

# 404-420 PENDLETON WAY

OAKLAND, CA

FOR SALE & LEASE  
27,561± SF INDUSTRIAL BUILDING  
4 FULLY LEASED UNITS / 3 AVAILABLE



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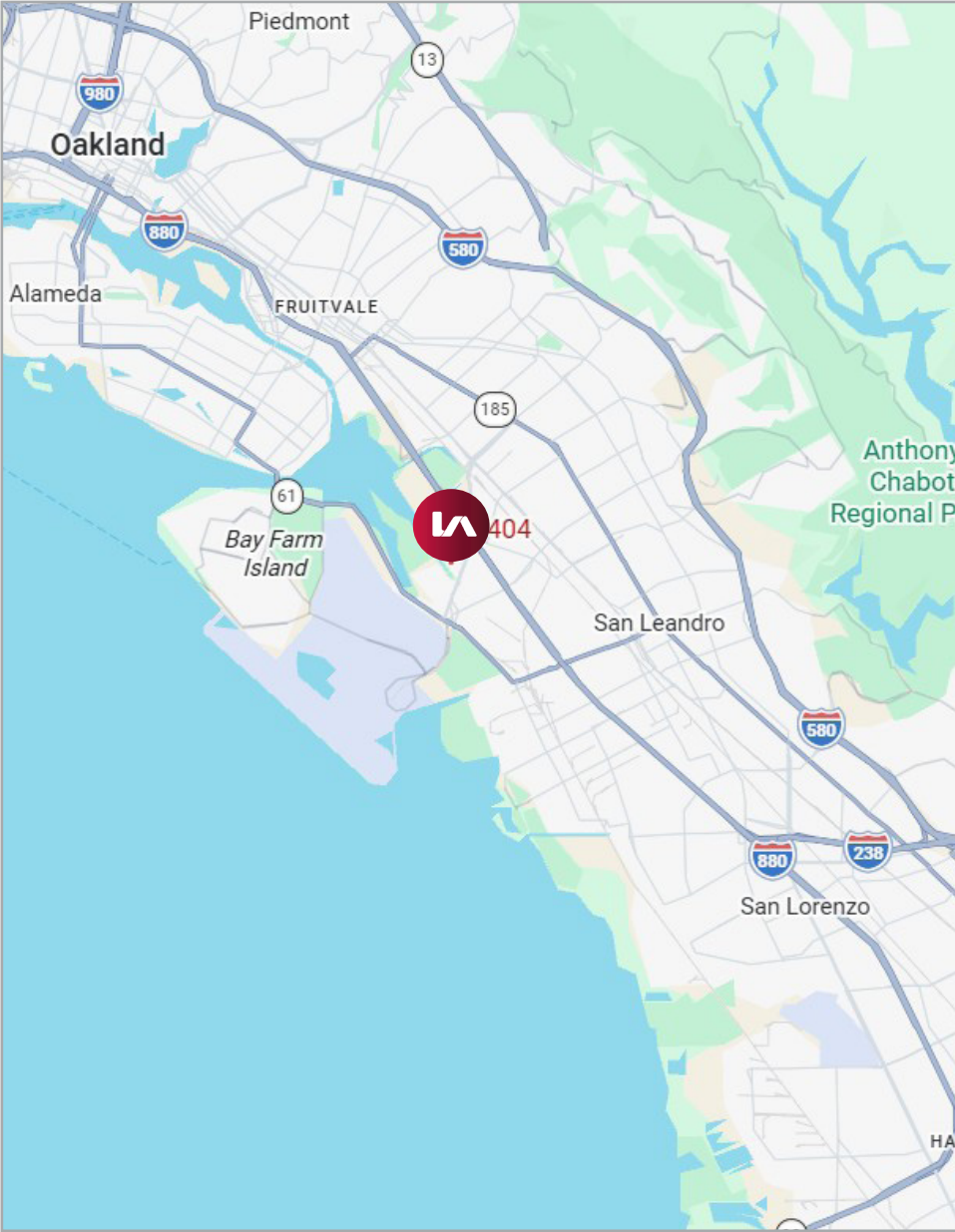
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# PROPERTY FEATURES

Building Size:	27,561± SF Industrial
Leased Units:	4 Fully Leased Units Generating \$19,341 NNN per Month
Available Units:	Unit 418 - 1,725± SF Unit 412 - 3,323± SF Unit 404 - 10,218± SF All Available Units can be Combined for a Total of 15,266± SF
SBA:	Anticipated User Occupancy Cost of \$1.05/SF NNN After Rental Income
Recent Improvements:	Fully Renovated Building
Clear Height:	16' - 18'
All Units Remodeled With:	Grade Level Loading New Paint & Carpet in Office Areas New Lights New Restrooms
Parking:	Large Fenced and Paved Parking Area
Location:	Close Proximity to Port of Oakland and Oakland Airport
Sale Price:	\$6,000,000
Lease Rate:	Please Call Exclusive Agents for Pricing



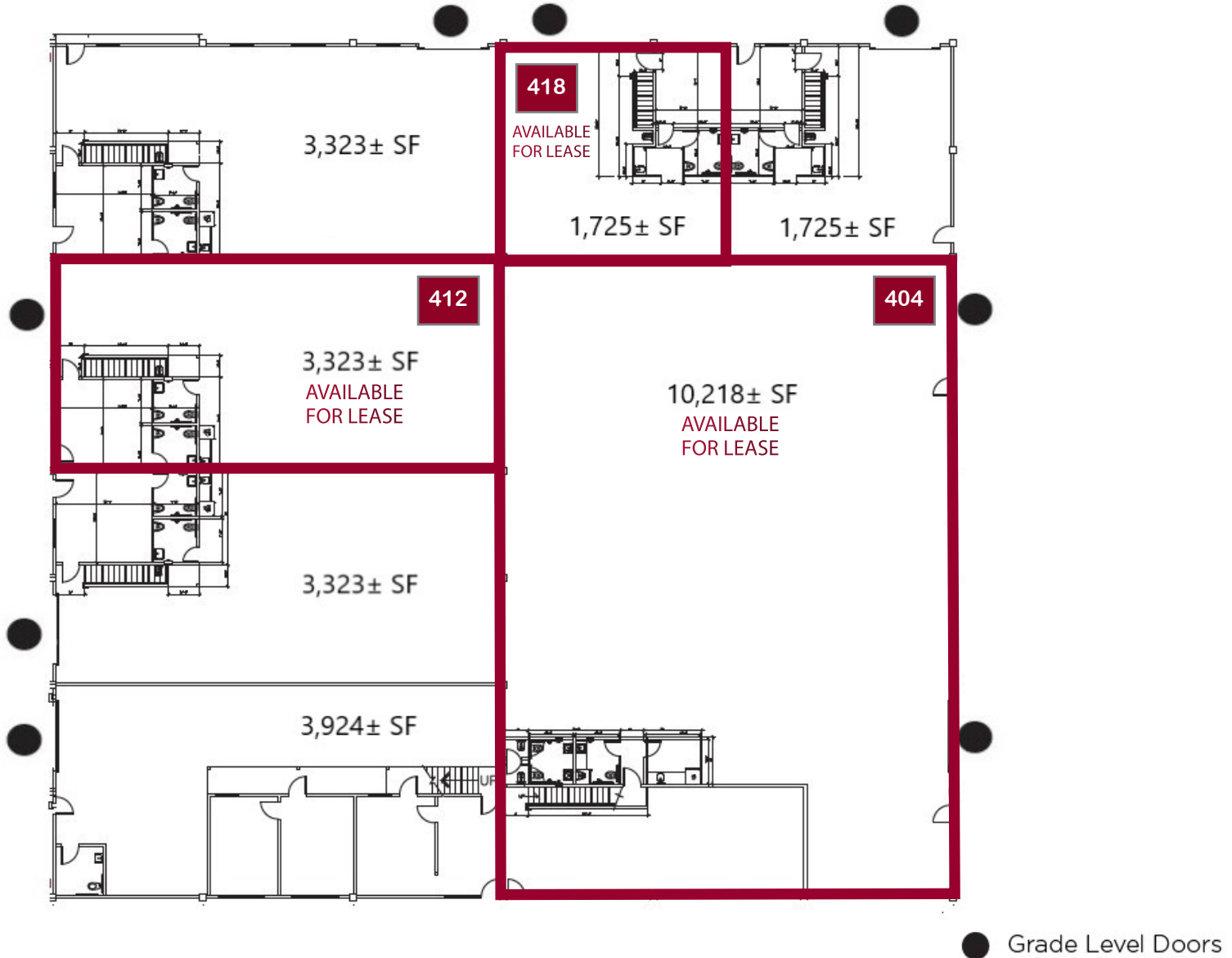
# PROPERTY AERIAL & MAP



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# PROPERTY FLOOR PLAN



# PROPERTY PHOTOS

