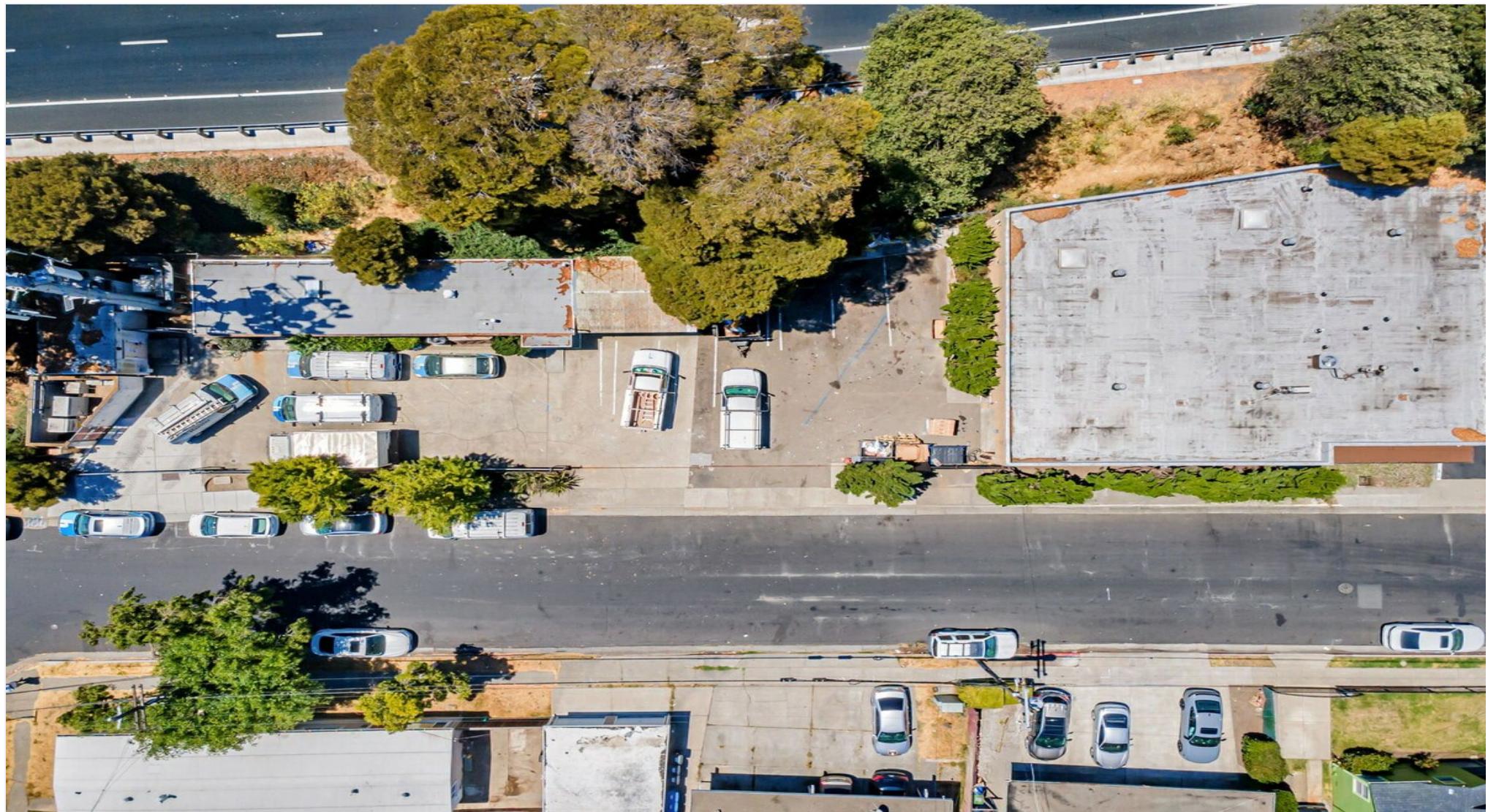


# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale



Presented By:  
Coldwell Banker Commercial NRT



# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Portfolio Properties



Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
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1503 S 56th St,  
El Cerrito, CA

Industrial 900



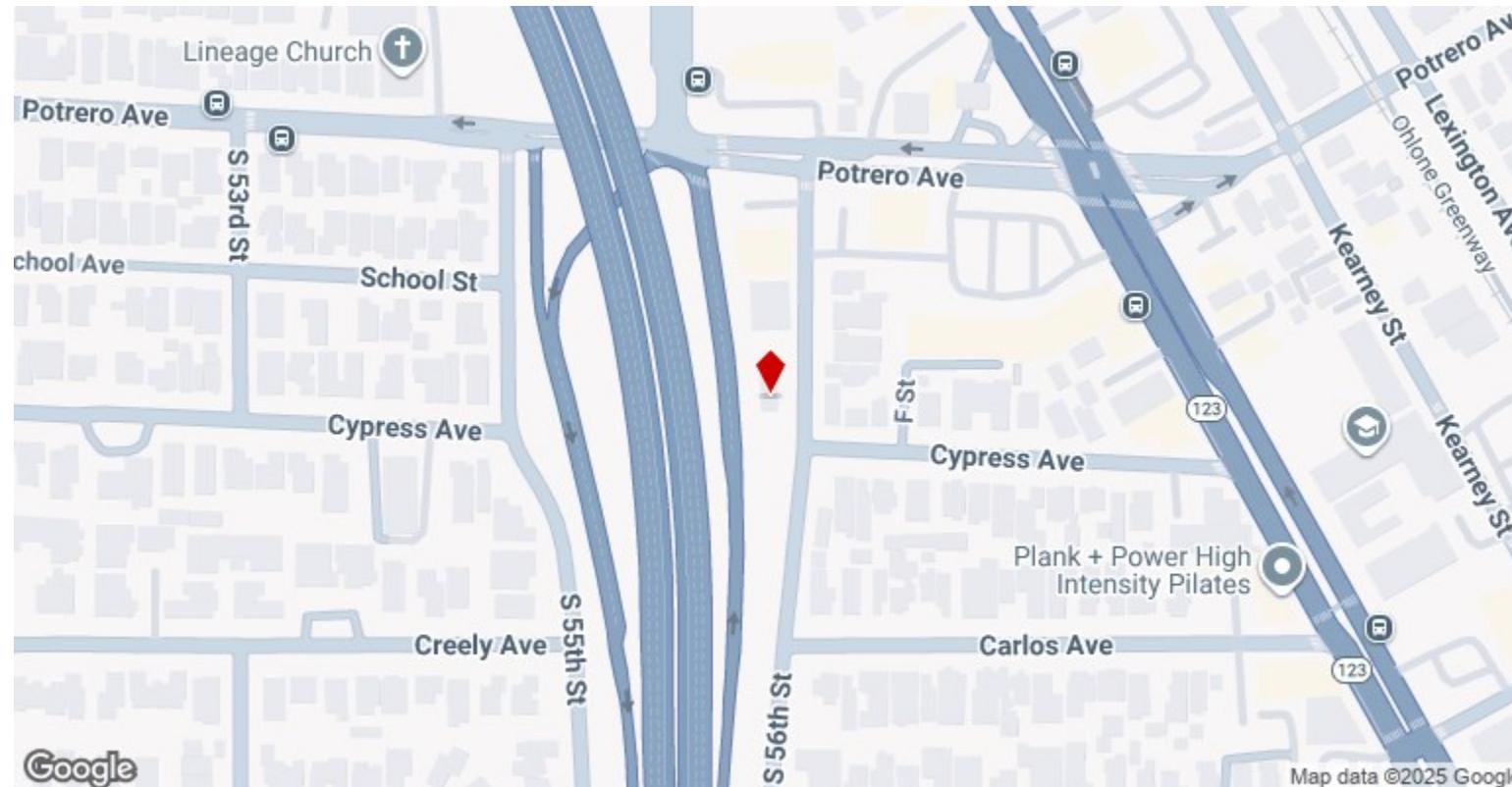
1537 S 56th St,  
El Cerrito, CA

Industrial 4,470

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

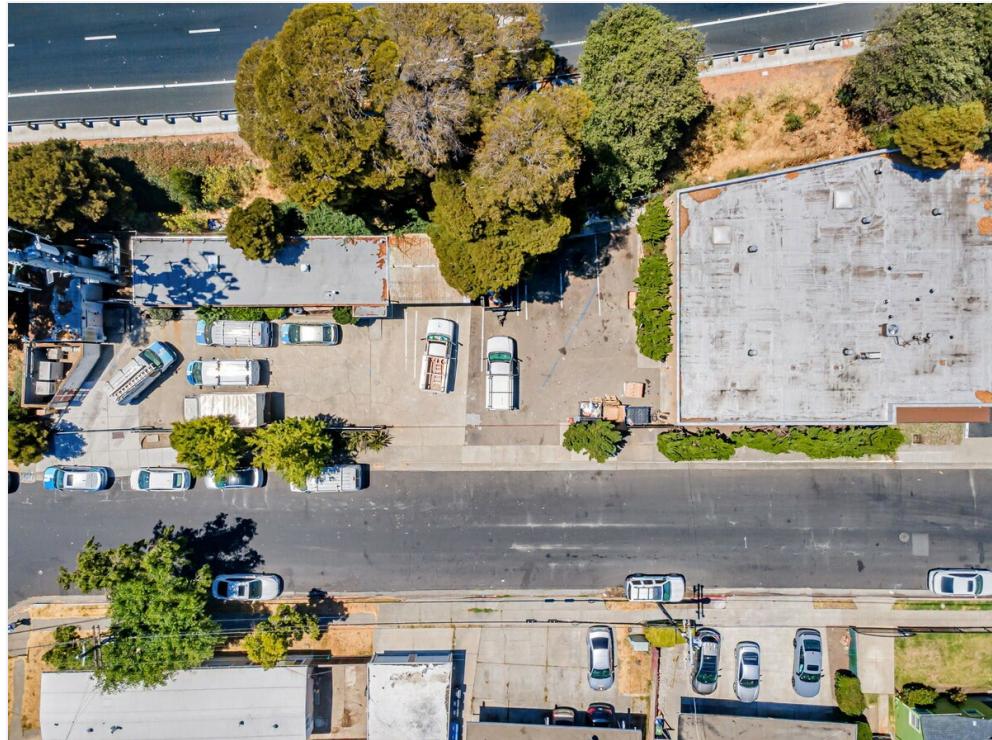
## Location



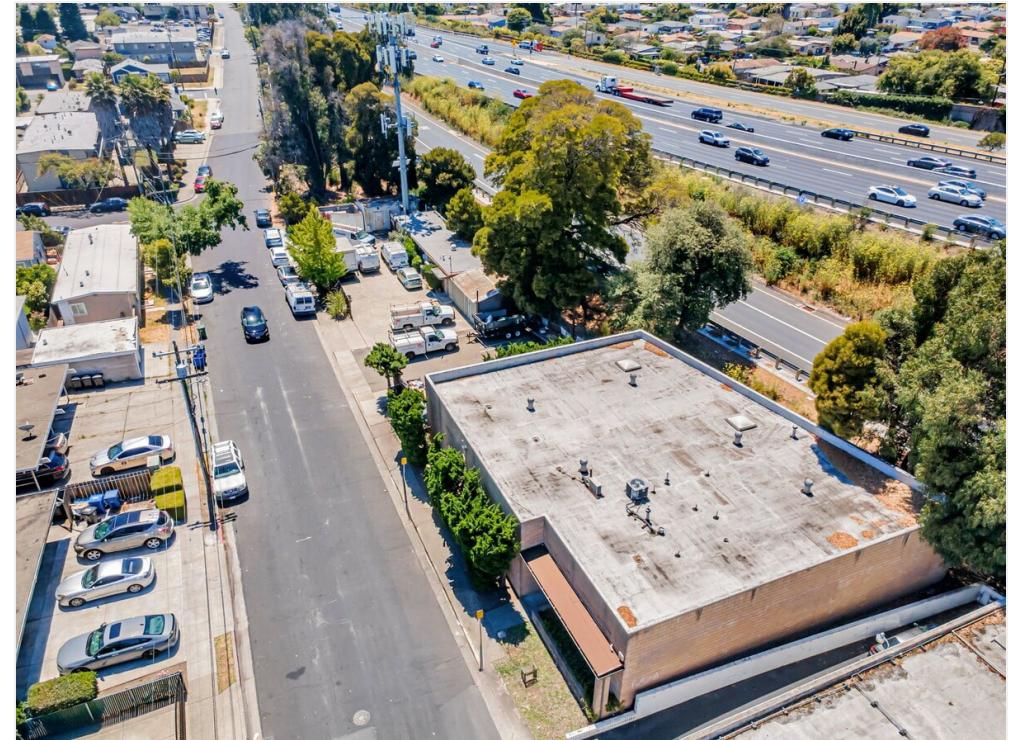
# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



1537 S 56th St



15-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



14-web-or-mls-1503-1537-s-56th-st



4-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



3-web-or-mls-1503-1537-s-56th-st



2-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



1-web-or-mls-1503-1537-s-56th-st



17-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



13-web-or-mls-1503-1537-s-56th-st



12-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



11-web-or-mls-1503-1537-s-56th-st



10-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



9-web-or-mls-1503-1537-s-56th-st



8-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



7-web-or-mls-1503-1537-s-56th-st



6-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



5-web-or-mls-1503-1537-s-56th-st



21-web-or-mls-1503-1537-s-56th-st

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

## Property Photos



20-web-or-mls-1503-1537-s-56th-st



19-web-or-mls-1503-1537-s-56th-st

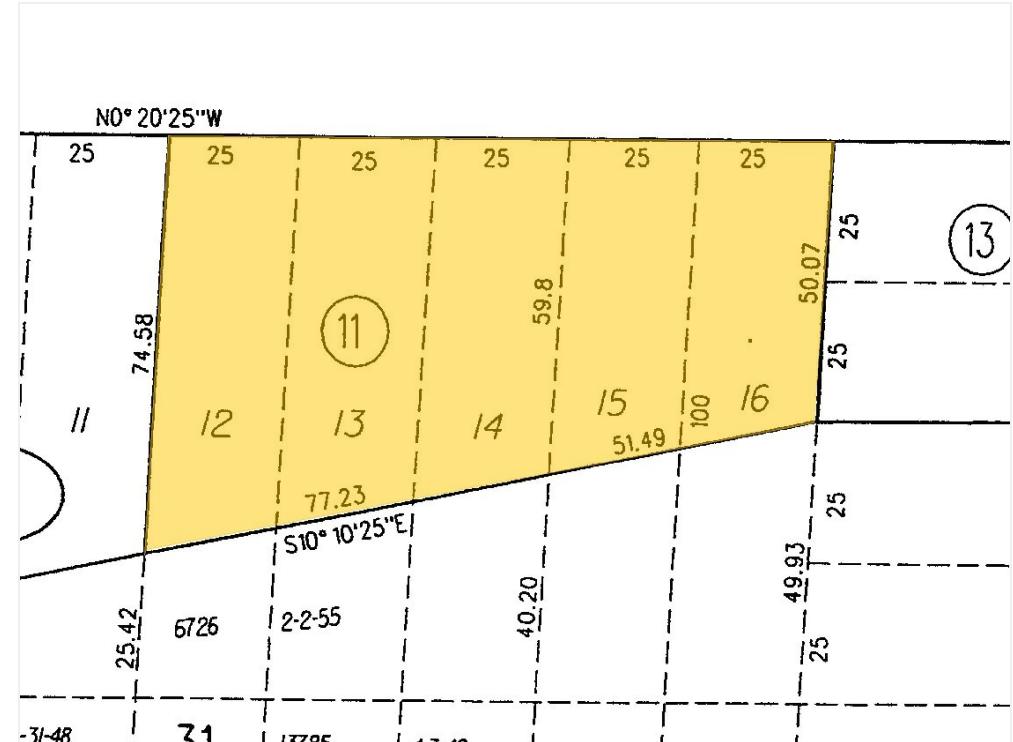
# 1537 & 1503 S. 56th St

## Portfolio of 2 Properties for Sale

## Property Photos



18-web-or-mls-1503-1537-s-56th-st



## Plat Map

# 1537 & 1503 S. 56th St

Portfolio of 2 Properties for Sale

Sale to include both 1503 S. 56th St and 1537 S 56th St. Cell tower is owned by others. Currently occupied by tenant Hassler Heating on NNN lease for 2 more years. Tenant has one five year option.

- 3 Phase power. Tenant has a thriving business. Business was established 1999.

Price:	\$2,300,000
Price / SF:	\$428.31 / SF
Cap Rate:	6.00%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	5,370 SF



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