

±3.43 ACRES AVAILABLE FOR LEASE

250 Hegenberger Road

Oakland, CA

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1999 Harrison Street

Suite 1750

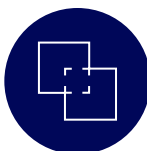
Oakland, CA 94612

REALTERM

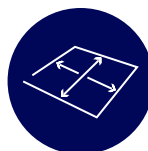
±3.43 Acres of Fully Paved, Lit and Secured Land Available For Lease

Property Highlights

- ±3.43 acres
- Fully paved, lit, and secured with utilities to site
- Two points of ingress/egress
- Designated left-hand turn lane from Hegenberger Rd
- Guard shack on-site
- Central Bay Area location:
 - ±1 mile to Oakland International Airport
 - ±8.1 miles to the Port of Oakland
 - ±18.4 miles to downtown San Francisco
- CIX-2 / CR-1 Zoning [\[Zoning Info Link\]](#)
- Potential uses include Truck Terminal, Auto Fee Parking, Truck Sales/ Leasing/ Repairs/ Refueling, Contractors Yard, Container Storage, General Outdoor Storage, etc.
(Tenant to verify use is compliant with the underlying zoning)



New Paving
Throughout



Fully Striped
Yard



New
Lighting



Improved
Security

FOR LEASE

250 Hegenberger Road

Oakland, CA

NORTH



REALTERM

SOUTH



NORTH



EAST



WEST



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FOR LEASE

250 Hegenberger Road

Oakland, CA



REALTERM



3.8 Miles to Fruitvale BART Station
1.6 Mile to Coliseum BART Station



1.5 Miles to Oakland International Airport



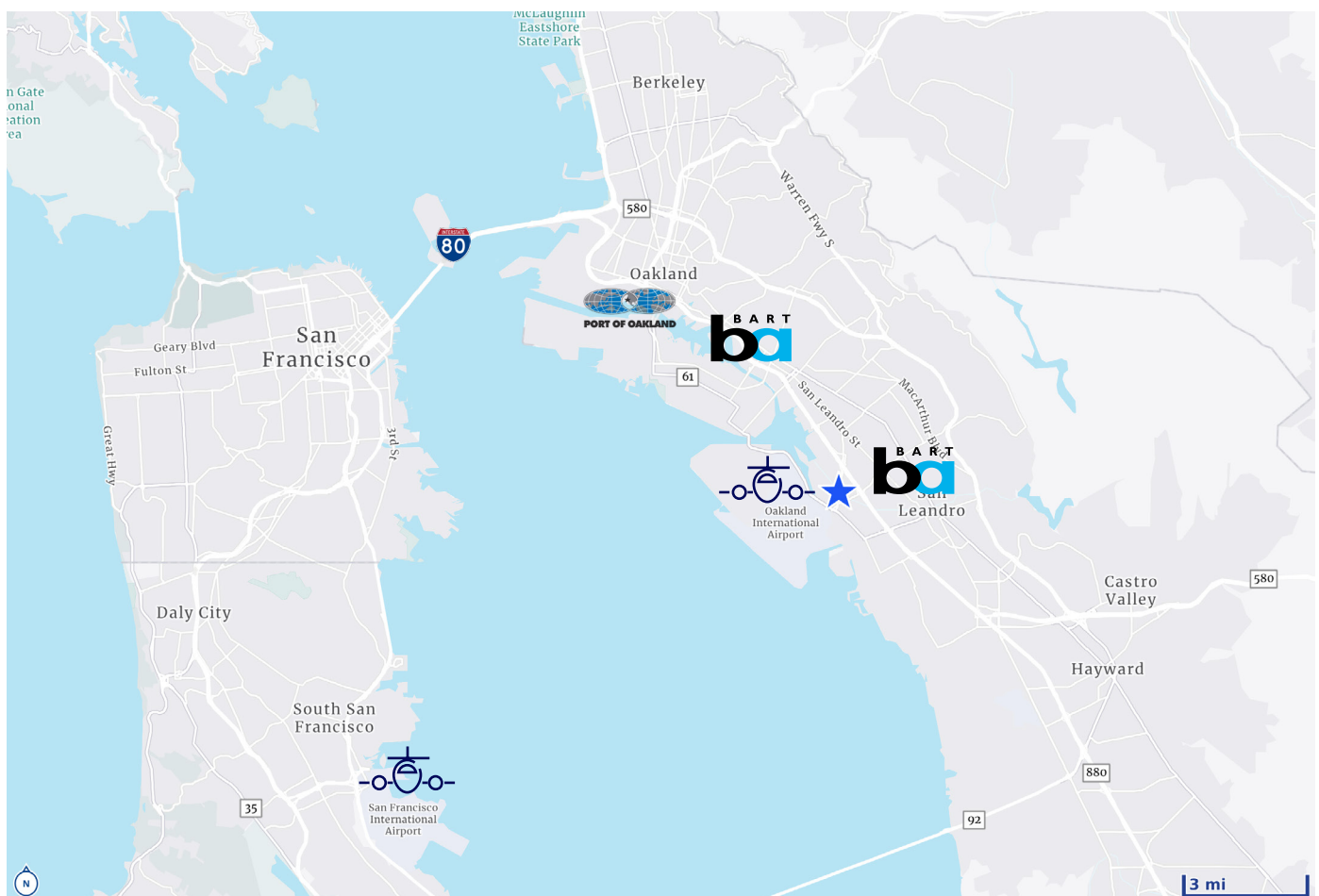
7 Miles to Port of Oakland



30 Miles to San Francisco



30 Miles to San Francisco International Airport



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