

745

85th Avenue, Units M&N
Oakland, CA

**BROKER
TOURING
INCENTIVE:
\$250
GIFT-CARD**
(FOR A QUALIFIED TOUR)

FOR LEASE: ±24,610 SF
Elmhurst Business Center

John H. McManus, MCR

Vice Chairman

510 891 5817

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LIC #01129064

Ted J. Anderson

Managing Director

510 465 8000

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LIC #01332000

Andrew Schmieder

Senior Director

510 891 5834

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LIC #01828740



PROPERTY HIGHLIGHTS

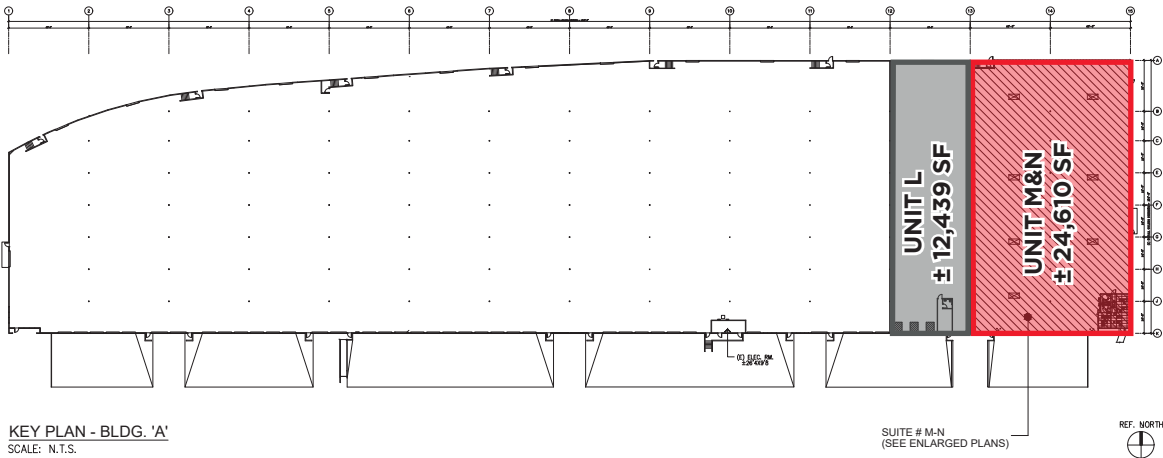
- » ± 24,610 SF
(Can combine with Unit L for ± 37,049 SF)
- » Office Area: ± 1,587
- » ± 24' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Five (5) Dock High Doors
- » One (1) Drive-In Door
- » Large Truck Court
- » New Roof Installed in 2025
- » Excellent Port Access and I-880 Access
- » Most Functional Warehouse Distribution Space Available in Oakland Today
- » Available January 1, 2026
- » Asking Rate: \$1.20/SF/Month NNN



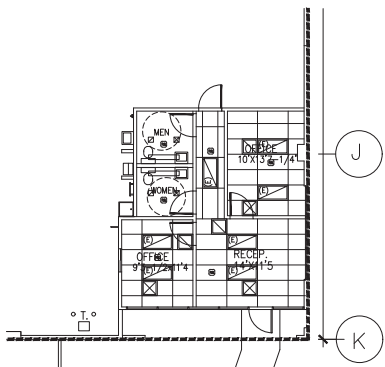
SITE SPECIFIC SECURITY:

- Secured perimeter fencing surrounding project
- Controlled site access with posted guard (24/7/365)
- Existing security industry tenant in place
- Exterior Monitored Security Cameras

SITE PLAN

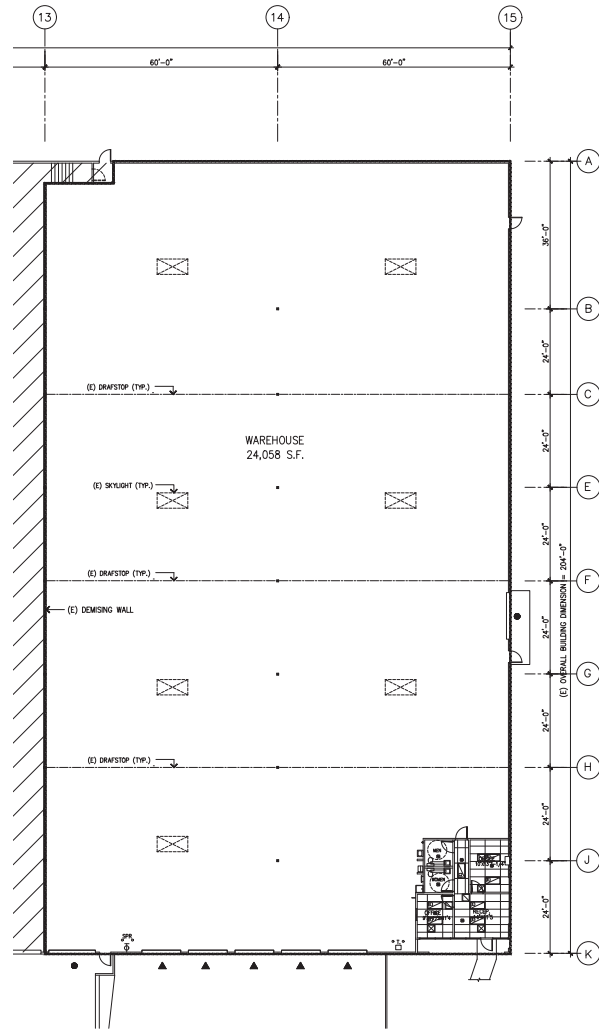


KEY PLAN - BLDG. 'A'
SCALE: N.T.S.



ENLARGED OFFICE PLAN
SCALE: 1/8" = 1'-0"

- LEGEND:
- (N) CONST. TO MATCH (E).
 - (E) CONST. TO REMAIN.
 - ⊞ TRANSFORMER
 - ▲ DOCK DOOR
 - DRIVE IN DOORS



ENLARGED FLOOR PLAN - (EXISTING)
SCALE: 1/16" = 1'-0"

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