

FOR SALE



4721 Tidewater Avenue

OAKLAND, CA

Property Highlights:

- ±10,656 SF
- ±.61 acres
- 6 Units
- 7 Roll up Doors
- 18' Clear Height
- Fully Sprinklered
- 60% Leased
- 40% Vacant perfect for a User with expansion
- New roof in 2024
- Fenced and Gated Complex
- Zoning D-CE-5, Central Estuary Zoning
- Professionally managed

Pricing:

Price: \$2,640,000 (\$250psf)

Call for rent roll



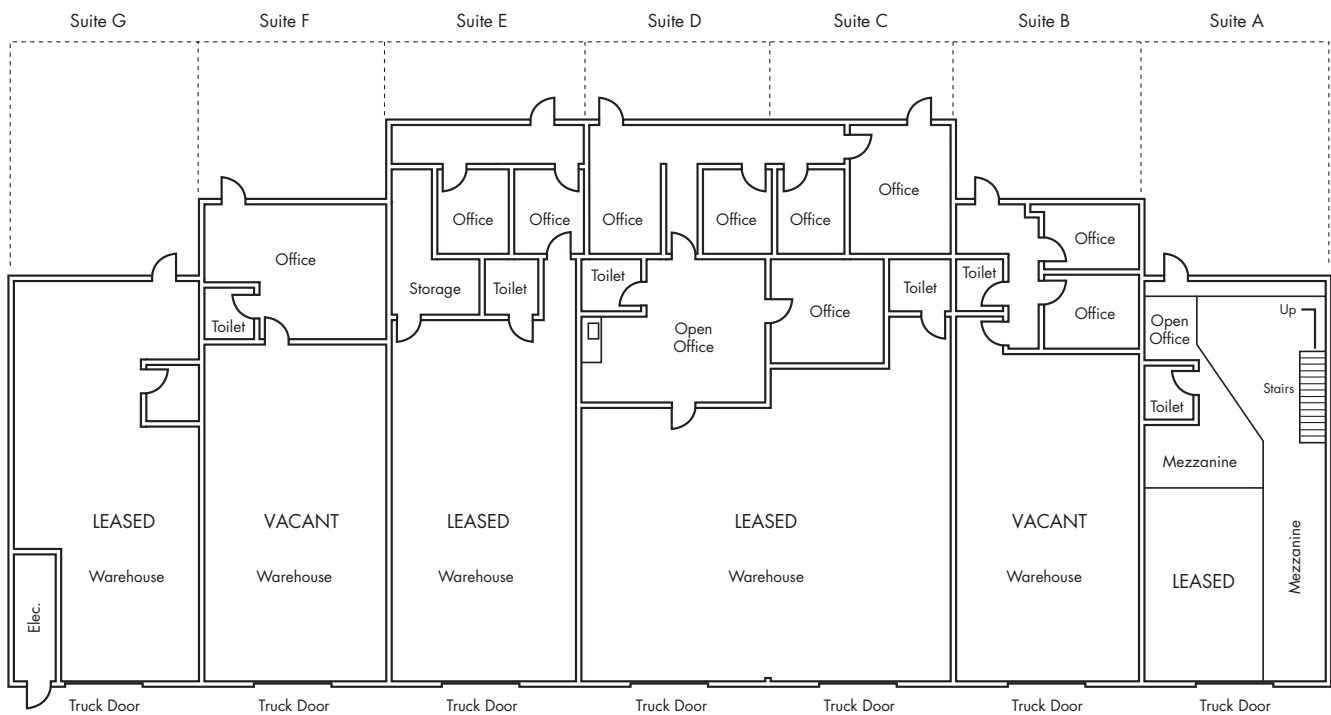
For information, please contact:

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	Suite	Square Feet	Description
Leased	Suite A	±1,248	Warehouse, open office, 1 drive-in door
Vacant	Suite B	±1,488	Warehouse, 2 private offices, 1 drive-in door
Leased	Suites C & D	±3,456	Warehouse, 5 private offices, 2 drive-in doors
Leased	Suite E	±1,728	Warehouse, offices, storage, 1 drive-in door
Vacant	Suite F	±1,488	Warehouse, 1 private office, 1 drive-in door

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