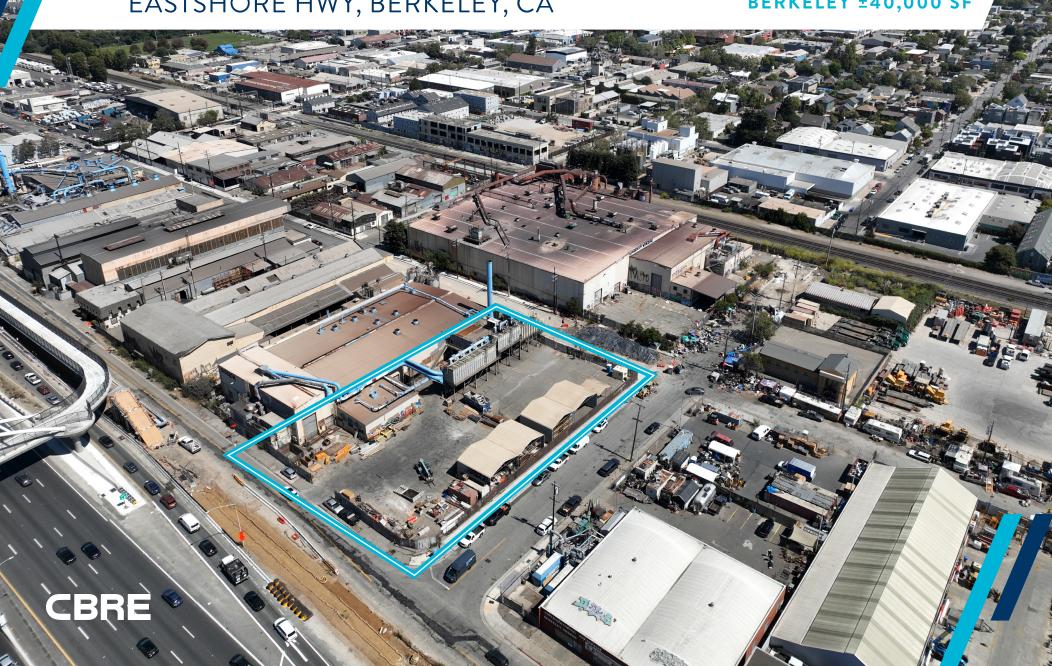
# 1433 EASTSHORE HWY, BERKELEY, CA

## **FOR SALE & LEASE**

INDUSTRIAL LAND IN BERKELEY ±40,000 SF





### PROPERTY OVERVIEW

This opportunity is located in the heart of West Berkeley directly off the freeway within walking distance to the Fourth Street district and less than 5 miles away from the University of California, Berkeley.

#### **CURRENT ZONING: M (MANUFACTURING)**

#### **Proposed Zoning Amendment:**

Berkeley City Council referred to the Planning Commission the creation of a zoning overlay within an approximately 11-acre area in West Berkeley from M (Manufacturing) to a new district called M-RD (Manufacturing, Research and Development).

#### Proposed M-RD District:

The M-RD district would permit a variety of uses, including office, industrial and heavy commercial, laboratory, light manufacturing, and R&D.



Size: ±40,000 SF (One Parcel)
Divisble For Lease



Asphalt



Fully secured yard with fence



Quick freeway access



Sale Price: \$3,850,000



Rental Rate: \$0.40 NNN

\*Disclosure: Buyer shall confirm all zoning & property related information separately and not rely on this brochure.



# 1433

EASTSHORE HWY, BERKELEY, CA

#### **AUSTIN HINDER**

First Vice President austin.hinder@cbre.com Lic. 01971678 510 874 1978

#### MARK KOL

Executive Vice President mark.kol@cbre.com Lic. 01251158 510 874 1992

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