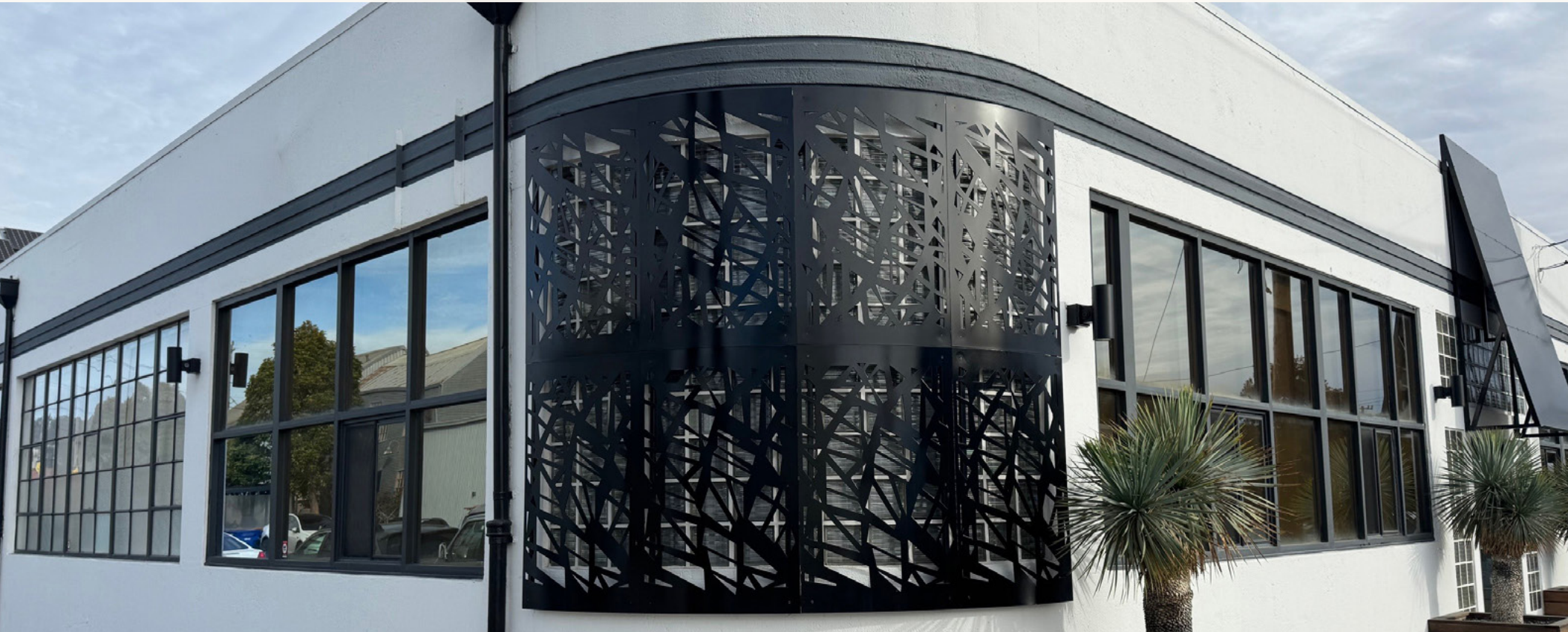


# For lease

1435 FOURTH ST, BERKELEY, CA 94710

ADVANCED MFG/R&D

4,040 - 30,418 SF AVAILABLE



2500 AMPS @480/277 V UPGRADE UNDERWAY

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# PROPERTY HIGHLIGHTS



TOTAL BUILDING 30,418 SF



4,040 - 30,418 SF AVAILABLE



POWER UPGRADE IN PROCESS  
2500 AMPS @480/277 V



DOCKS & GRADE ARE SHARED  
LOADING; 2 DOCKS, 4 DRIVE-INS



AMENITIES AVAILABLE  
WITH ABILITY TO EXPAND



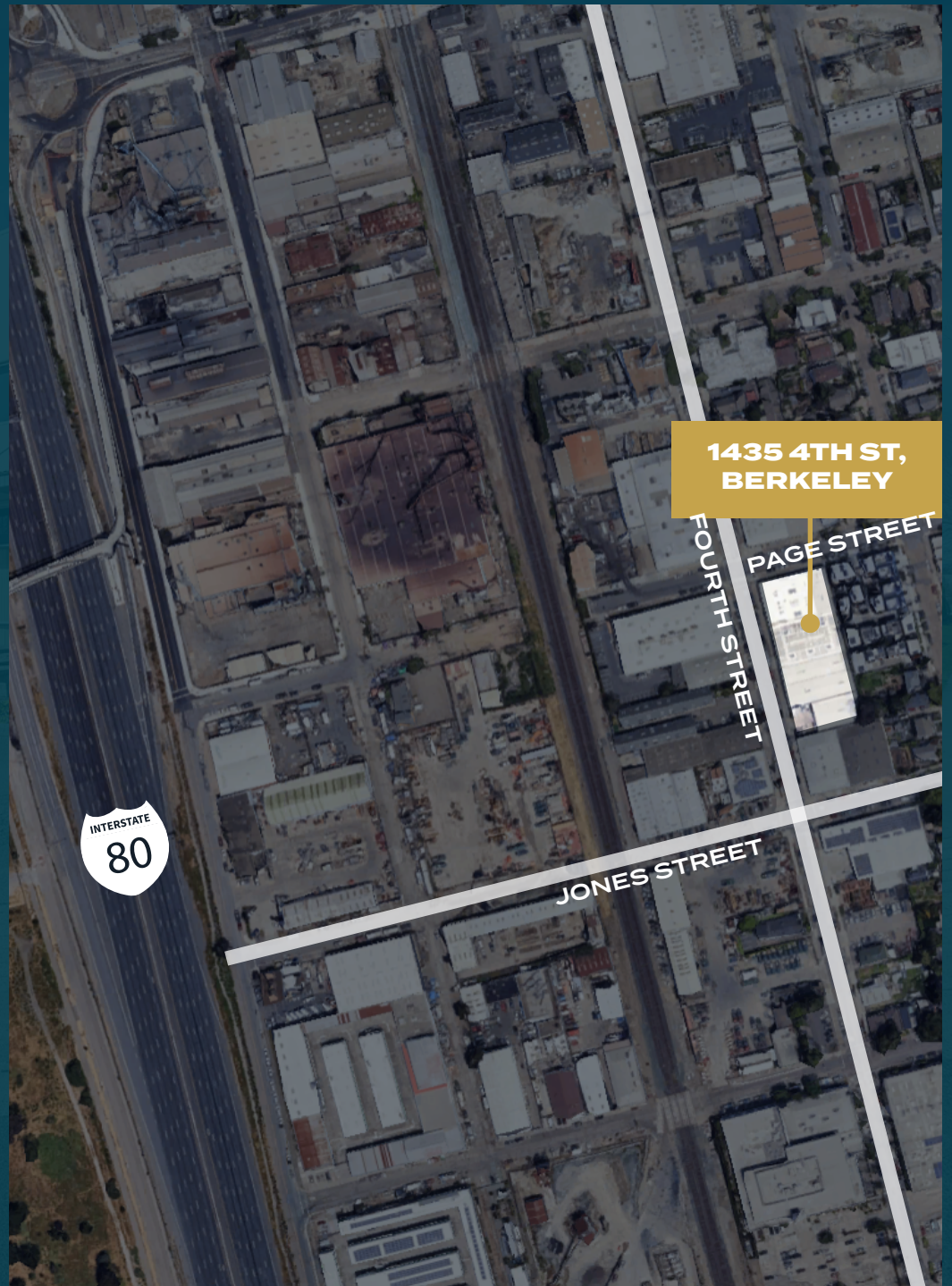
12 - 18' CLEAR HEIGHT,  
DEPENDING ON UNIT



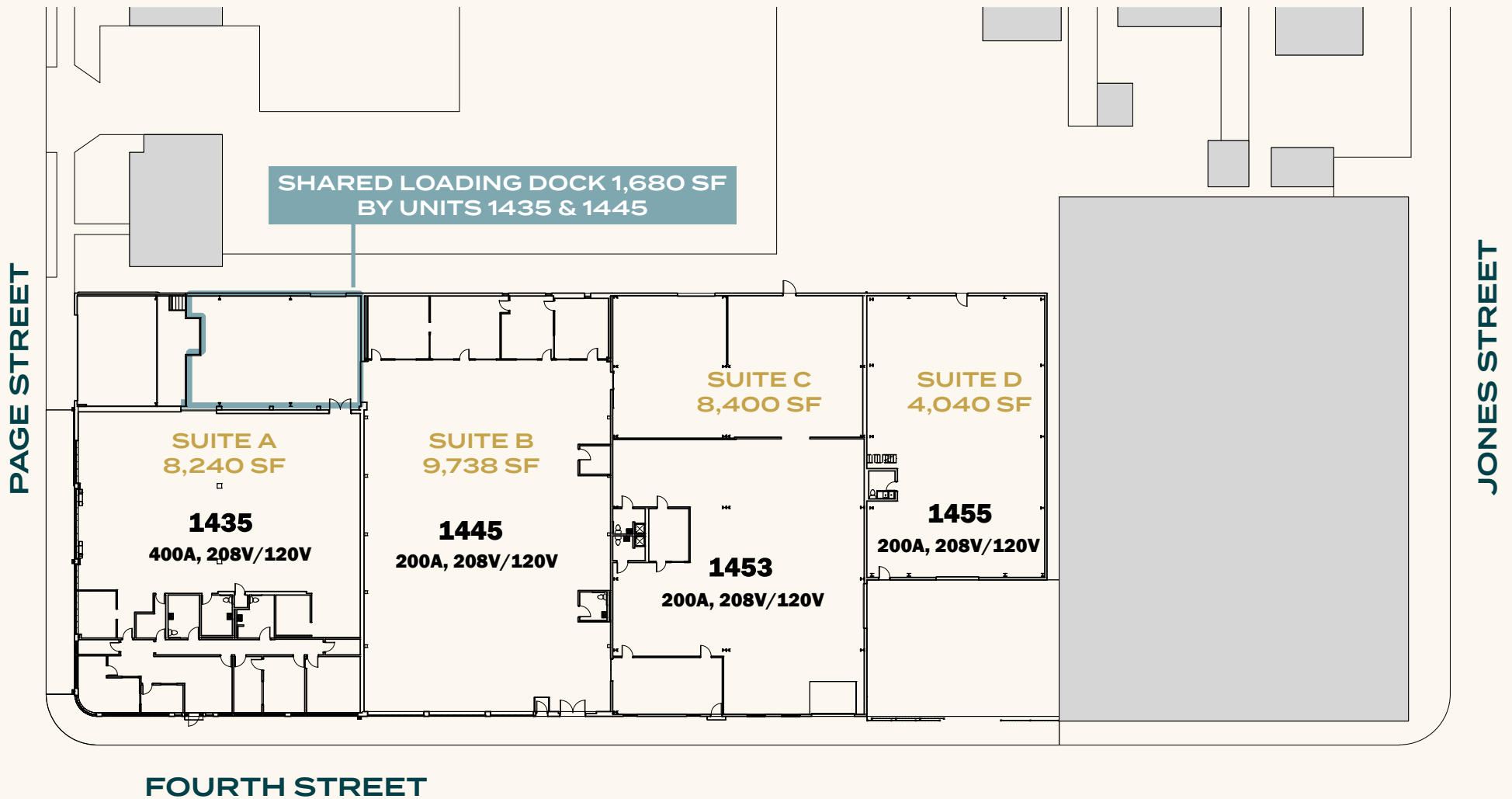
18' BUILDING HEIGHT



ON-SITE PARKING



# SITE OVERVIEW & POWER INFORMATION



# UNIT 1445

9,738 SF

## BUILDING SUMMARY

MINIMUM CLEAR HEIGHT  
12'-0"

MAXIMUM CLEAR HEIGHT  
12'-0"

SPRINKLERED  
NO

CONDITIONED WAREHOUSE  
NO

TYP. COLUMN SPACING  
NO COLUMN

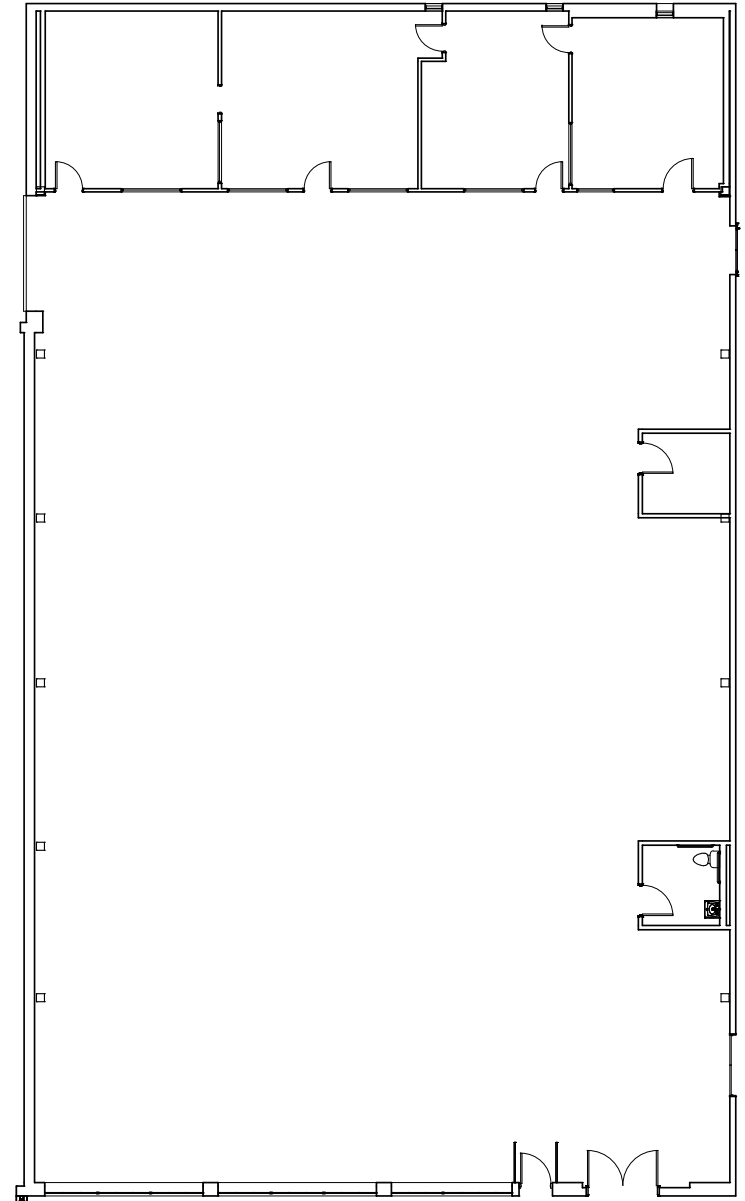
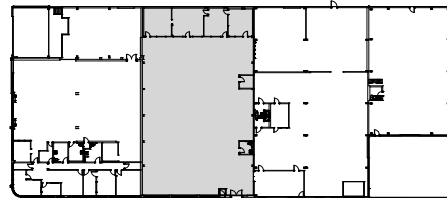
## SUITE SUMMARY

OFFICE SF  
1,257 SF

WAREHOUSE SF  
8,481 SF

TOTAL SF  
9,738 SF

OFFICE PERCENTAGE  
13 %





1435 FOURTH ST, BERKELEY, CA 94710

# DRIVE TIMES



2 miles  
UC Berkeley

2 miles  
UC Berkeley

2 miles  
UC Berkeley



6 miles  
Oakland

13 miles  
San Francisco

50 miles  
San Jose



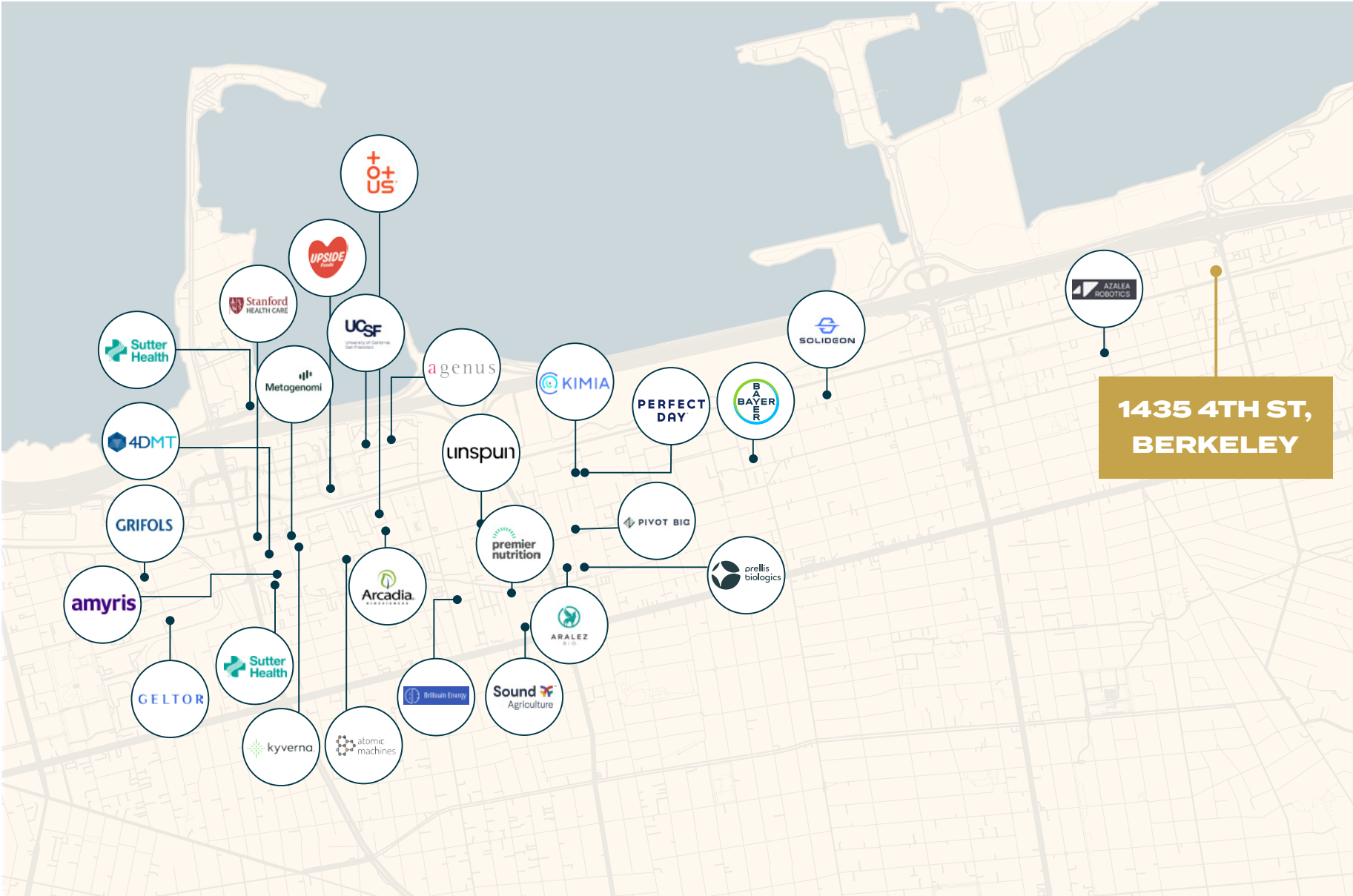
15 miles  
Oakland Airport

25 miles  
San Francisco Airport

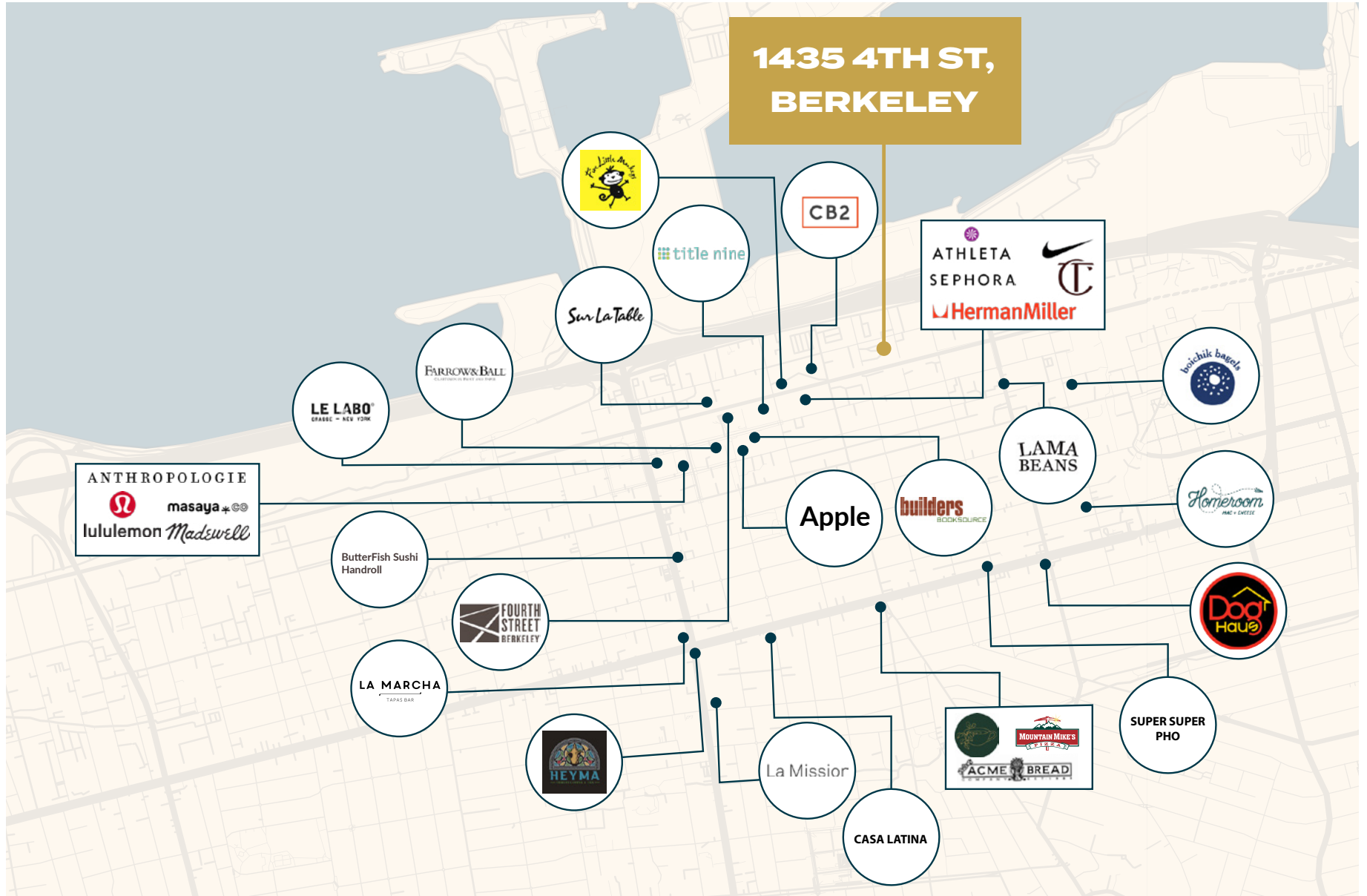
48 miles  
San Jose Airport



# BUILD WITH BERKELEY



# AMENITIES NEARBY



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