

Tidewater Ave

**Unit A
Available****Leased****For Lease**

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4450 Tidewater Avenue Oakland CA

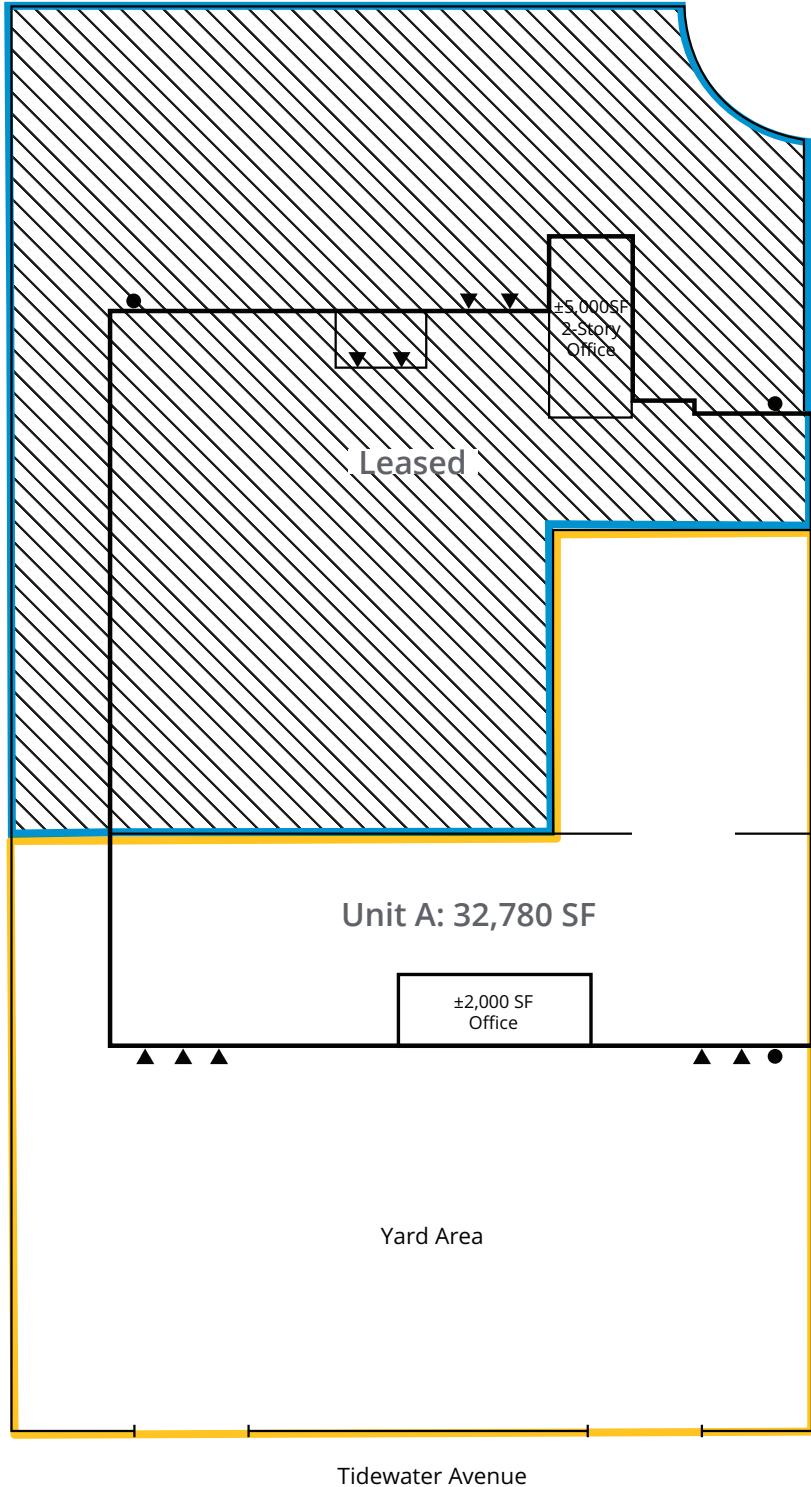
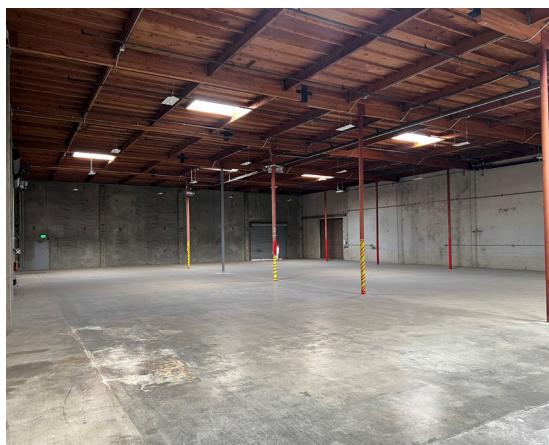
- $\pm 32,780$ SF of warehouse space
- $\pm 2,000$ SF of office area
- Five (5) dock-high doors
- One (1) grade level door
- $\pm 20'$ clear height
- Fully sprinklered
- Excellent truck staging
- Central Bay Area location:
 - 5 miles to the Port of Oakland
 - 14 miles to downtown San Francisco
- Fully fenced and secured yard
- Approximately $\pm 25,000$ SF of fenced yard

Lease Rate: \$1.15/SF/NNN

Site Plan

▲ = Dock High Door
● = Grade Level Door

Malat Street



not exact/not to scale

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For Lease

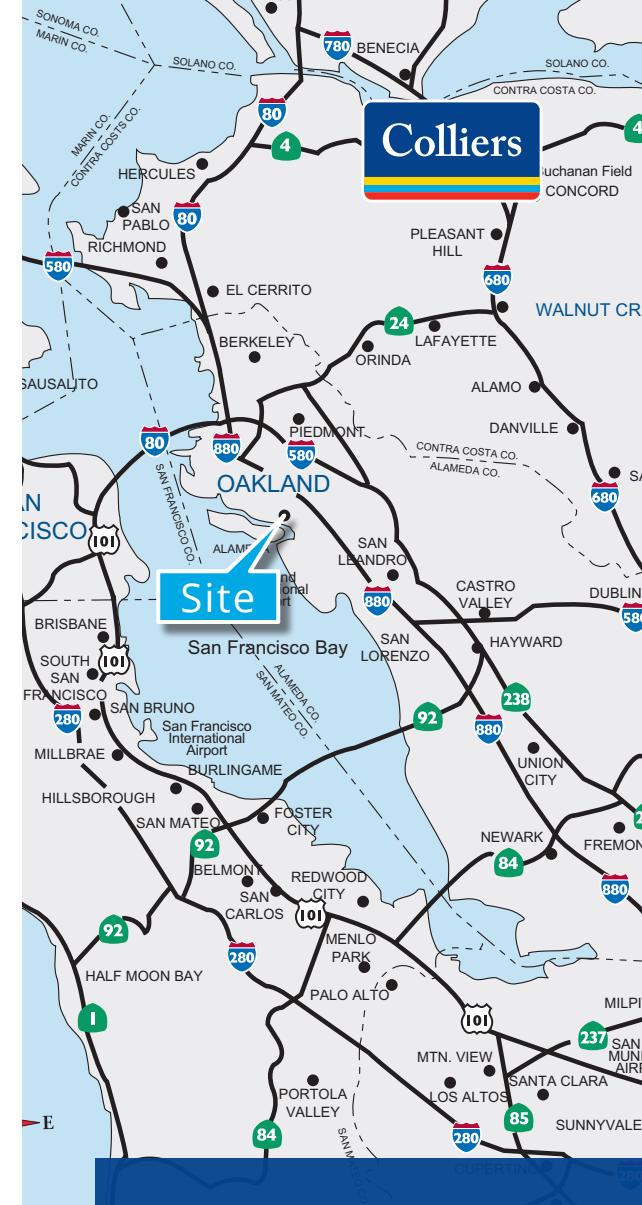
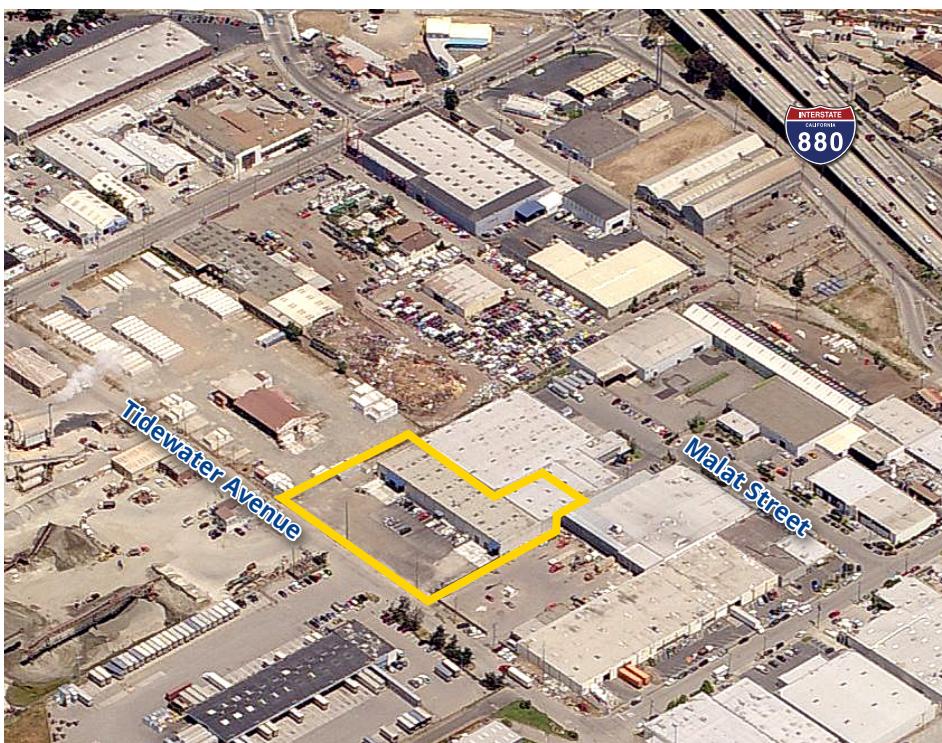
Key Distances

Fruitvale BART station	1.3 miles
Downtown Oakland	4.5 miles
Port of Oakland	4.5 miles
Oakland Int'l Airport	5.4 miles
Downtown San Francisco	15.8 miles

Area Map



Aerial View



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