

KURV Oakland

Located on the heavy weight truck route



kurvindustrial.com | 5441 International Blvd | Oakland, CA



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CBRE

SITE PLAN, BLDG. SPECS & TURN-KEY IMPROVEMENTS

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BUILDING SPECS

- 534,242 Square Feet
- 9,915 Square Feet Office
- 36' Clear Height
- ESR
- 85 Loading Docks
- 1 Drive In Door
- 4,000 Amps
- 3% Skylights
- 185' Concrete Truck Court
- 7" Slab
- 217 Auto Parking Stalls
- 129 Trailer Parking Stalls
- 50' X 56' Column Spacing
- 60' Speed Bay
- Heavy Weight Trucks Allowed

TURN-KEY TENANT IMPROVEMENTS

- 40,000 pound dock pit levelers at every other dock position
- 9,915 SF Office including 4,996 SF of mezzanine space
- LED Lighting with motion sensors and 20-foot candles

First Floor Plan



T.I. ENLARGED FIRST FLOOR PLAN
"FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY"

Mezzanine Floor Plan



T.I. ENLARGED MEZZ FLOOR PLAN
"FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY"

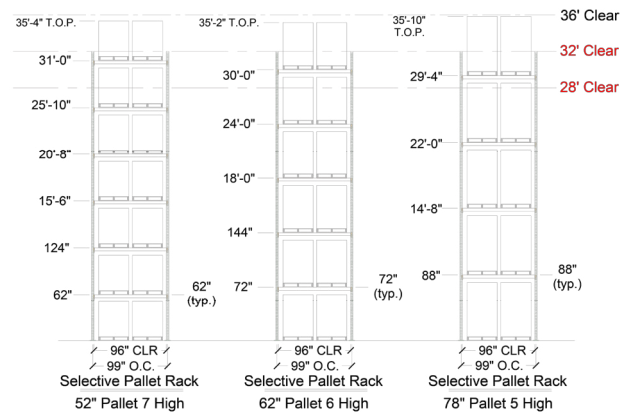
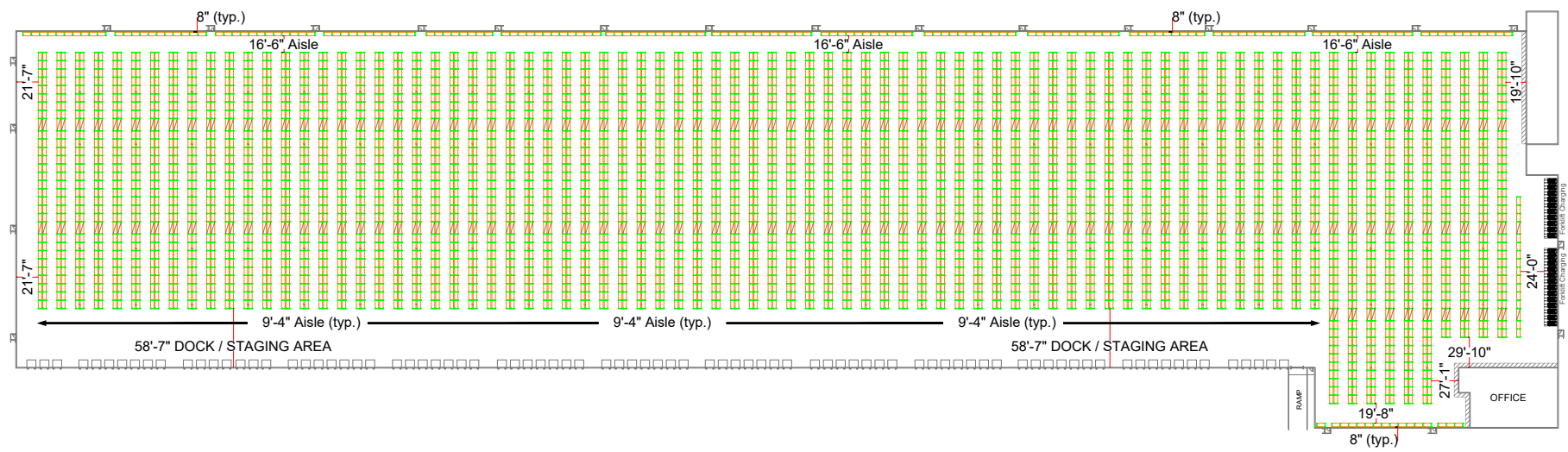


RACKING PLAN

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5441 International Blvs. Oakland, CA 94601 - 534,242 SF



36' vs 32' vs 28' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions		
		36' Clr.	32' Clr.	28' Clr.
5,076	52"	71,064	60,912	50,760
	62"	60,912	50,760	40,608
	78"	50,760	40,608	30,456

PROXIMITY + INGRESS/EGRESS MAP NORTH & SOUTH

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TO INTERSTATE 880

1 mile
4 minutes

TO DOWNTOWN OAKLAND

5 miles
12 minutes

TO OAKLAND INTERNATIONAL AIRPORT

4 miles
9 minutes

TO PORT OF OAKLAND

5 miles
12 minutes

TO DOWNTOWN SAN FRANCISCO

16 miles
23 minutes

TO DOWNTOWN SAN JOSE

30 miles
40 minutes

KURV OAKLAND DRAYAGE ADVANTAGE

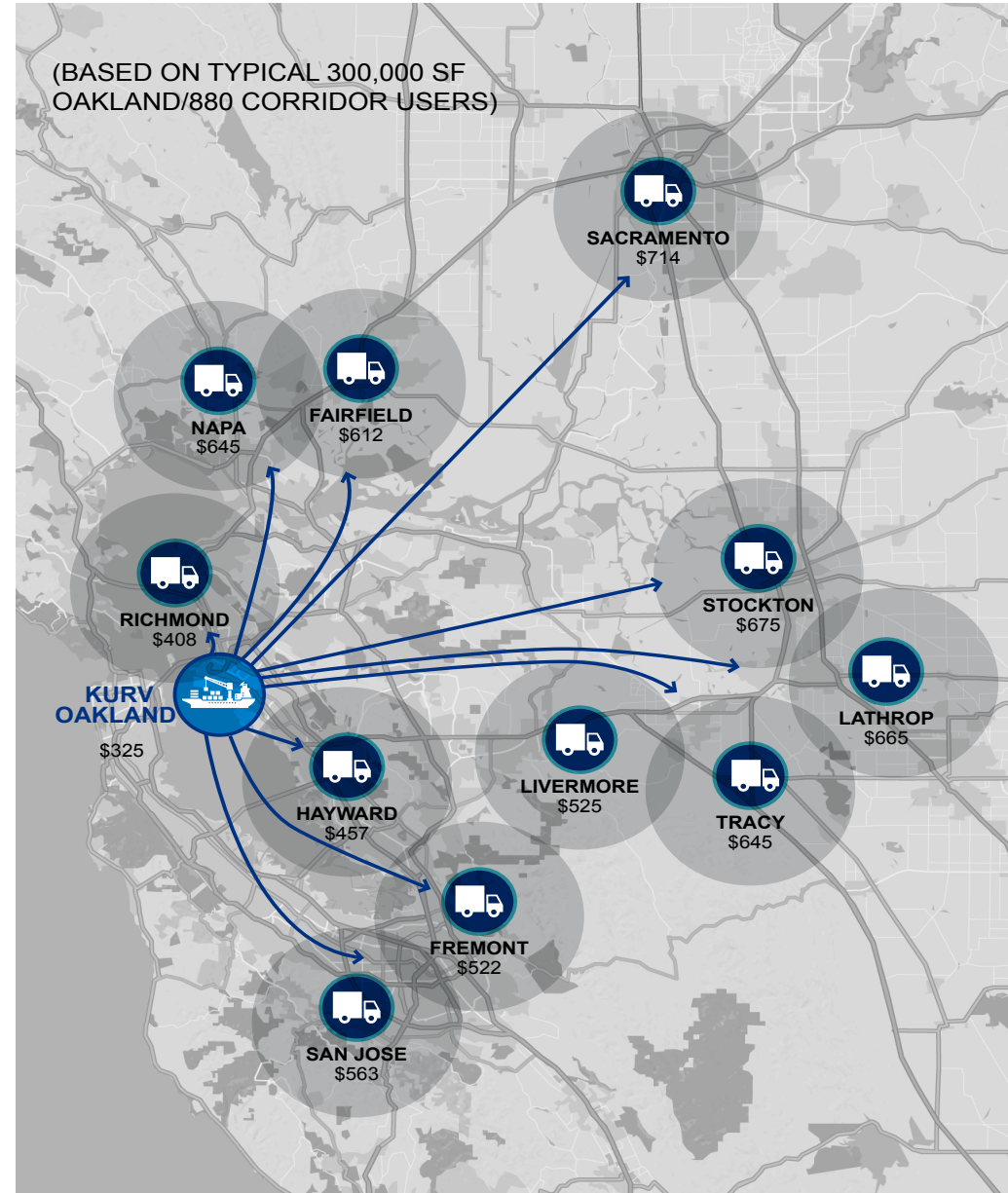
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Drayage cost per container from the Port of Oakland

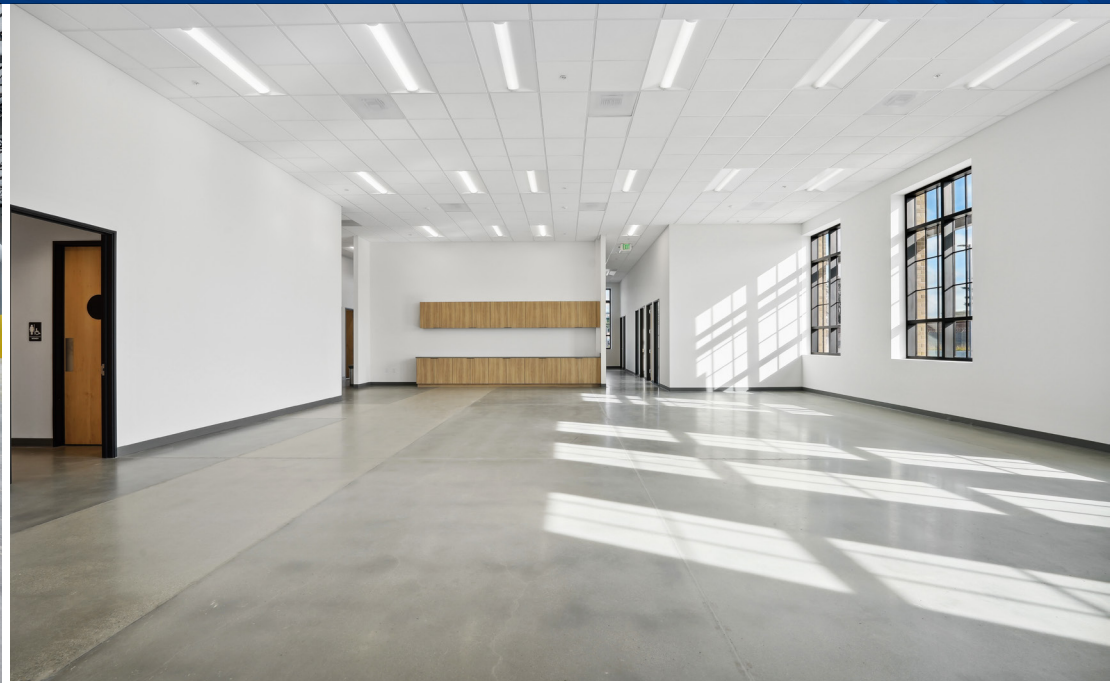
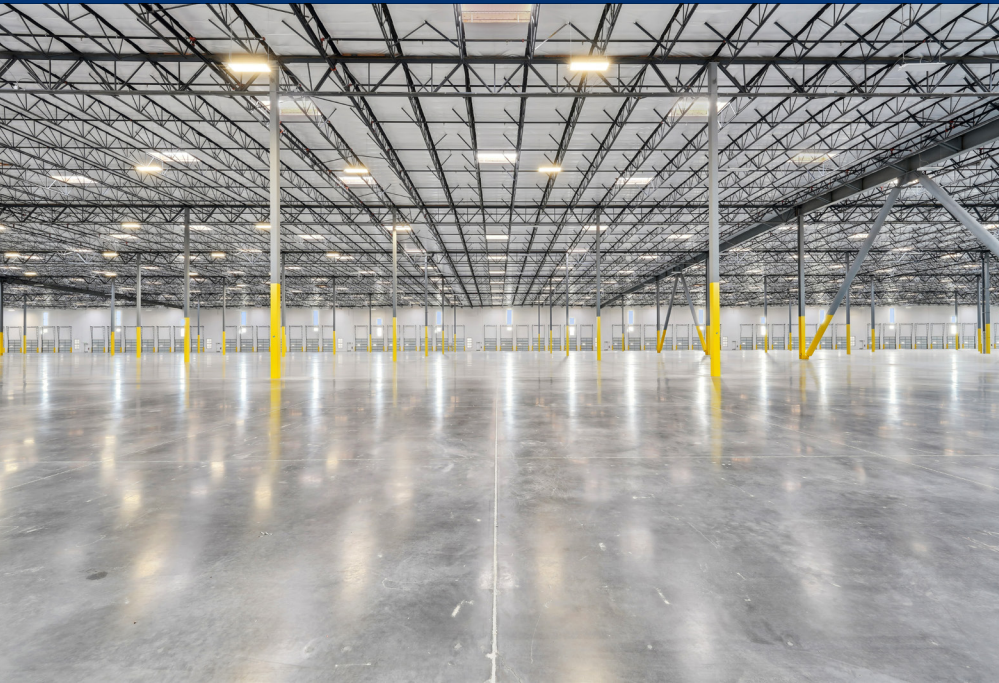
City	Cost Per Container	Cost Difference/ Container	Annual Savings 5,000 Containers/Year	Annual Savings 10,000 Containers/Year
KURV Oakland	\$325	\$0	\$0	\$0
Richmond	\$408	\$83	\$415,000	\$830,000
Hayward	\$457	\$132	\$660,000	\$1,320,000
Fremont	\$522	\$197	\$985,000	\$1,970,000
Livermore	\$525	\$200	\$1,000,000	\$2,000,000
San Jose	\$563	\$238	\$1,190,000	\$2,380,000
Fairfield	\$612	\$287	\$1,435,000	\$2,870,000
Tracy	\$645	\$320	\$1,600,000	\$3,200,000
Napa	\$645	\$320	\$1,600,000	\$3,200,000
Lathrop	\$665	\$340	\$1,700,000	\$3,400,000
Stockton	\$675	\$350	\$1,750,000	\$3,500,000
Sacramento	\$714	\$389	\$1,945,000	\$3,890,000

*These rates do not include overweight charges or waiting time charges.



AERIALS

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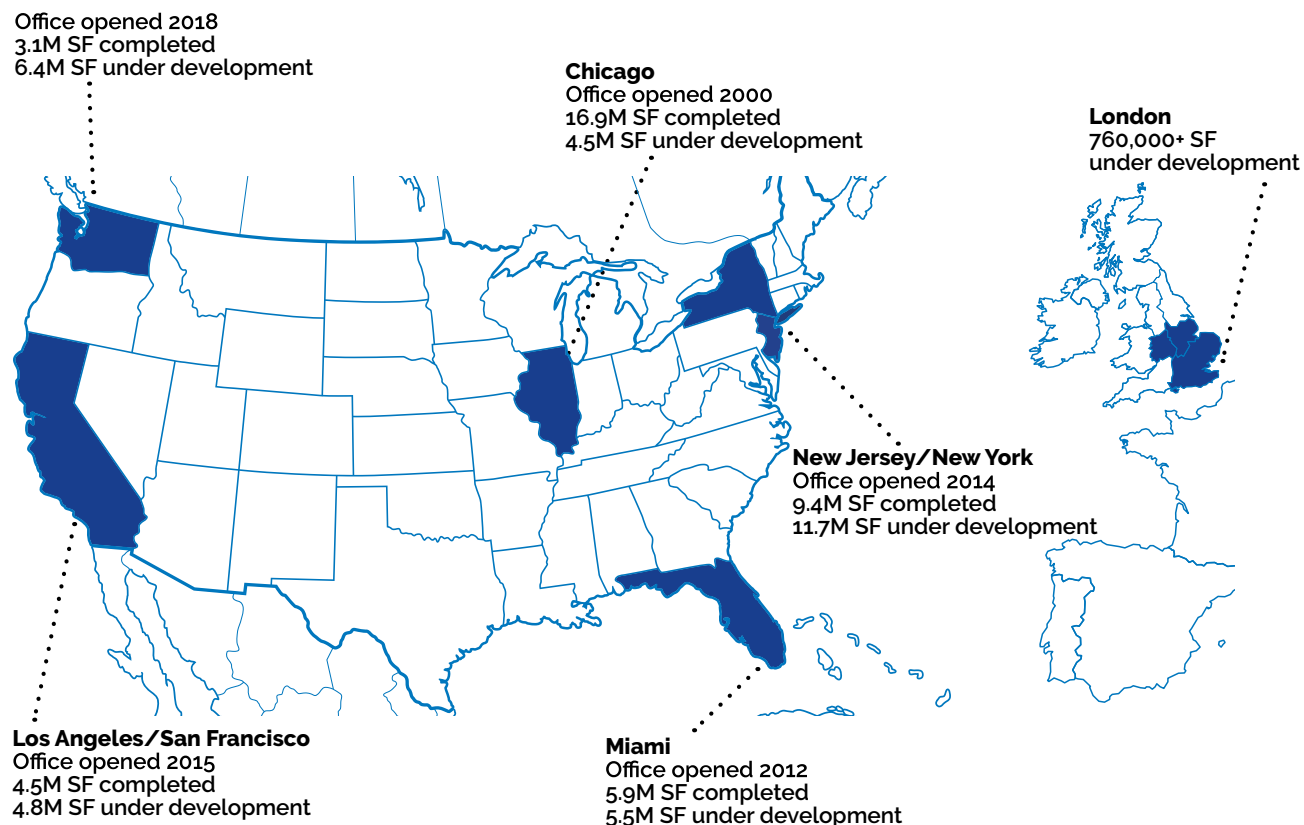
Project Photos



Drone Video

KURV OakInd is a vertically integrated real estate operating company and investment manager focused on the development and acquisition of industrial properties in supply-constrained core markets in the U.S. and the U.K.

KURV has successfully acquired and/or developed and sold more than **74 million square feet** of state-of-the-art, institutional quality industrial buildings and projects valued at over **\$15.8 billion** since inception in Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle, and London.



HEADQUARTERS

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