

INDUSTRIAL FOR SALE OR LEASE

2300 4TH ST, BERKELEY, CA 94710



±11,400 SF Building For Sale or Lease

±11,400 SF

Zoned industrial

\$.90 cent Base Rent + CAM \$.51 cents

Space heaters

Sprinklered

Small office ±2,744 SF

Parts area ±618 SF

Spray booth allowed – Tenant to verify

Mezzanine storage

Power – Tenant to verify for its use

Clear span building

Easy freeway access

Former auto repair

Flexible industrial zoning with allowed uses including vehical repair & service, tire sales & service, vehical rentals, warehouse, wholesale
-Tenant to verify its own use

Sale Price: \$3,249,000 (\$285 psf)

JIM DENNIS

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LIC N° 01017477

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km Kidder Mathews

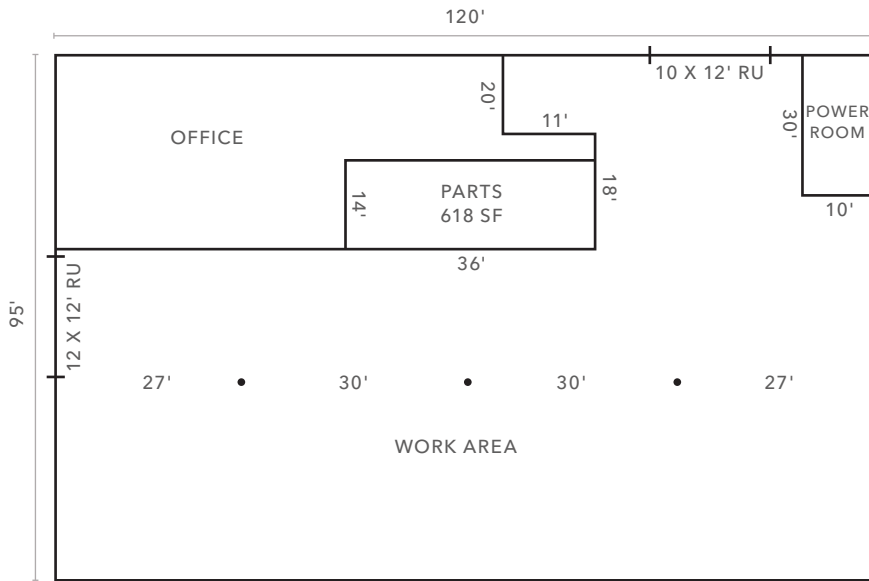


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2300 4TH ST



±11,400 SF

AVAILABLE

\$.90/SF

LEASE RATE (SF/MO), \$.51 CAM

\$3,249,000

SALE PRICE



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