

1750 N *loop* RD

alameda



±100,805 RSF AVAILABLE

**INDUSTRIAL/ADVANCED MFG/FLEX BUILDING WITH HEAVY POWER AND FULL HVAC
WITH UP TO A TOTAL OF ±177,468 RSF AVAILABLE IN THE CAMPUS**

THE WATERFRONT
HARBOR BAY BUSINESS PARK

 **CUSHMAN &
WAKEFIELD**

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BUILDING HIGHLIGHTS



±100,805 RSF, WITH UP TO
±177,468 RSF AVAILABLE



AVAILABLE NOW



C-M (COMMERCIAL
MANUFACTURING)
ZONING



30-35 FT CLEAR HEIGHT



4 LOADING DOCKS WITH
LEVELERS, 3 GRADE LEVEL
DOORS, 130' TRUCK COURT



HVAC THROUGHOUT THE
BUILDING



3:1,000 FREE PARKING
& ABILITY TO CREATE
SECURE YARD AREA



FIRE SPRINKLERS
.45/3,000 IN THE
WAREHOUSE AREA



ALAMEDA MUNICIPAL POWER
HEAVY POWER - 4,200 AMPS
@ 480V (3,000 + 1,200 AMP
SERVICES)

PROPERTY DESCRIPTION

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1750 NORTH LOOP RD, ALAMEDA, CA 94502

This flexible state-of-the-art Advanced Manufacturing/Industrial/Distribution/Flex Building is conveniently located in Alameda's pristine and safe Harbor Bay Business Park.

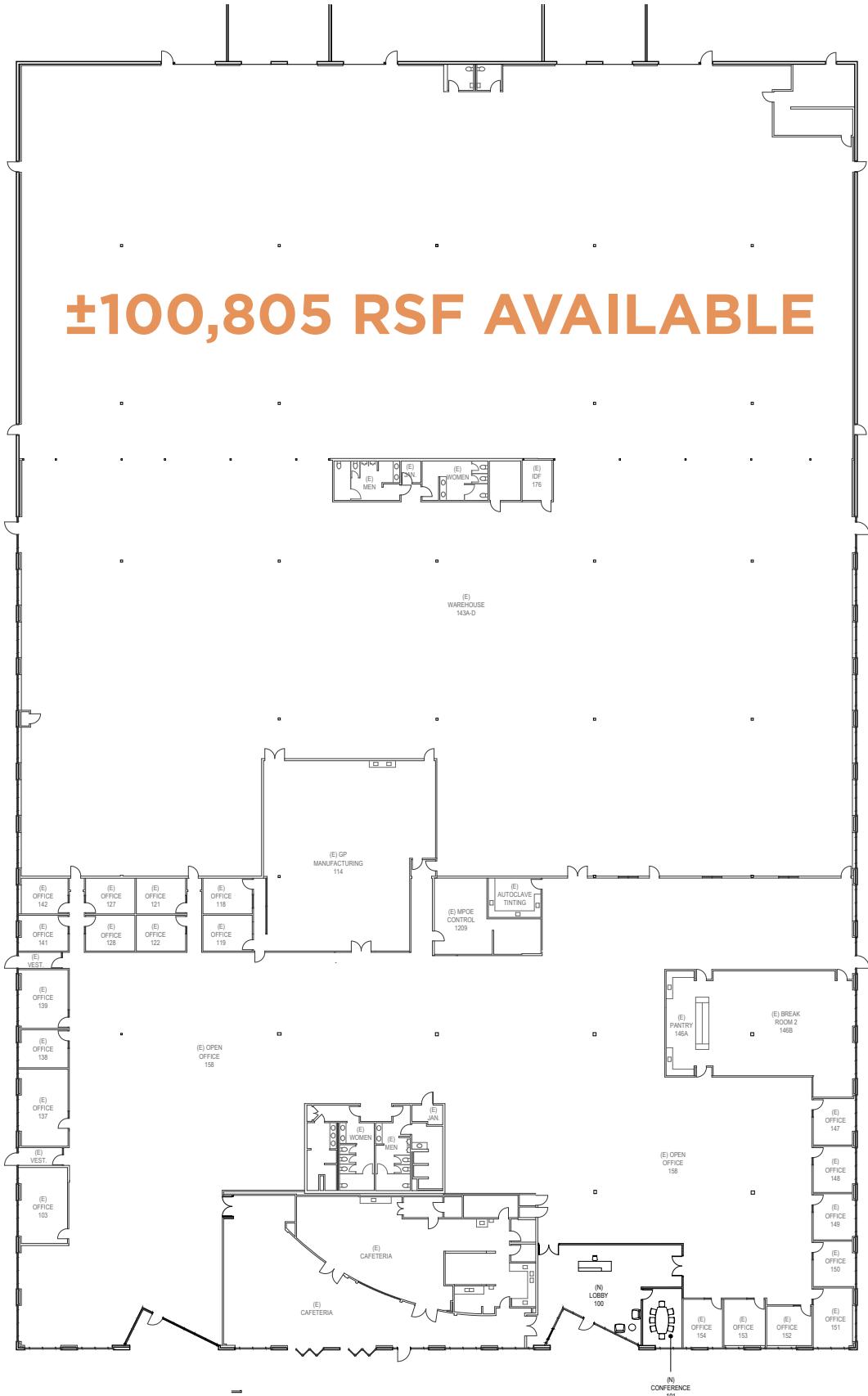
Currently configured with 1/3 office, 2/3 fully conditioned clean manufacturing/warehouse space, this beautifully landscaped high-image building features 4,200 amps of power, a massive 3:1000 parking ratio, 30-35 foot clear height, four (4) dock-high doors, three (3) grade level doors, a fenced exterior equipment storage area, access to a Basketball/Pickleball Court, and a Bocce Ball Court. The building is located 7 minutes from the 880 Freeway, 3 minutes from the Oakland International Airport FBOs on the Oakland Airport North Field and the FedEx Air Terminal. Alameda Municipal Power is highly responsive and user-friendly, offering discounts to heavy power users. Their electricity rates are lower than PG&E, and all power comes from renewable green energy sources. One adjacent office/lab building is also deliverable in the project, making a total of ± 177,468 RSF available in the project.



PLANNED SPECULATIVE DEMO LAYOUT

EXTERIOR PHOTOS

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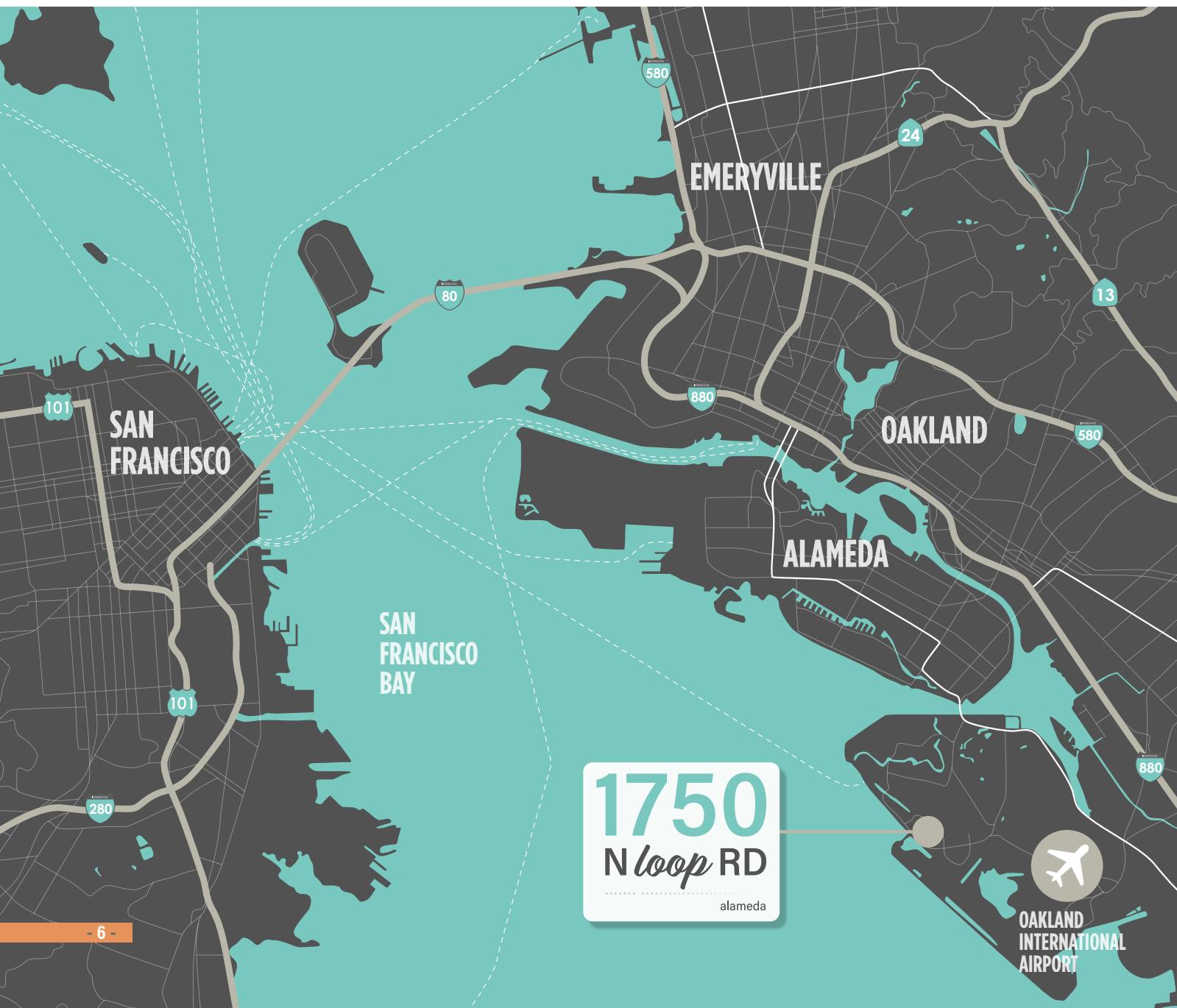


LOCATIONAL DRIVETIMES

less than a **five mile drive** to a ferry, oak airport, 880 and bart.

OAKLAND AIRPORT - 1.4 MILES | 3 MIN
HARBOR BAY FERRY - 1.4 MILES | 4 MIN
880 ON-RAMP - 3.7 MILES | 7 MIN
PARK ST ALAMEDA - 4.0 MILES | 8 MIN
OAKLAND COLISEUM - 4.4 MILES | 10 MIN
OAKLAND COLISEUM BART - 5.0 MILES | 11 MIN
FRUITVALE BART - 5.1 MILES | 12 MIN

LAKE MERRITT - 8.2 MILES | 17 MIN
DOWNTOWN OAKLAND - 8.6 MILES | 17 MIN
MAIN ST FERRY - 7.7 MILES | 18 MIN
EMERYVILLE - 12.8 MILES | 20 MIN
BERKELEY - 13.7 MILES | 24 MIN
SAN FRANCISCO - 20.4 MILES | 29 MIN
SAN FRANCISCO AIRPORT - 31.6 MILES | 33 MIN



up to a total of **±177,468 rsf**
is available in the campus

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THE WATERFRONT
HARBOR BAY BUSINESS PARK

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