



For Lease

±7.98 Acre IOS Yard With
±7,957 SF Newly Constructed
Industrial Building w/ 3 Truck
Maintenance Bays

4709-4715 Tidewater Ave
Oakland, CA 94601

Zoned D-CE-5 & OS (RSP)

EPP Planned Waterfront

Development 3

No CUPs

Stacking Across the Property

Trucking is Permitted



Accelerating success.

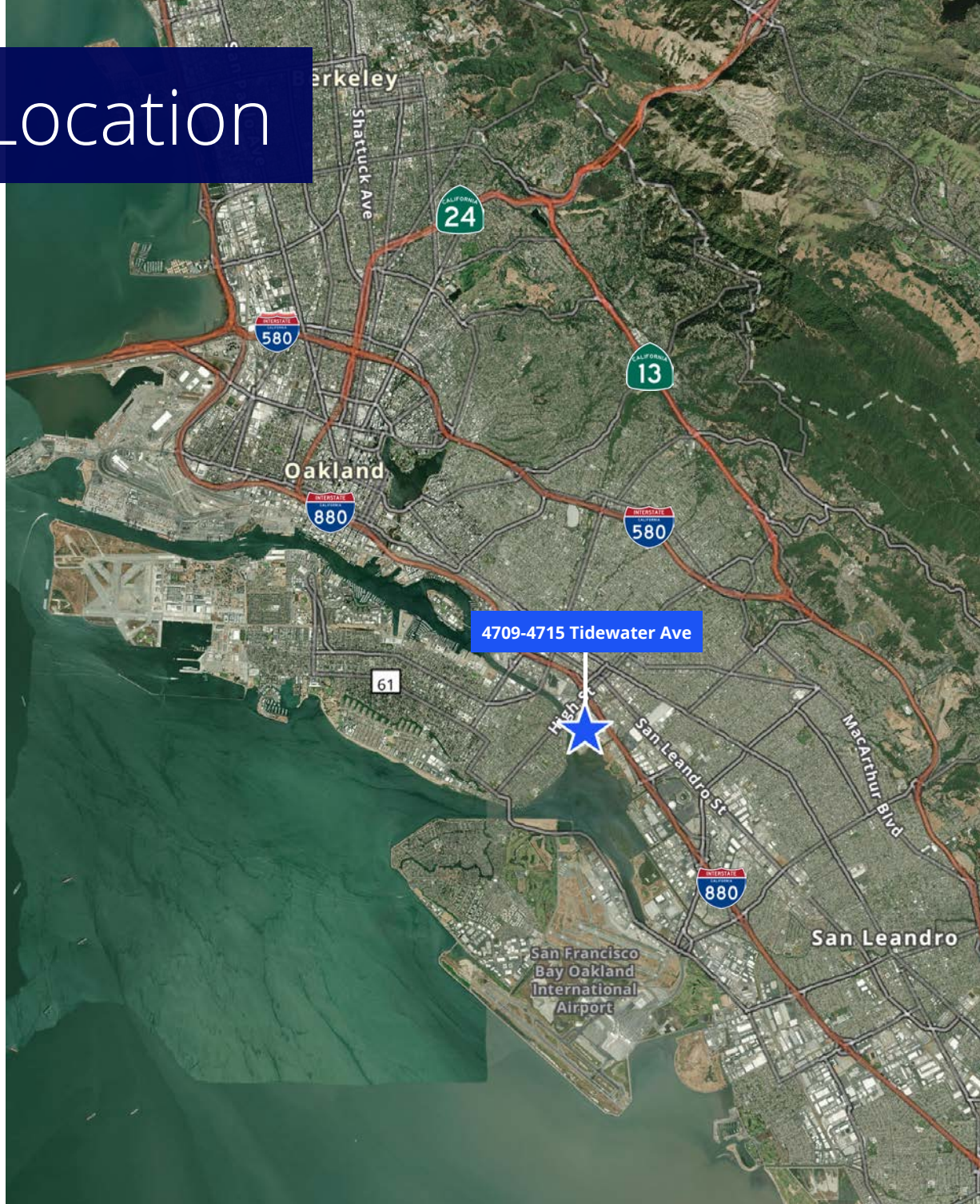
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Location



Key Highlights

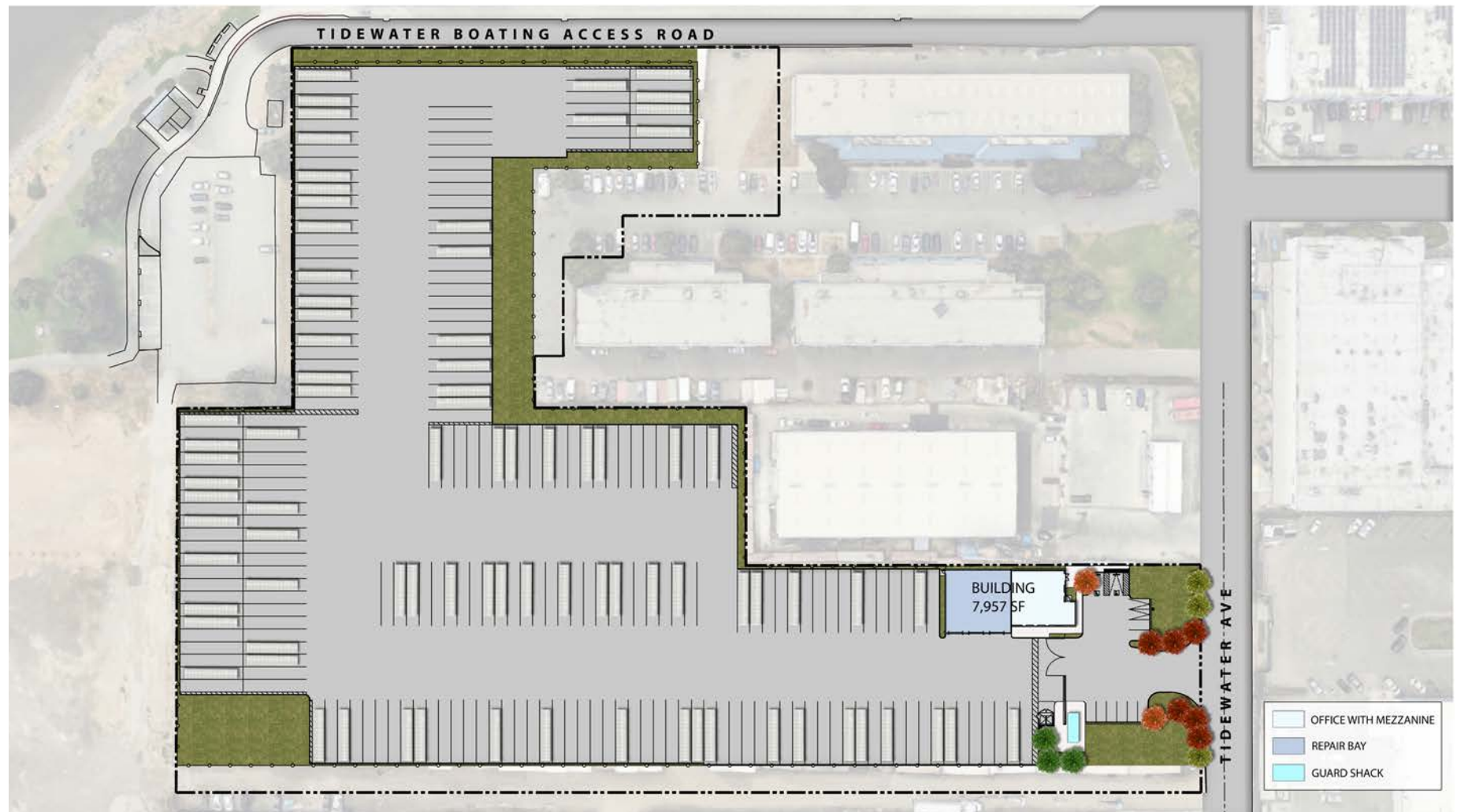
- Rare ± 7.98 Acre fully fenced yard ideal for outdoor storage and parking uses
- $\pm 7,957$ SF newly developed Industrial shop with 3 truck maintenance bays
- Rarely available low coverage site in prime East Bay location
- In Close proximity to Oakland International Airport, Port of Oakland and the Bay Bridge
- Available: January 1, 2026
- Zoned D-CE-5 & OS (RSP)
 - EPP Planned Waterfront Development 3
 - No CUPs
 - Stacking Across the Property
 - Trucking is Permitted

Zoning: D-CE-5

Zoning: OS

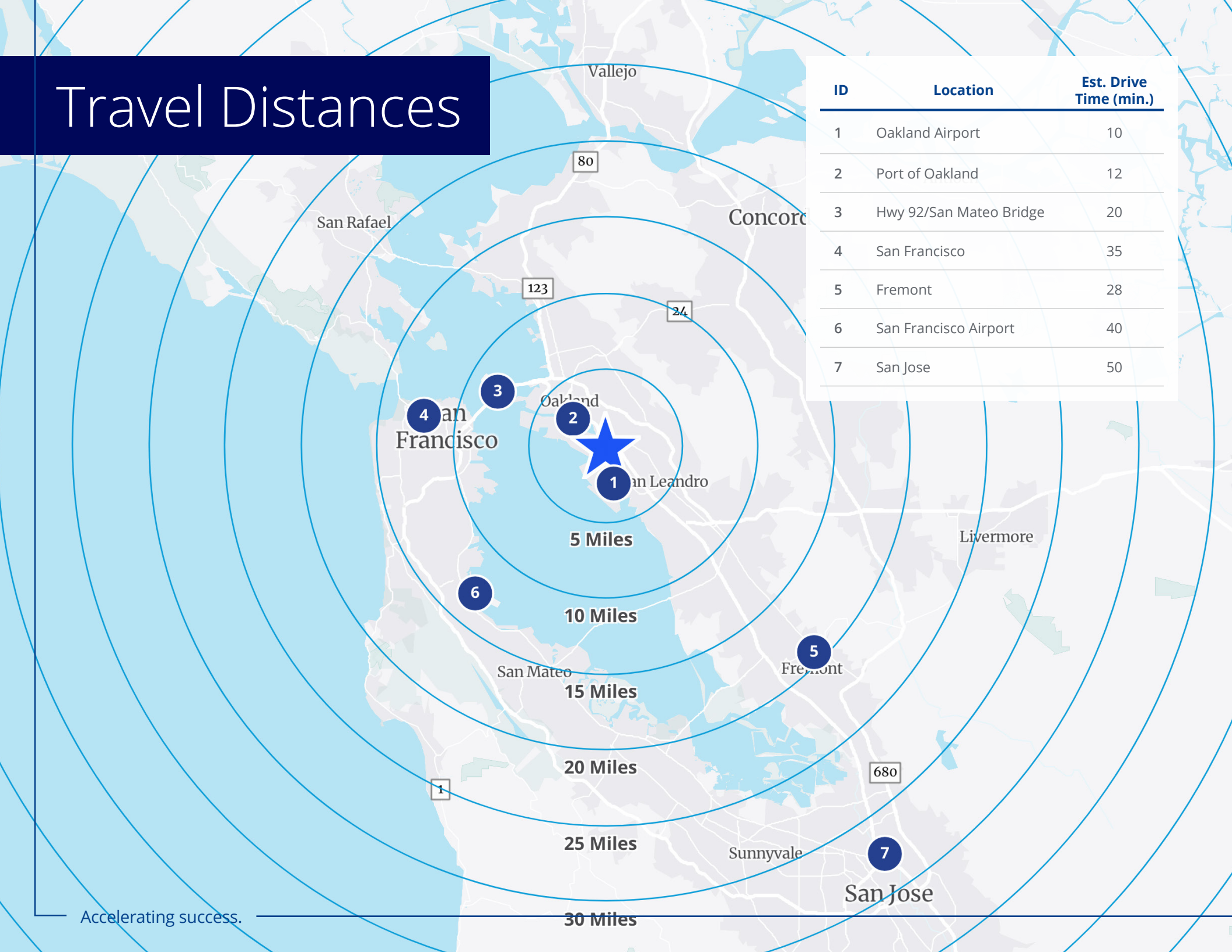
The East Bay area is one of the most sought-after industrial locations in Northern California with over 150,000,000 SF of product. It accounts for almost a third of all industrial tenant activity across Northern California. The Oakland submarket is particularly desirable as it provides unmatched access to the Bay Area. This property marks an extremely rare opportunity in a market with vacancy levels close to historic lows. It represents the only 7+ acre property available within 15 miles of the Port of Oakland. 4709-4715 Tidewater Ave is a rarely available low coverage site in the East Bay Market. The property is an ideal fit for equipment rental, transfreight logistics provider, trailer/truck parking, and various other uses.

Site Plan



Travel Distances

ID	Location	Est. Drive Time (min.)
1	Oakland Airport	10
2	Port of Oakland	12
3	Hwy 92/San Mateo Bridge	20
4	San Francisco	35
5	Fremont	28
6	San Francisco Airport	40
7	San Jose	50



Corporate Neighbors





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