

FOR SALE

404-420 PENDLETON WAY OAKLAND, CA, 94621

±27,561 SF BUILDING

±13,541 SF AVAILABLE FOR OWNER/USER

PRICE: \$6,201,225 (\$225 PSF)



CONTACT BROKER:

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CBRE

OWNER/USER UNITS

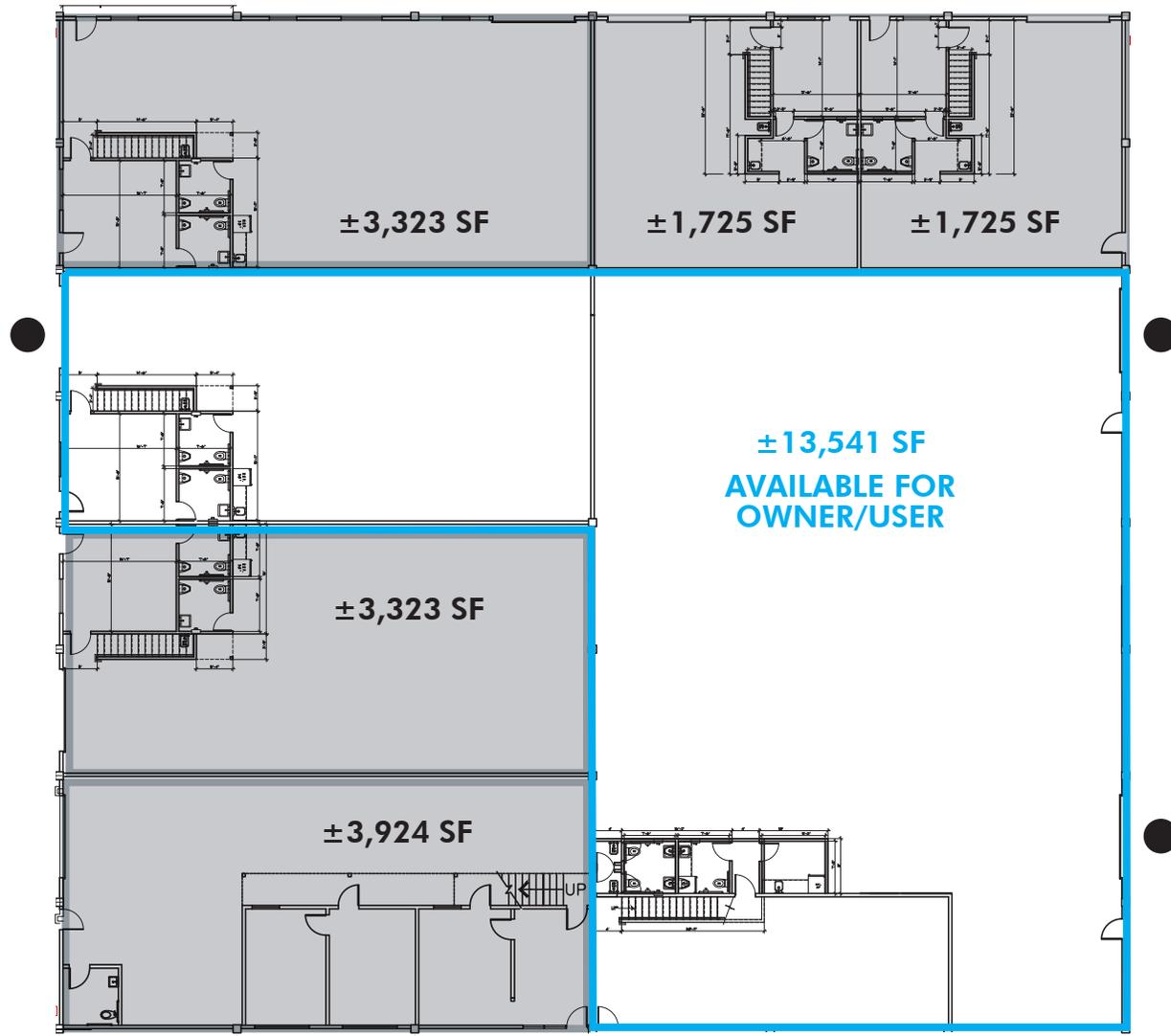
- Fully Renovated Building
- 5 units fully leased generating income of \$21,687 NNN per month!
- ±13,541 SF Available for User
- Anticipated SBA user occupancy cost of \$1.05 NNN after rental income

PROPERTY HIGHLIGHTS

- All units have been remodeled with the following:
- 16' to 18' clear height
 - Grade level loading
 - New paint and carpet in the office areas
 - New lights
 - New restrooms
 - Large fenced and paved parking area
 - Close proximity to the Port of Oakland and Airport



FLOOR PLAN

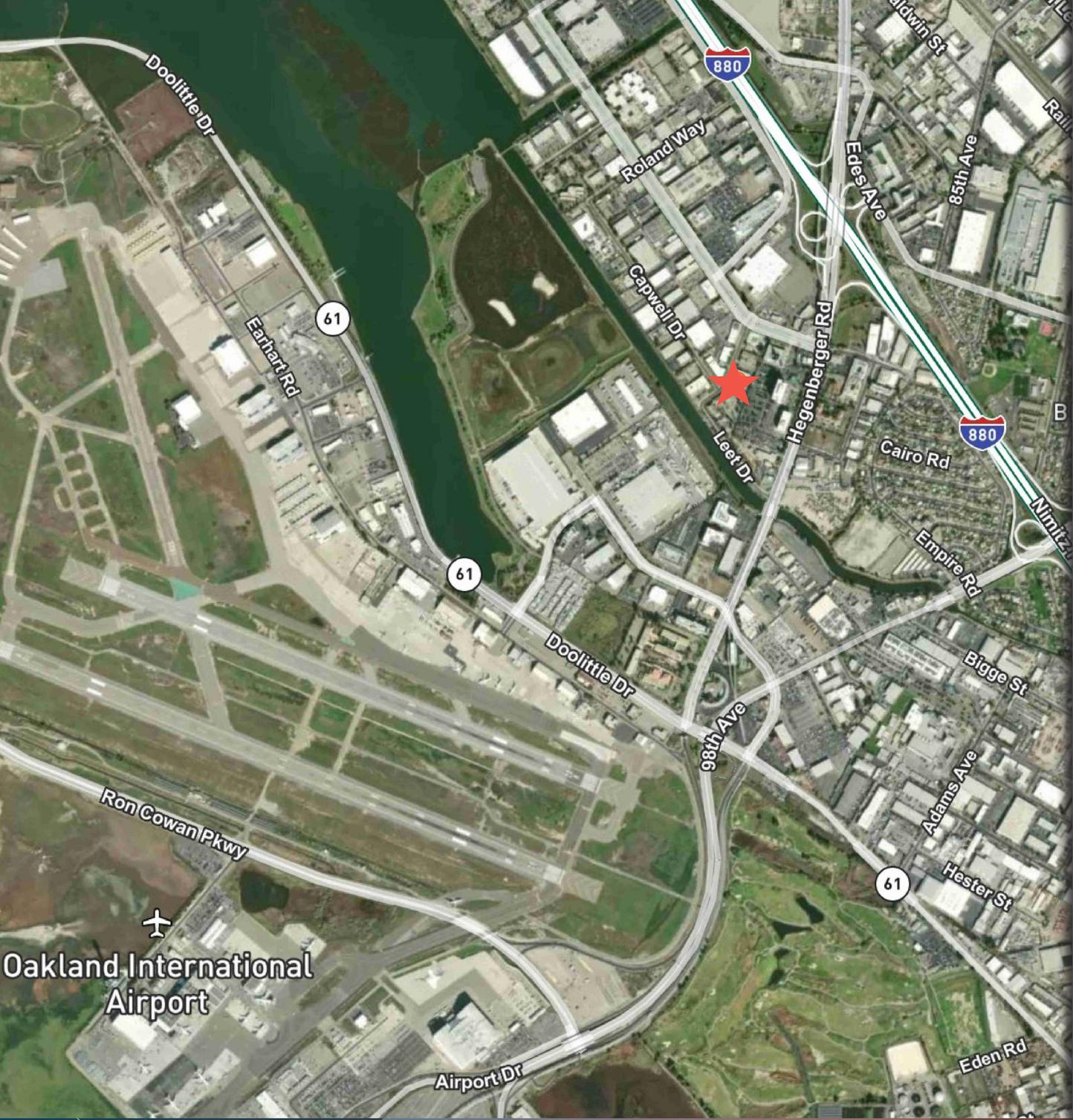


● Grade Level Doors

PHOTOS

±13,541 SF - AVAILABLE FOR OWNER /USER





404-420 PENDLETON WAY
OAKLAND, CA

TRAVEL TIMES



Oakland International Airport	5	2
Hayward/San Mateo Bridge	15	11
Port of Oakland	15	7
Fremont	25	20
Downtown San Francisco	30	18
Palo Alto	40	26
San Francisco International Airport	35	28
San Jose International Airport	45	35
Sunnyvale/Santa Clara	50	36
Tracy/I-5	55	45

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