- Proximity to Downtown Oakland
- Fire Sprinklers & Heavy Power
- Zoning: CIX-2
- Green Zone for all cannabis uses

## Asking Rate:

- **Lease Rate:** \$1.50 PSF/MO
- **TI Allowance:** Negotiable

## Space Highlights:

**Both Units can be combined or leased separately, up to ± 17,000 SF Divisible**

### Unit #101: ±11,000 SF

#### Commercial Kitchen

- Fully built out as edible food manufacturing equipment in place, can be modified to catering kitchen
- Epoxy Floors w/ Floor Drains
- Employee Locker Room w/ Shower, Break Room
- Storage
- Private indoor off-street loading area
- ADA restrooms
- Sales/admin offices
- Walk-in cooler
- Equipment list available (purchase negotiable)
- Photos and Videos Link: [Unit 101](#)

### Unit #102: ±6,000 SF

#### Auto Body Shop

- Warehouse
- 18' Clear
- 1 GL Door
- Heavy Power 400 amps – 3 phase
- Equipment Negotiable
  - Spray Booth
  - 2 Lifts
  - 1 frame rack
  - Compressed Air
- Full bath and Shower in Offices
- Warehouse Bathrooms
- Photo Link: [Unit 102](#)

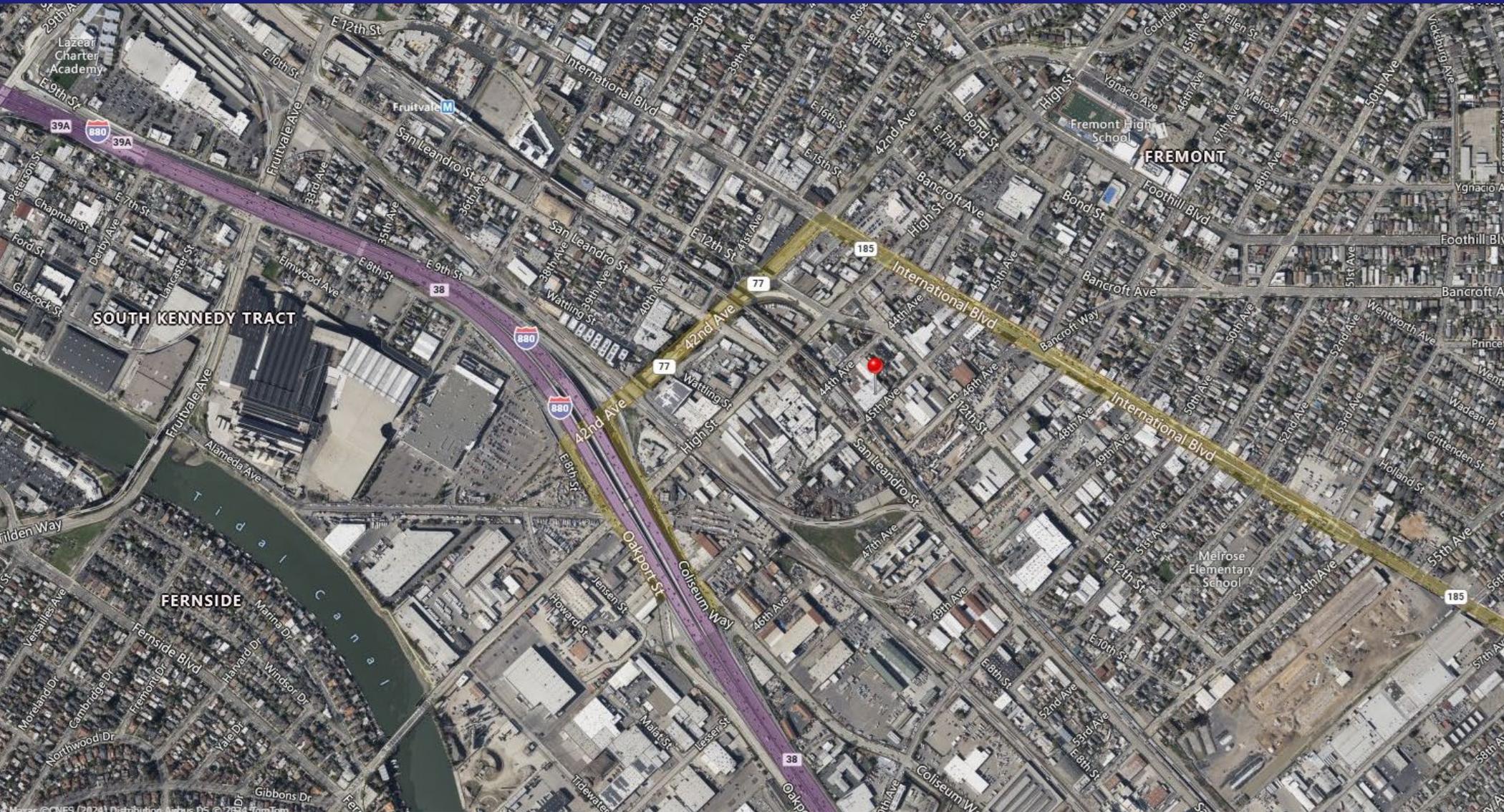
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**CCRE**  
COLLINS COMMERCIAL  
REAL ESTATE

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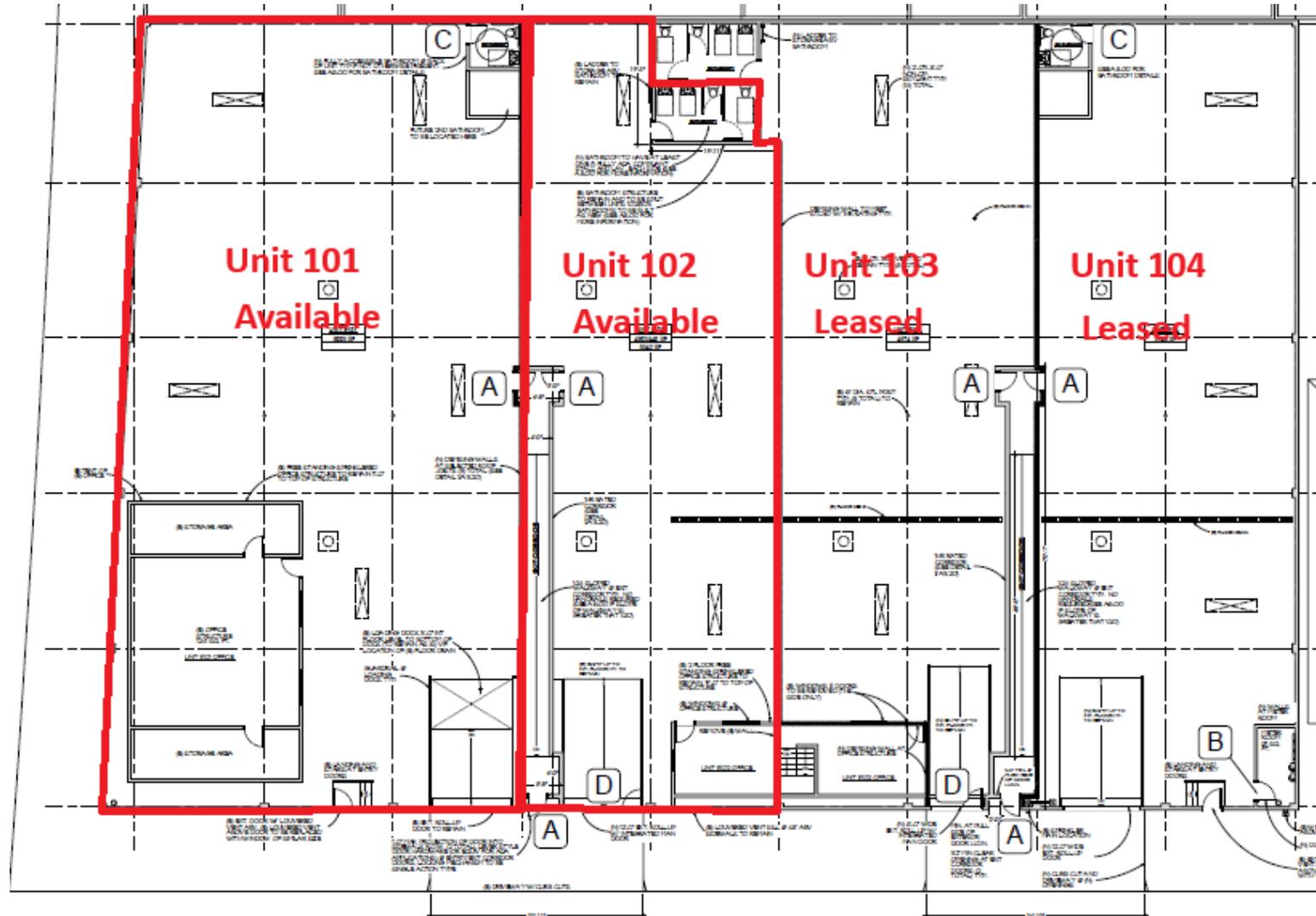


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