

Tidewater Ave

Unit A
Available

Leased

For Lease

Mark Maguire, SIOR
Executive Vice President
+1 510 219 7854
mark.maguire@colliers.com
CA Lic. No. 01190597

Justin Smutko, SIOR
Executive Vice President
+1 510 910 5616
justin.smutko@colliers.com
CA Lic. No. 01904637

Nick Angelos
Associate Vice President
+1 510 433 5814
nick.angelos@colliers.com
CA Lic. No. 01924357

Colliers
1999 Harrison Street
Suite 1750
Oakland, CA 94612
+1 510 986 6770
colliers.com

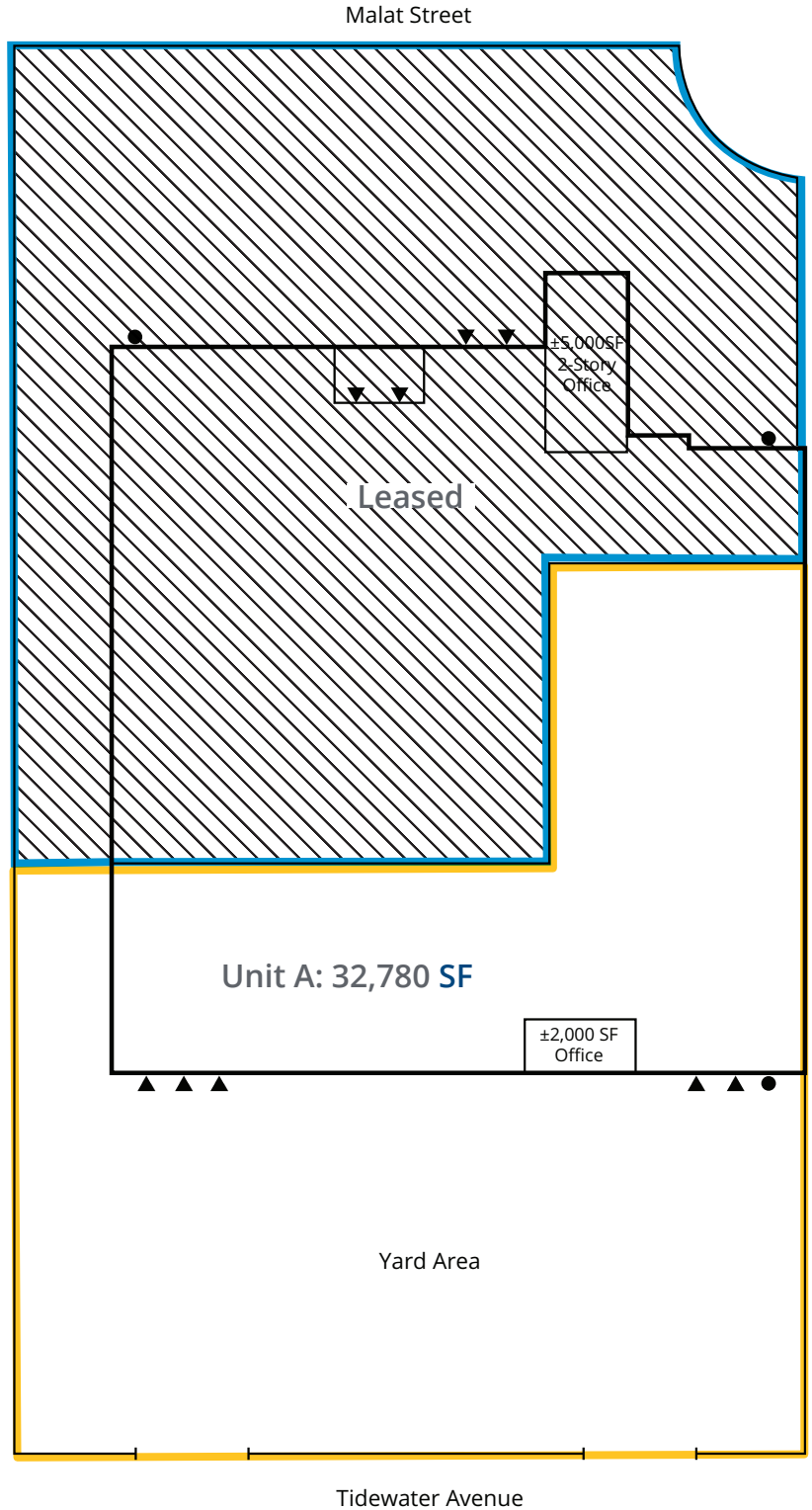
4450 Tidewater Avenue Oakland CA

- ±32,780 SF of warehouse space
- ±2,000 SF of office area
- Five (5) dock-high doors
- One (1) grade level door
- ±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 ±25,000 SF of fenced yard

Lease Rate: \$1.30/SF/NNN

Site Plan

- ▲ = Dock High Door
- = Grade Level Door



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

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



Mark Maguire, SIOR

Executive Vice President
+1 510 219 7854
mark.maguire@colliers.com
CA Lic. No. 01190597

Justin Smutko, SIOR

Executive Vice President
+1 510 910 5616
justin.smutko@colliers.com
CA Lic. No. 01904637

Nick Angelos

Associate Vice President
+1 510 433 5814
nick.angelos@colliers.com
CA Lic. No. 01924357

Colliers

1999 Harrison Street
Suite 1750
Oakland, CA 94612
+1 510 986 6770
colliers.com