

**FOR SUBLEASE**

**I | P | G**

INNOVATION PROPERTIES GROUP

# 1700 20th Street

Oakland, CA

±25,000 SF warehouse

**+/- 25,000 SF Warehouse**  
**Term through July 2026**  
**Zoning: CIX-1/S-19**

**Innovation Properties Group**  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

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# Zoning CIX-1/S-19



## The primary purpose of the Commercial Industrial Mix-1 (CIX-1) areas is to:

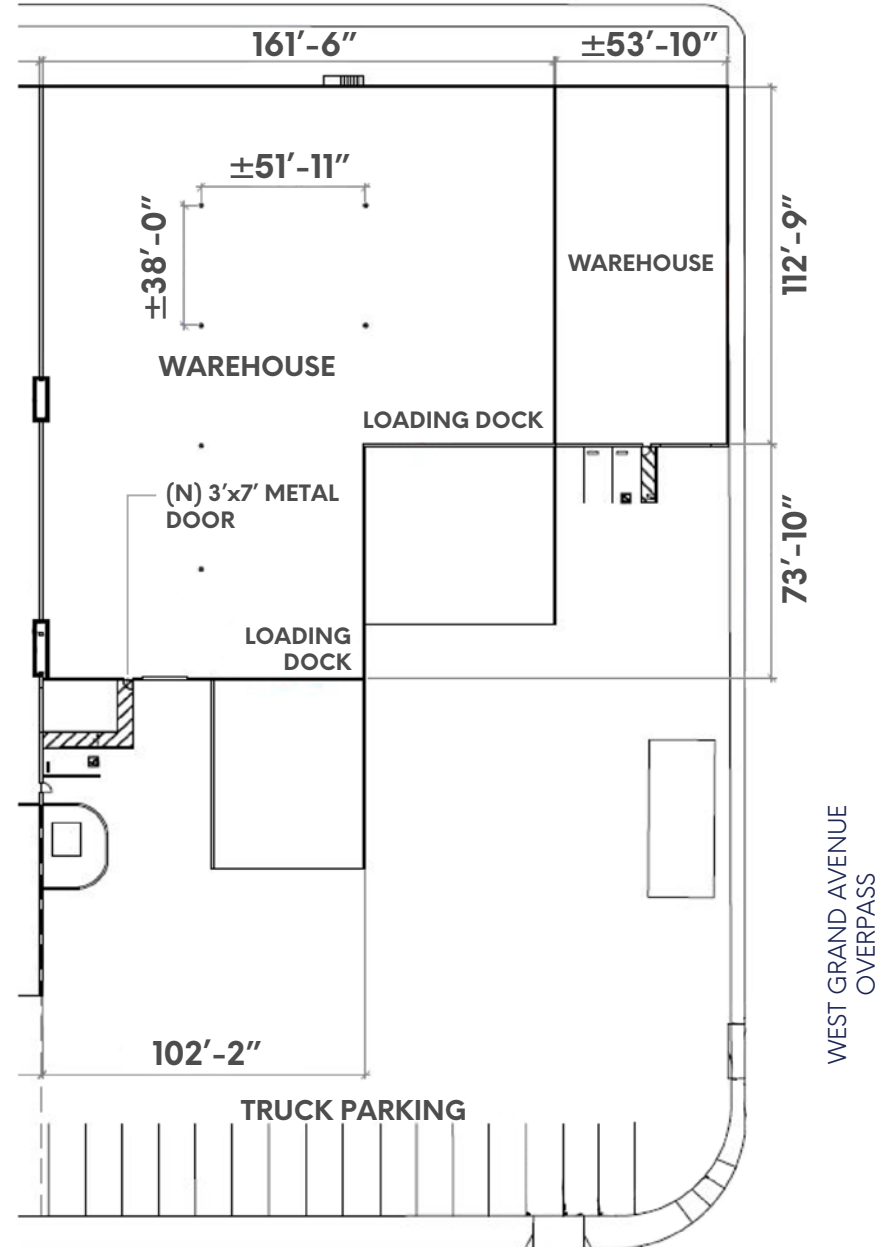
- Provide a diversified economic base and a wide range of employment opportunities;
- Maximize Oakland's regional role as a transportation, distribution, and communications hub;
- Support Port operations and expansion by providing land for Port services such as trucking, warehousing, and distribution;
- Allow heavy-impact or large scale commercial retail uses on sites with direct access to the regional transportation system.

# 1700 20th Street

<b>SITE:</b>	5-acre fully secured lot with perimeter fencing and guard shelter
<b>LOADING:</b>	8 dock-highs and 2 drive-in doors
<b>CLEAR HEIGHT:</b>	24'
<b>PARKING:</b>	24 truck stalls and 10 powered truck stalls
<b>SPRINKLERS:</b>	0.33 GPM / 3,000 SF

## Central East Bay location:

- Walking distance to coffee shops and restaurants
- <1mile to West Oakland Bart
- 3min ride to 12th St City Center Station
- 7min ride to SF's Embarcadero Station
- 25min ride to Walnut Creek
- 20min drive to Oakland Airport
- 45min drive to San Francisco Airport

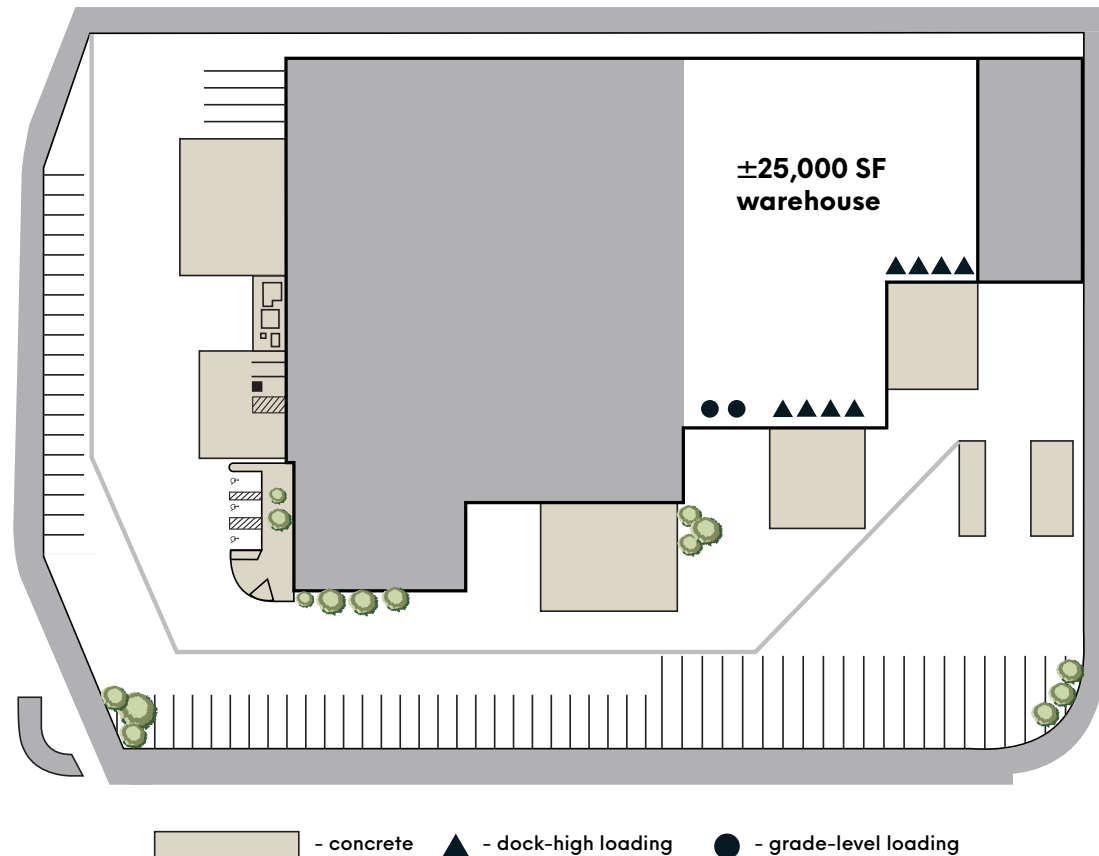






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## Amenities:

- |                              |                     |                         |
|------------------------------|---------------------|-------------------------|
| 1 Saildrone                  | 7 Pyka, Inc         | 13 Peets Coffee         |
| 2 PCC Logistics              | 8 American Steel    | 14 Mighty Building Inc. |
| 3 Home Depot                 | 9 Lyft              |                         |
| 4 IKEA                       | 10 USPS             |                         |
| 5 Impact Transportation      | 11 TerViva          |                         |
| 6 CalWave Power Technologies | 12 Revolution Foods |                         |

Port of Oakland	2.5 mi
Oakland Airport	11.5 mi
San Francisco	8.3 mi