

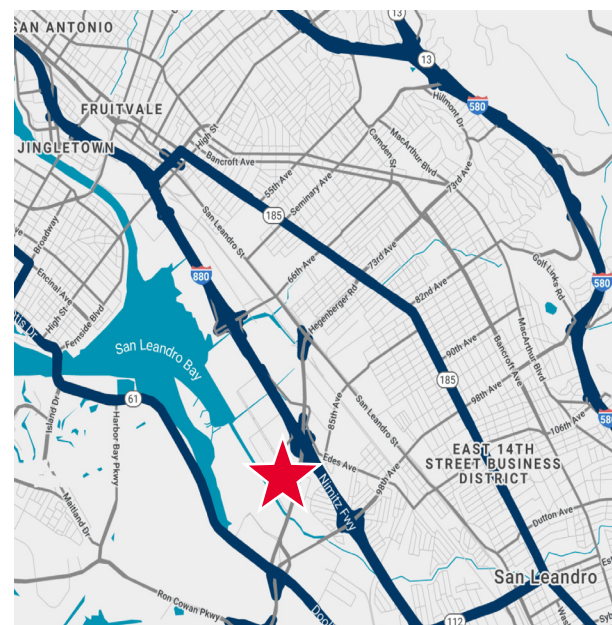
FOR LEASE: 421 PENDLETON WAY OAKLAND, CA

Oakland Airport Location



PROPERTY HIGHLIGHTS

- » **±11,900 SF Freestanding Light Industrial Building with Yard**
- » Located within Port of Oakland Business Park
- » 25% Office Build-Out, Conditioned
- » Four (4) Restroom Cores
- » Paved Yard Area with Electrified Fence
- » One (1) 12' X 10' Grade Level Loading Door
- » 12' Clear Height
- » 800 AMP Power 3-Phase (Tenant to Verify)
- » Newer Insulated Roof
- » Immediate Access to I-880 via Hegenberger Road
- » 1/4 Mile to Oakland International Airport
- » \$1.45/SF Per Month Gross
- » **Available September 1, 2025**
- » **Building Occupied - Shown by Appointment Only**



JOYCE CUNNINGHAM

Managing Director

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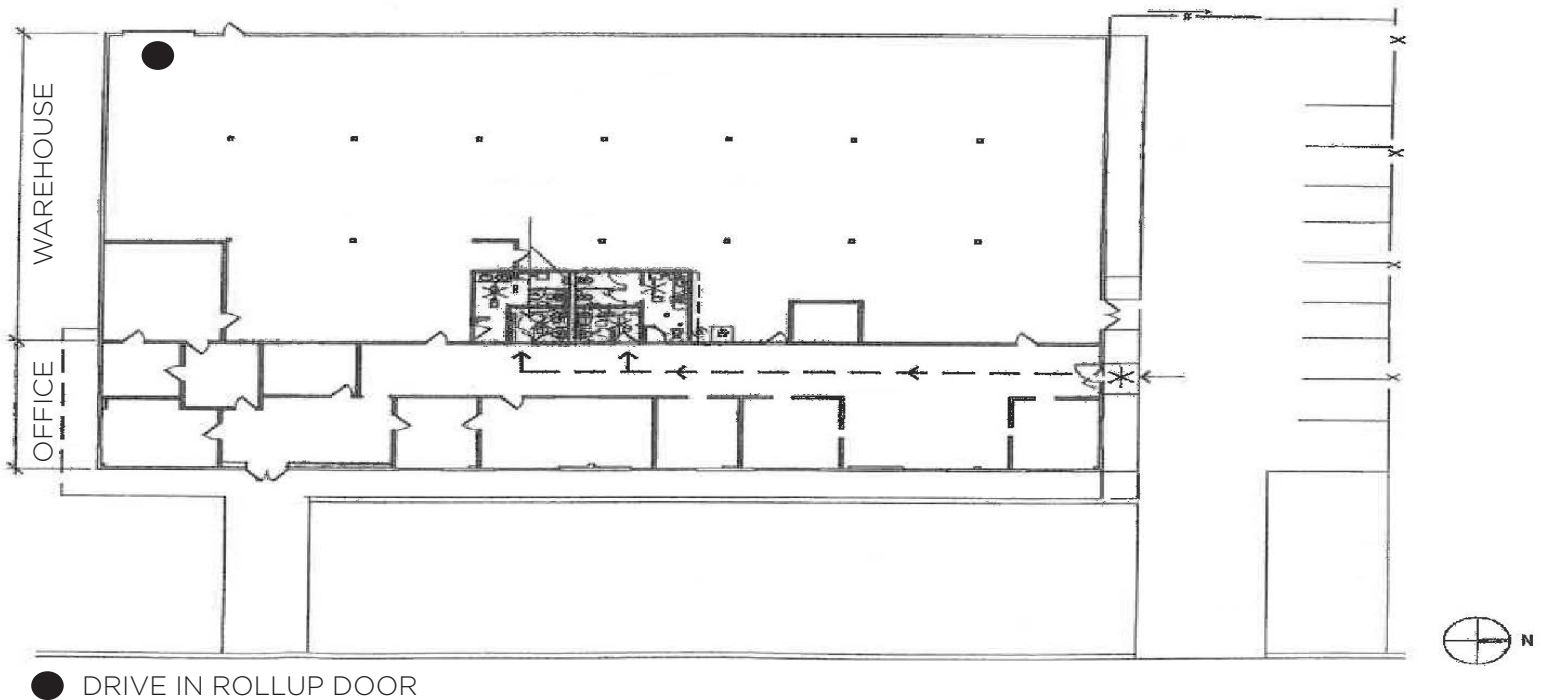
**CUSHMAN &
WAKEFIELD**

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SITE PLAN & PHOTOS



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