



BERKELEY, CA



Now Vacant - Under Renovation!

Rare Manufacturing Building
In Berkeley For Lease

2630 8th Street

±51,501 SF For Lease

CBRE

Owned By:



Property Highlights



Total Sq Ft - $\pm 51,501$
(Divisible to $\pm 22,837$ and $\pm 28,664$)



Extensive Market Ready Renovation to commence Summer of 2024



Ready for Occupancy Q1 2025



Located on the Corners of 7th, 8th, and Carlton Street



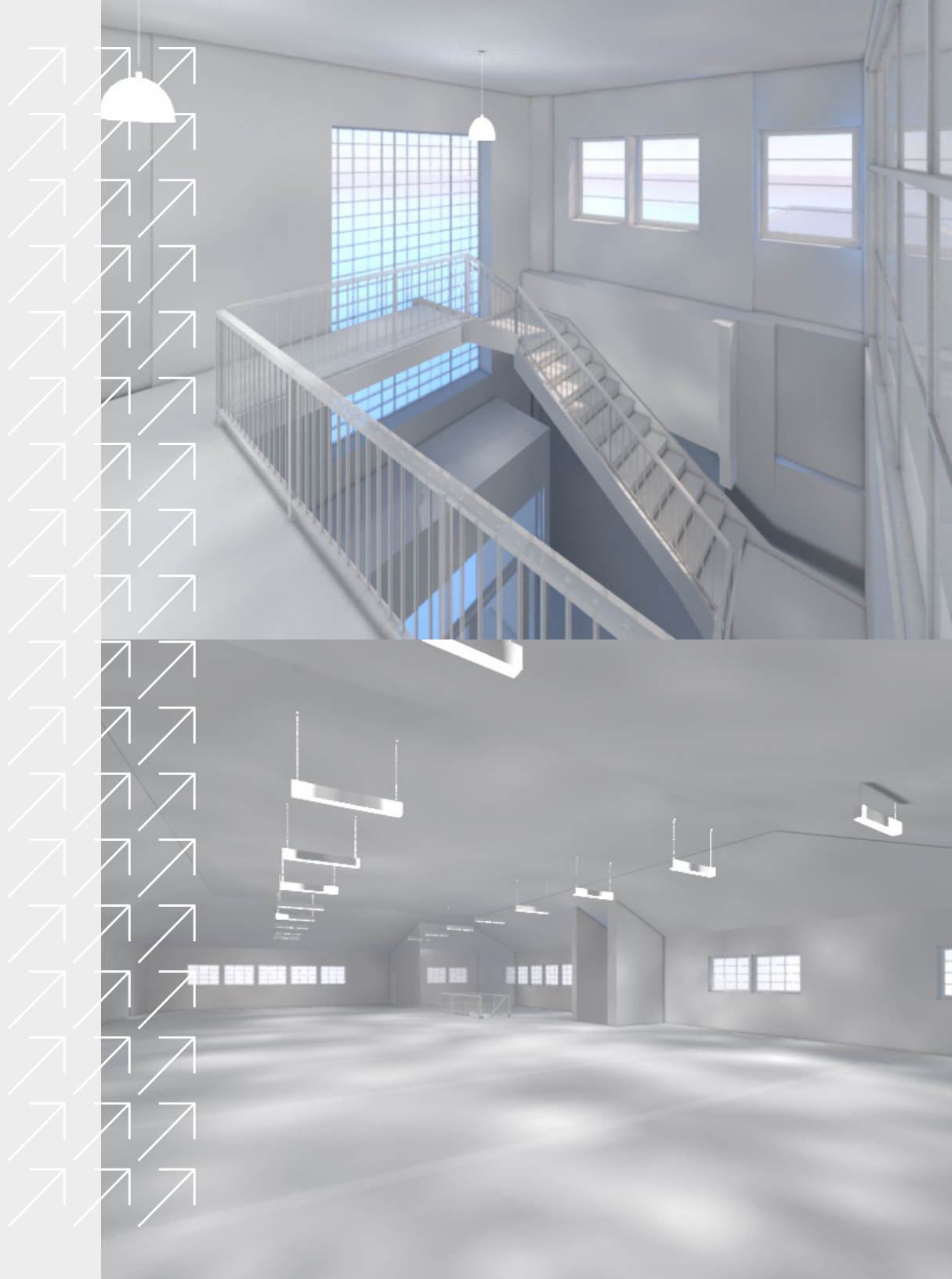
High Profile Manufacturing Opportunity with Heavy Power



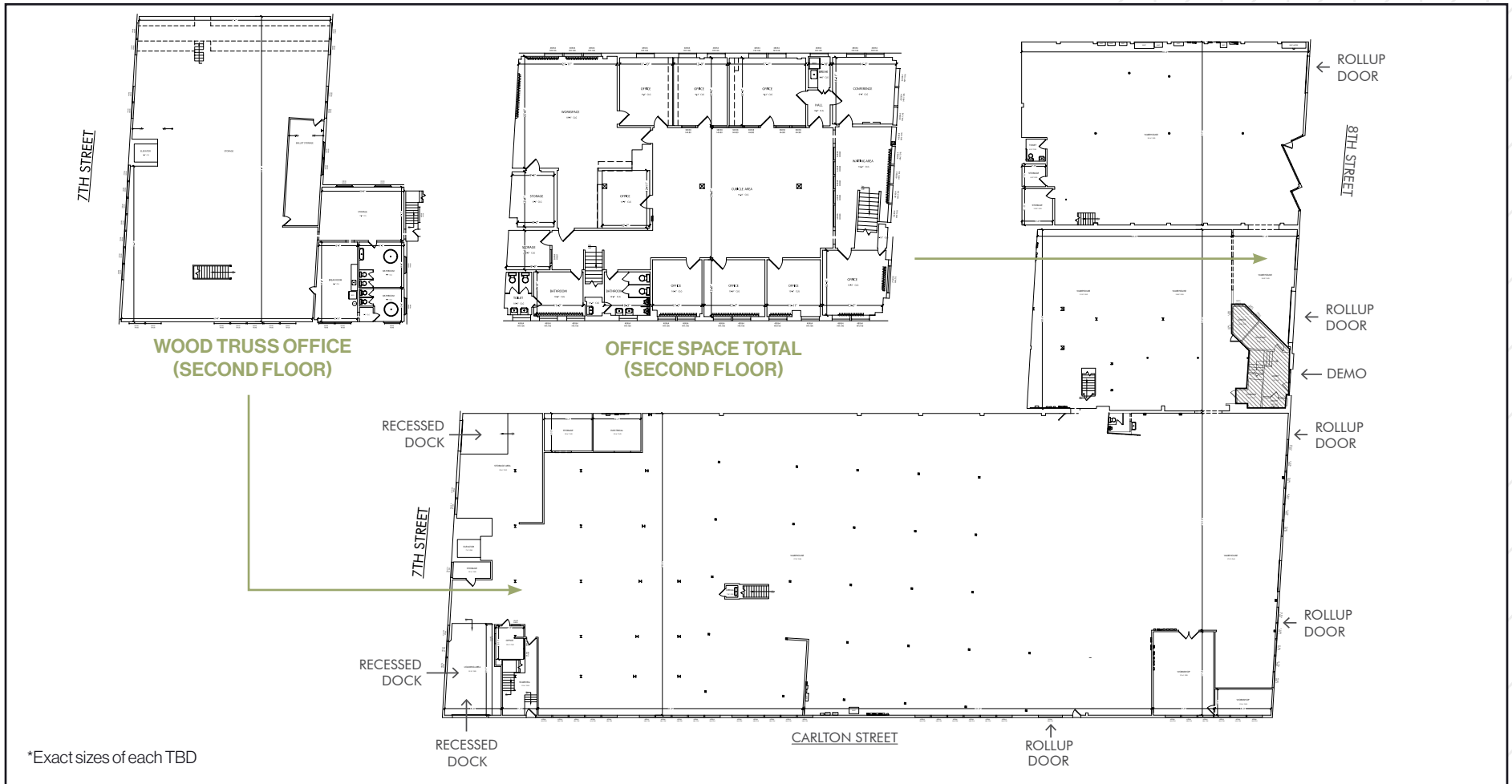
Zoning – MU-LI



Lease Rate – Call Brokers



Site Plan



TOTAL SQ FT: ±51,501

- + 1,600 AMPS @ 480V of power*
- + Fully sprinklered
- + Gas on-site** (Two four inch lines of 3mm BTU @ 2psi)

- + Two (2) interior dock positions
- + Small Freight Elevator
- + Four (4) Grade Level Doors
- + Abundance of natural light

*Tenant shall verify with licensed electrician the power is suitable for their needs.

**Extensive repositions plan underway.

** Tenant to verify

Site Plan

Suite A



SUITE A - ±22,837 SF W/ ±4,000 SF OF OFFICE

- + New Roof
- + 1000 Amps @ 480V
- + White box manufacturing space on ground floor
 - New lights
 - Clean floors
 - Paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor
- + Additional power upgrade in progress Q4 2024

Site Plan

Suite B



SUITE B - ±28,664 SF W/ ±7,000 SF OF OFFICE

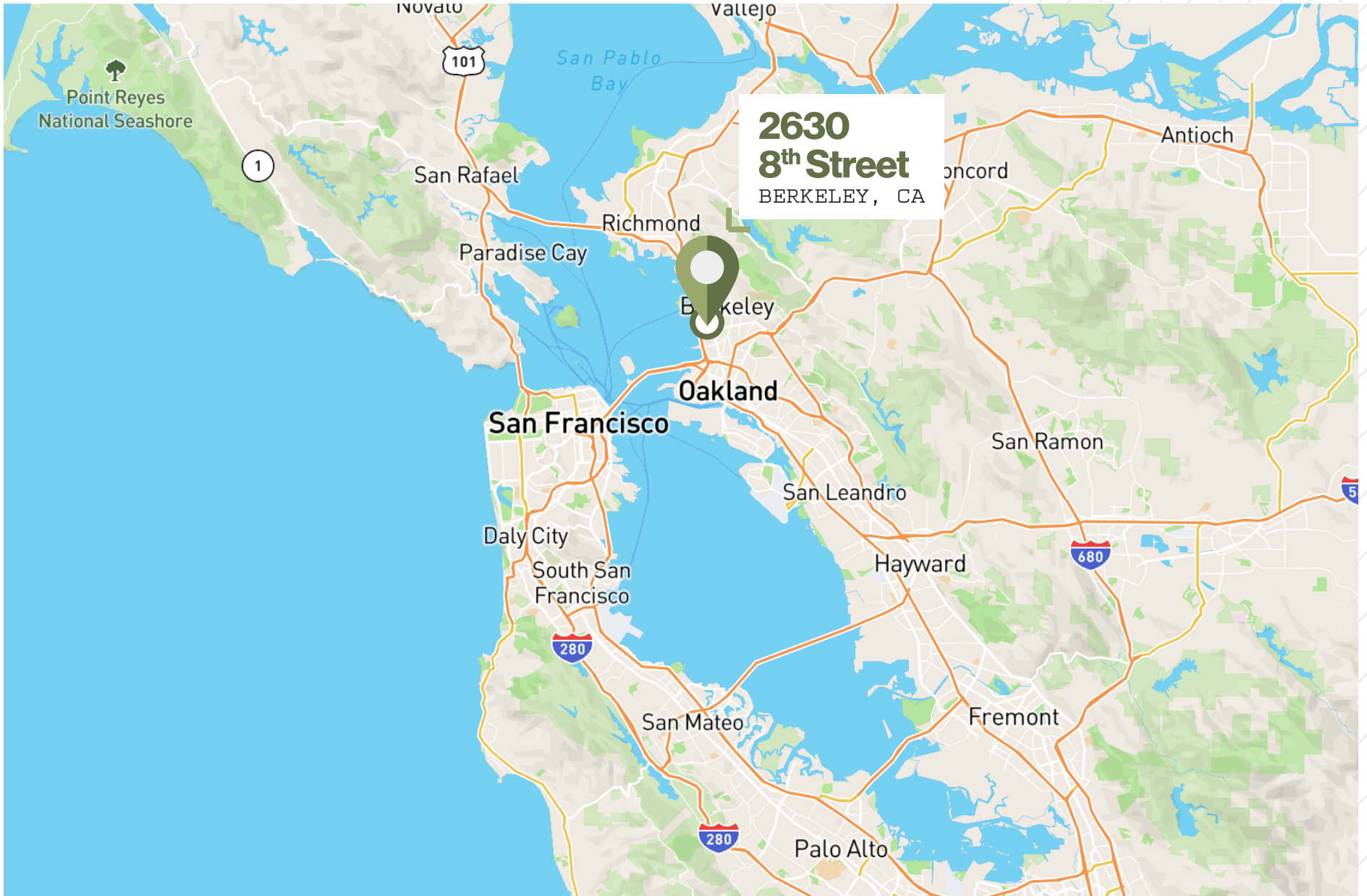
- + New Roof
- + 600 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights
 - Clean floors
 - Paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor
- + Additional power upgrade in progress Q4 2024



Location Map



Regional Map



Amenities Aerial



2630
8th Street
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RESTAURANTS

- 1 900 Grayson
- 2 Westside Cafe
- 3 Juan's Place
- 4 Riva Cucina
- 5 Standard Fare
- 6 MINT
- 7 Uncommon Grounds
- 8 Iyasare
- 9 Bette's Oceanview
- 10 Zut Tavern
- 11 Cafe M
- 12 Spengers
- 13 Tacubaya
- 14 Pompette
- 15 Sierra Nevada Torpedo Room
- 16 Prizefighter

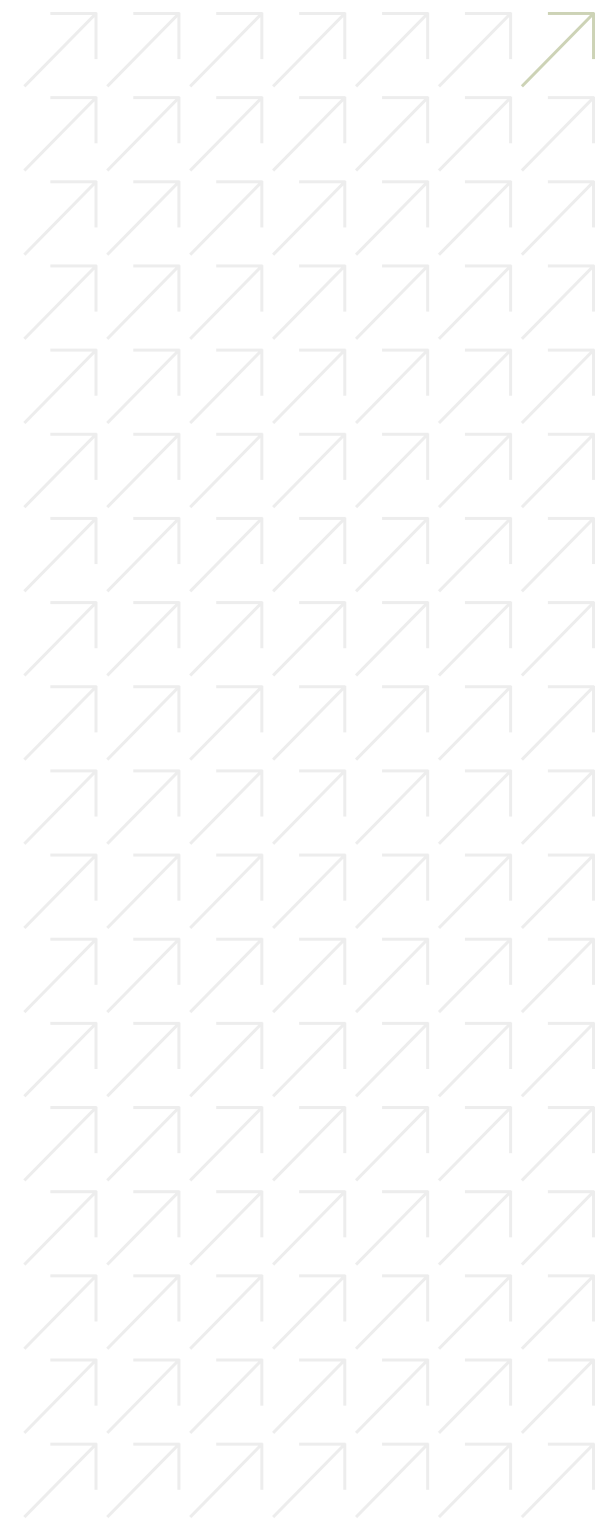
GROCERY

- 17 Market Hall Foods
- 18 Vik's
- 19 Berkeley Bowl

SCHOOLS + GYMS

- 20 Aquatic L Pre-School
- 21 Kid's Gym
- 22 Berkeley Iron Works

Transit Map





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ClearWater
MANUFACTURING CENTER

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