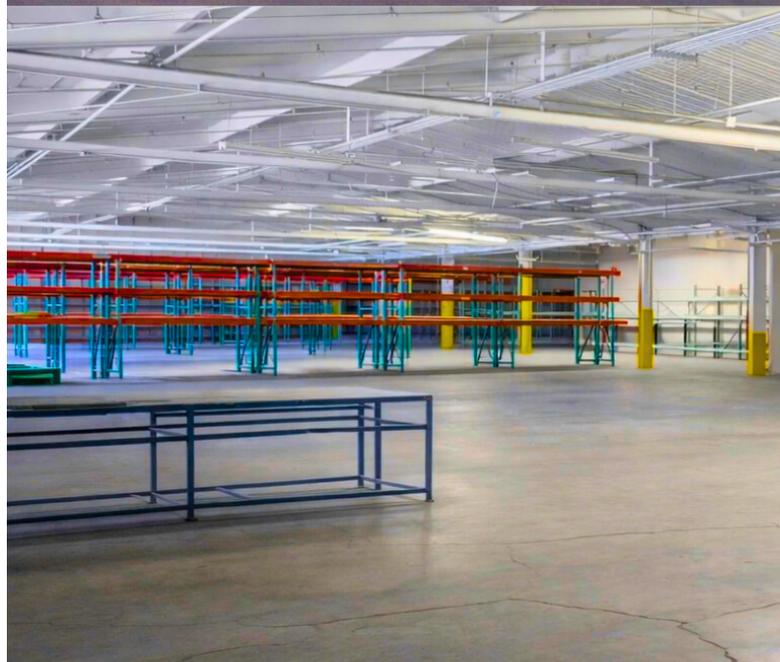


6425 San Leandro Street, Oakland, CA 94621

# Warehouse For Sale



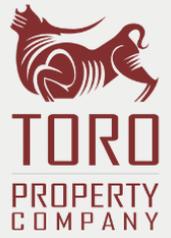
Ken Nwokedi  
Managing Director  
CalDre #01210832



ken@toropropco.com  
Office(510) 629-5345  
Cell: (510)220-2989

6425 San Leandro Street, Oakland, CA 94621

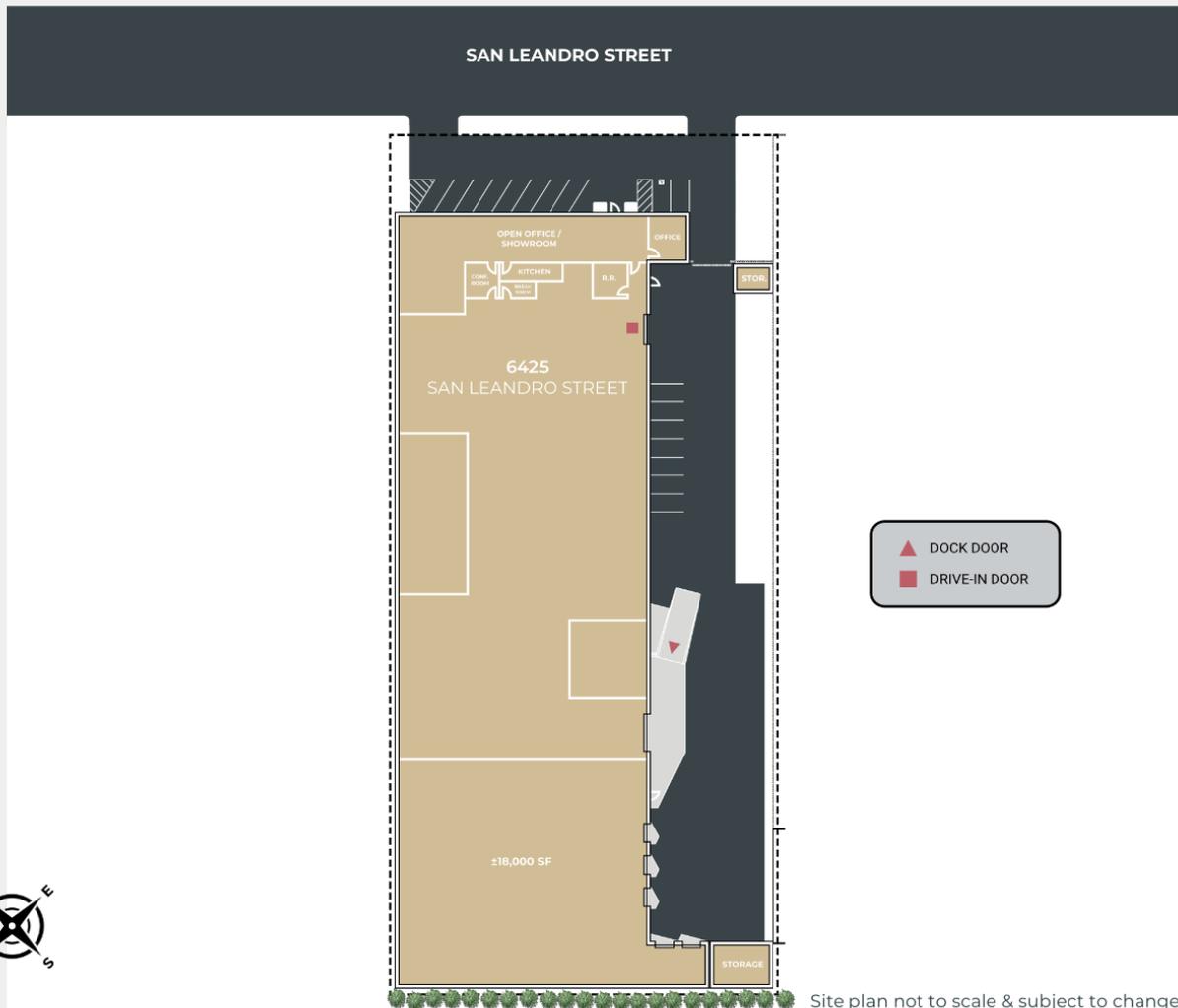
# Property Overview



## PROPERTY SPECS

<b>BUILDING SIZE</b>	±54,000 SF
<b>ACRES</b>	±1.96
<b>OFFICE SIZE</b>	±5,500 SF
<b>CLEAR HEIGHT</b>	±16'-18'
<b>DOCK DOORS</b>	6
<b>GRADE DOORS</b>	1
<b>AUTO PARKING STALLS</b>	17
<b>SPRINKLER SYSTEM</b>	Wet
<b>POWER</b>	1,600 Amps @ 120/208 Volts*
<b>LOADING AREA</b>	Fully Secured

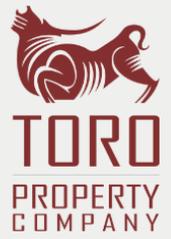
<b>ACCESS</b>	0.5 Miles to I-880 Heavyweight Corridor
<b>ZONING</b>	General Industrial Green Zone
<b>YEAR BUILT</b>	1957
<b>APN</b>	41-3916-4
<b>SALE PRICE</b>	\$6,950,000 (\$128 PSF)



Site plan not to scale & subject to change

6425 San Leandro Street, Oakland, CA 94621

# Property Photos



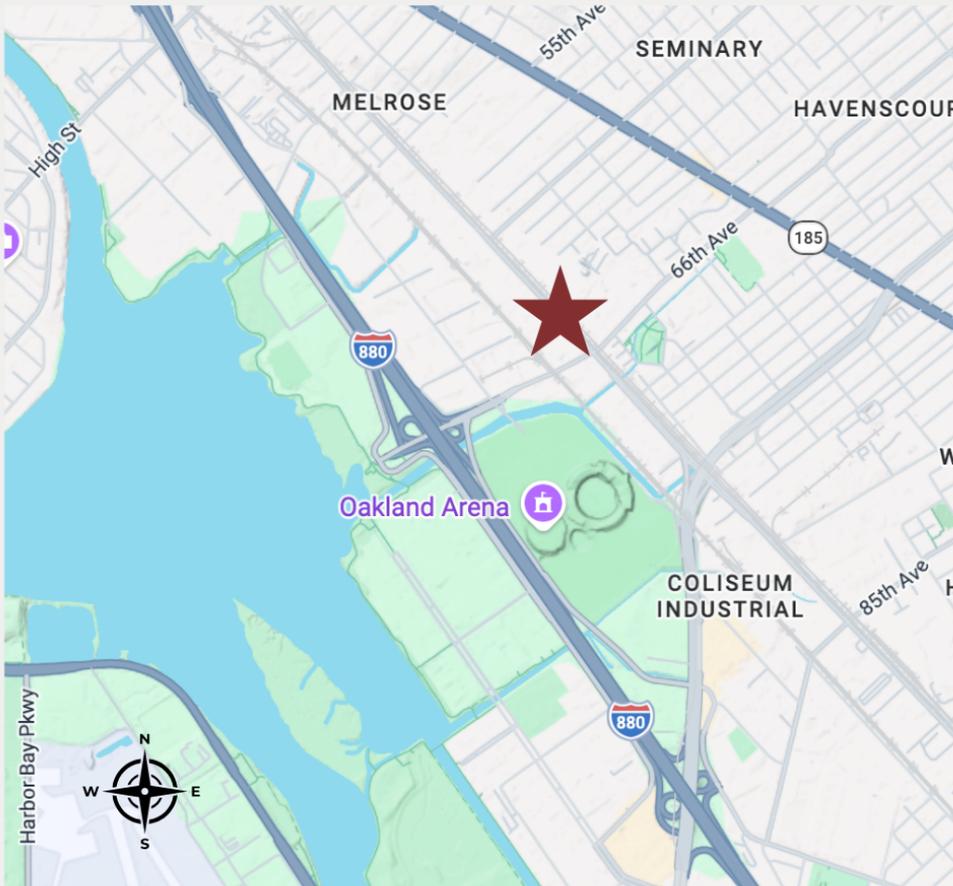
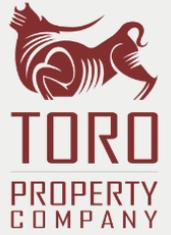
Ken Nwokedi  
Managing Director  
CalDre #01210832



ken@toropropco.com  
Office(510) 629-5345  
Cell: (510)220-2989

6425 San Leandro Street, Oakland, CA 94621

# Regional Map



Ken Nwokedi  
Managing Director  
CalDre #01210832



ken@toropropco.com  
Office(510) 629-5345  
Cell: (510)220-2989