

**±45,200 SF Owner/User Warehouse on ±1.78 Acre site
Available for Sale**

San Leandro, CA 94577

14700

doolittle drive



CBRE

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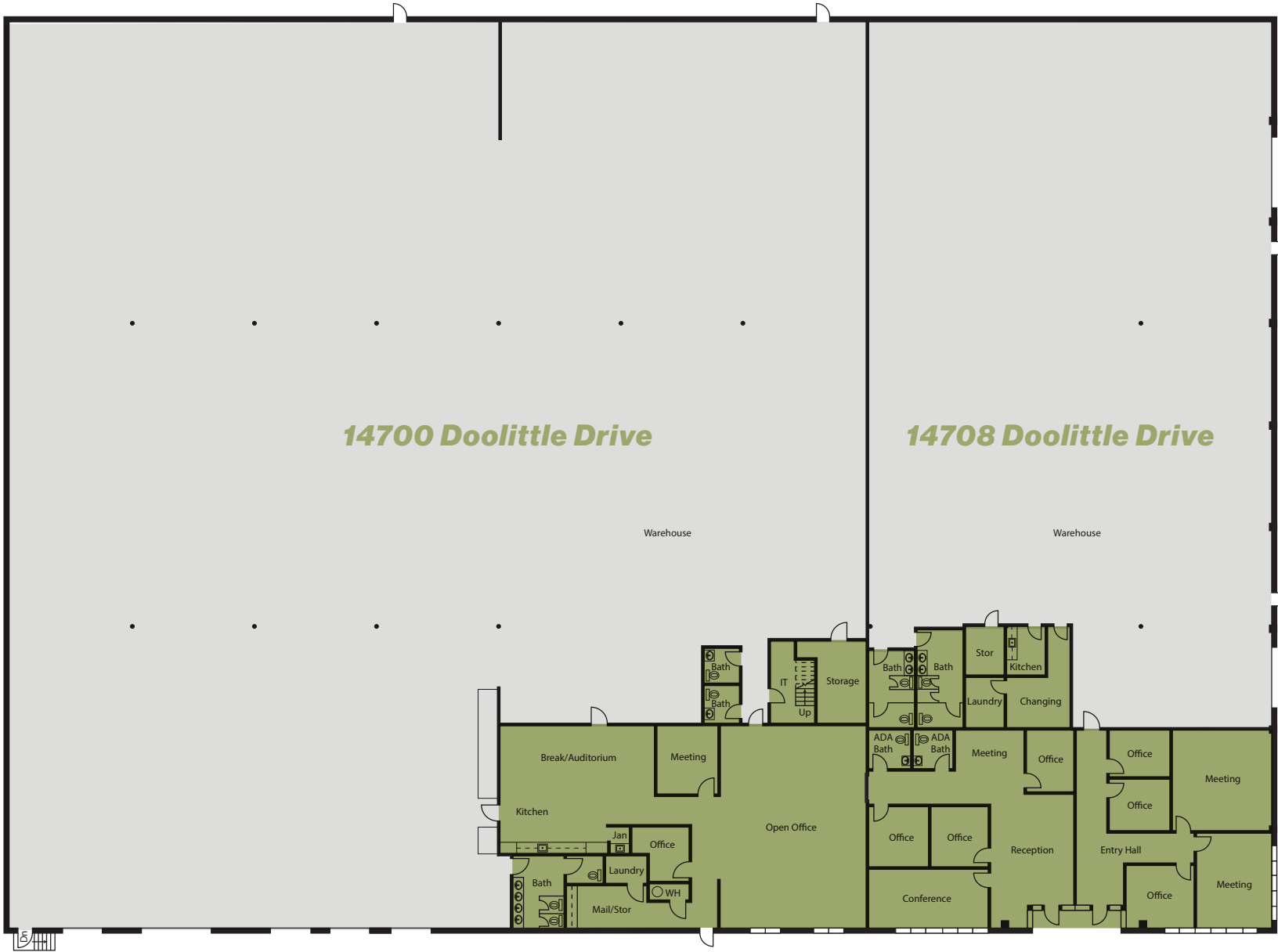
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Property Description



Address	14700-14708 Doolittle Drive, San Leandro, CA 94577
Building Size	±45,200 SF Freestanding Concrete Tilt Up Warehouse Building
Office	±6,000 SF Recently Improved Office
Lot Size	±1.78 Acres
Clear Height	18'-20'
Power	±1,200 Amps, 480/277 Volts, 3 Phase
Loading	5 Dock-High & 2 Drive-in Doors
Parking	42 Off Street Parking Spaces and Available Street Parking
Occupancy	Building currently divided for 2 tenant layout. ±30,609 at 14700 Doolittle and ±14,591 SF at 14708 Doolittle Suitable for one or two tenants. Property is vacant and available to an owner/user.
Additional Information	Ample truck staging area with secure fenced yard. Walking distance to shopping center.
APN	80G-933-4-6
Zoning	Industrial Limited (IL) Click Here to View Zoning
Asking Price	\$10,850,000 (\$240/SF)

Floor Plan





Financial Summary

SBA 504 Loan Sample Structure

Prepared for: CBRE

Property Address: 14700 Doolittle Drive, San Leandro

Date Prepared: 1/23/2025

Project Details

Purchase Price	\$10,850,000	Property Address	14700 Doolittle Drive, San Leandro
Improvements		Building Size Sq. Ft.	45,200
		Price Per Sq. Ft.	\$240.04
Total Project Cost	\$10,850,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$5,425,000	6.50%	25	25	\$36,630
SBA (2nd)*	40%	\$4,440,000	6.51%	25	25	\$30,007
Down Payment	10%	\$1,085,000				

* Includes financed SBA fee of \$100,000

Total Monthly Payment	\$66,637
Total Payment PSF	\$1.47

Monthly Ownership Costs

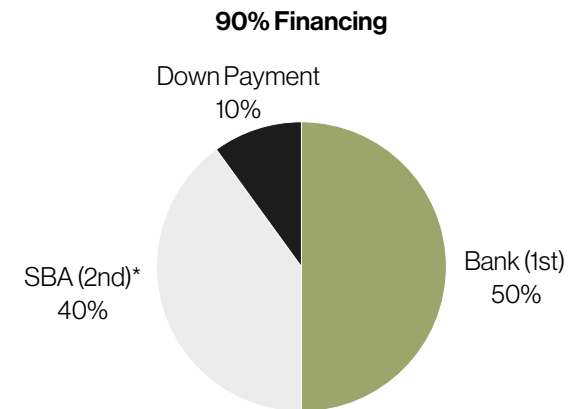
Mortgage Payments	\$ 66,637
Insurance & Property Tax	\$ 11,754
Total Monthly Cash Outlay	\$ 78,391
Average Principal Paydown Benefit:	\$(13,564)
Total Effective Monthly Costs	\$ 64,827

Out of Pocket Costs

Down Payment	\$1,085,000
Estimated Bank Fees	\$40,688
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$1,131,088

Assumptions

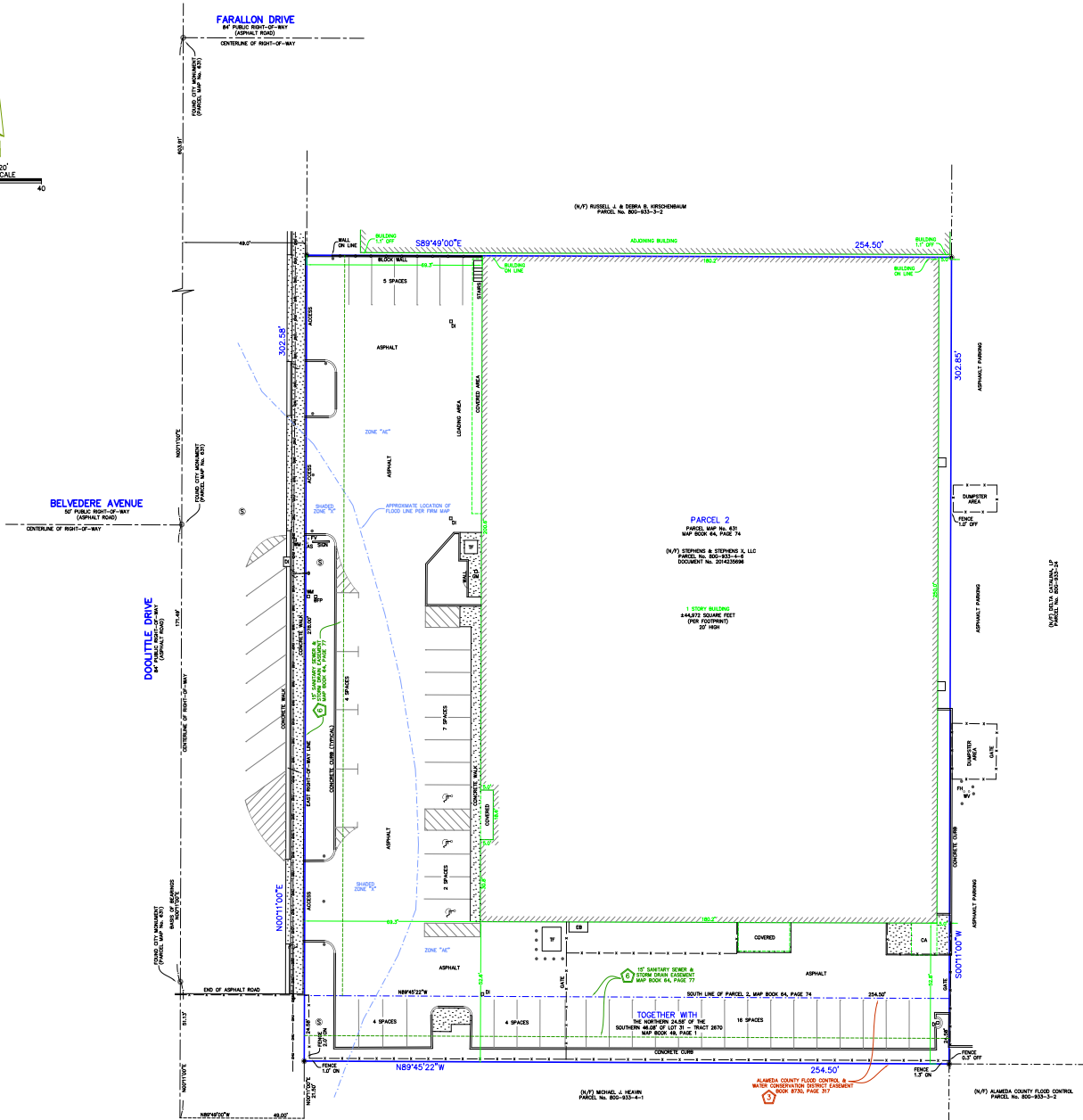
- The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.
- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.15% of the SBA loan amount plus a \$5,000 attorney flat fee and \$1,000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at .75% of bank loan amount
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.



Main Site Survey



Additional Land Survey





14700
doolittle drive

14700 DOOLITTLE DRIVE

8

SAN LEANDRO, CA



14700

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