



BERKELEY, CA 

Available Now! Ready for Lease.

Rare Manufacturing Building
In Berkeley For Lease

2630 8th Street

±51,501 SF For Lease

**Ownership will Consider Selling
the Building**

CBRE

Owned By: 
ClearWater
MANUFACTURING CENTER

Property Highlights



Total Sq Ft - $\pm 51,501$
(Divisible to $\pm 17,203$ SF, $\pm 22,837$, $\pm 28,664$ SF, or $\pm 34,298$ SF)



Spaces are Market Ready Condition. Renovation completed Q4 2025 with 2 finished office areas with ADA restrooms, power upgrades, and new roof



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



Premium Flex Property
Manufacturing Opportunity with Heavy Power



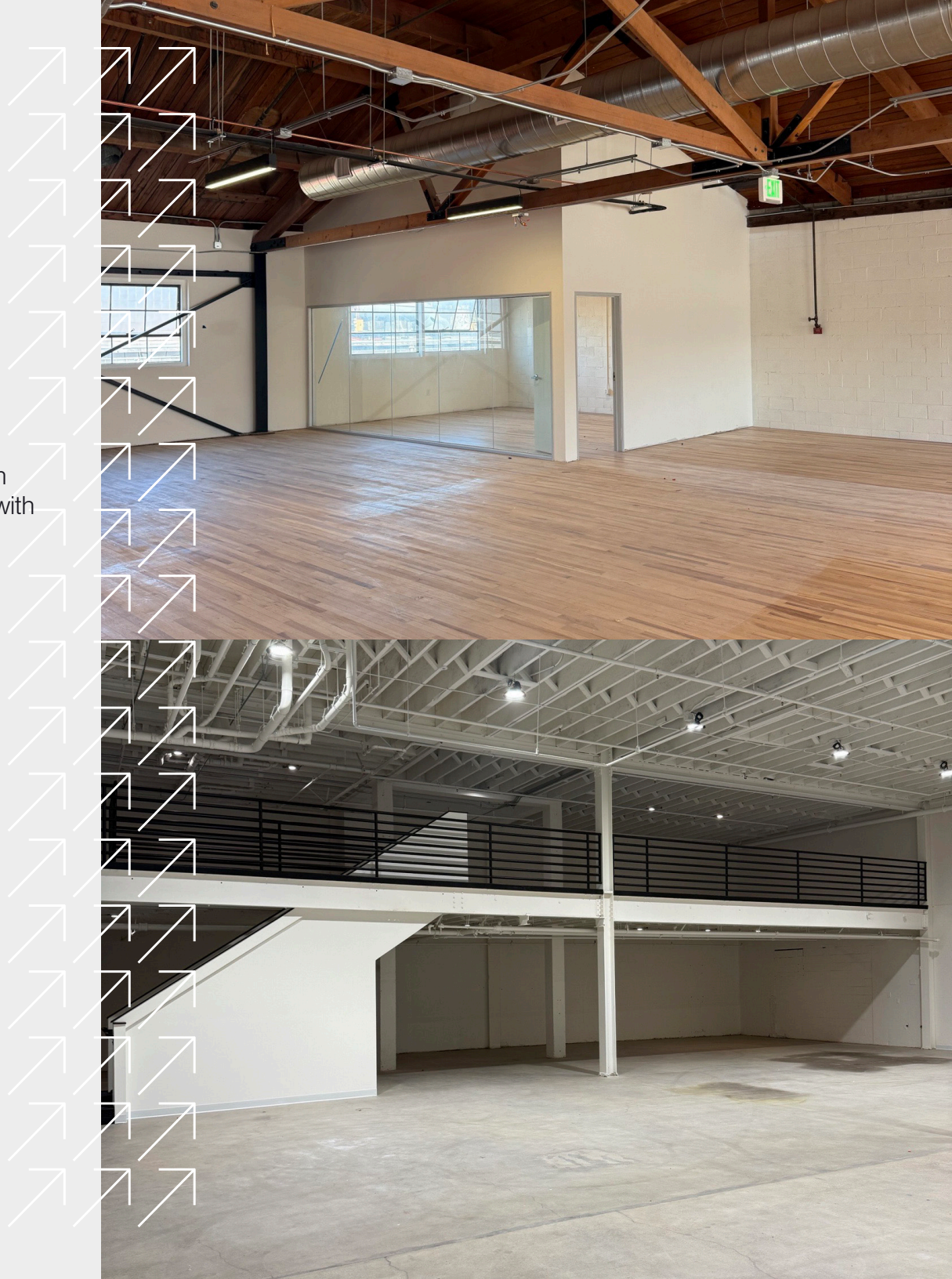
Zoning – MU-LI



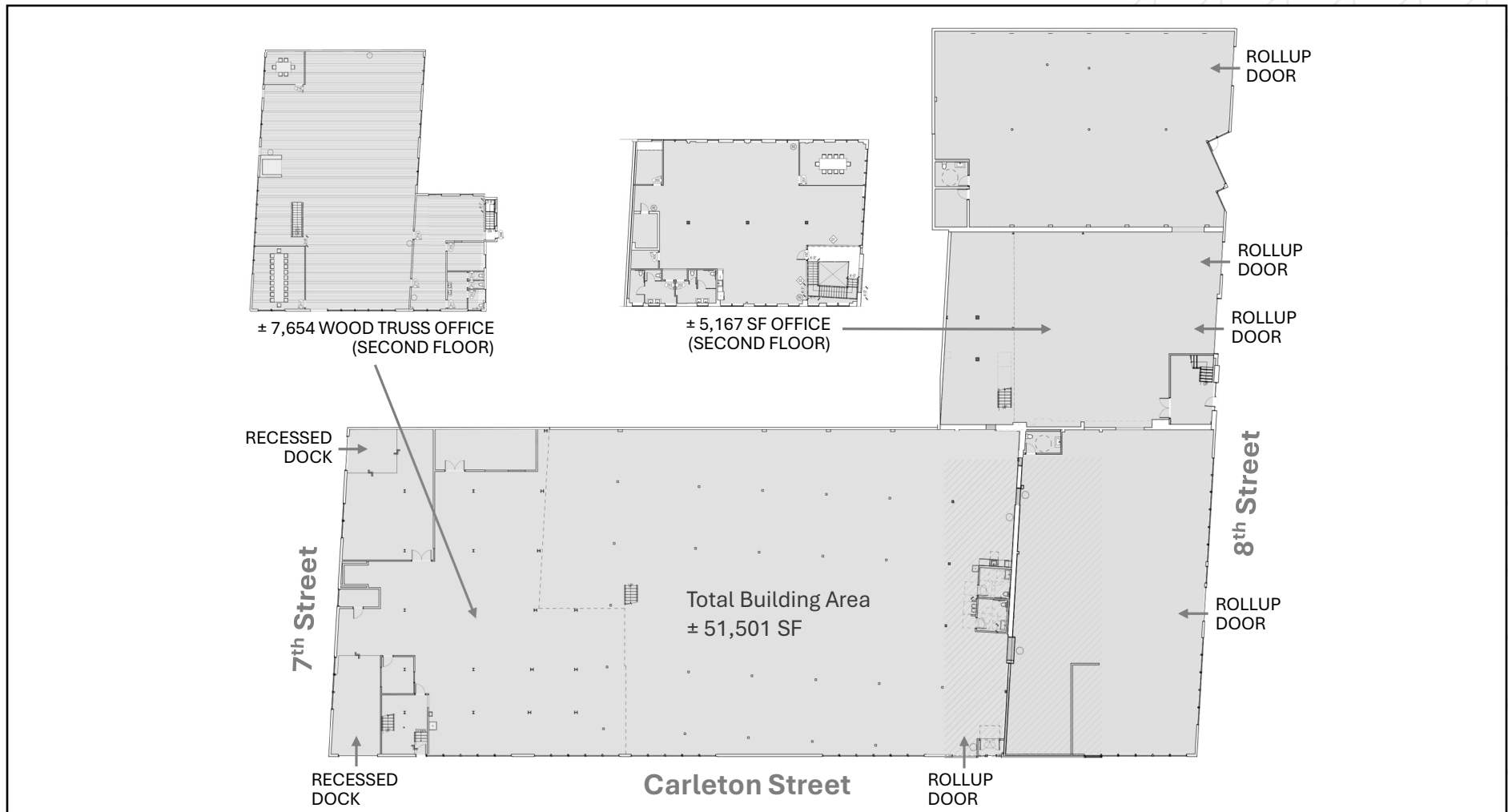
Lease Rate – Call Brokers



Available Now



Site Plan on entire ±51,501 RSF Building



TOTAL SQ FT: ±51,501 RSF

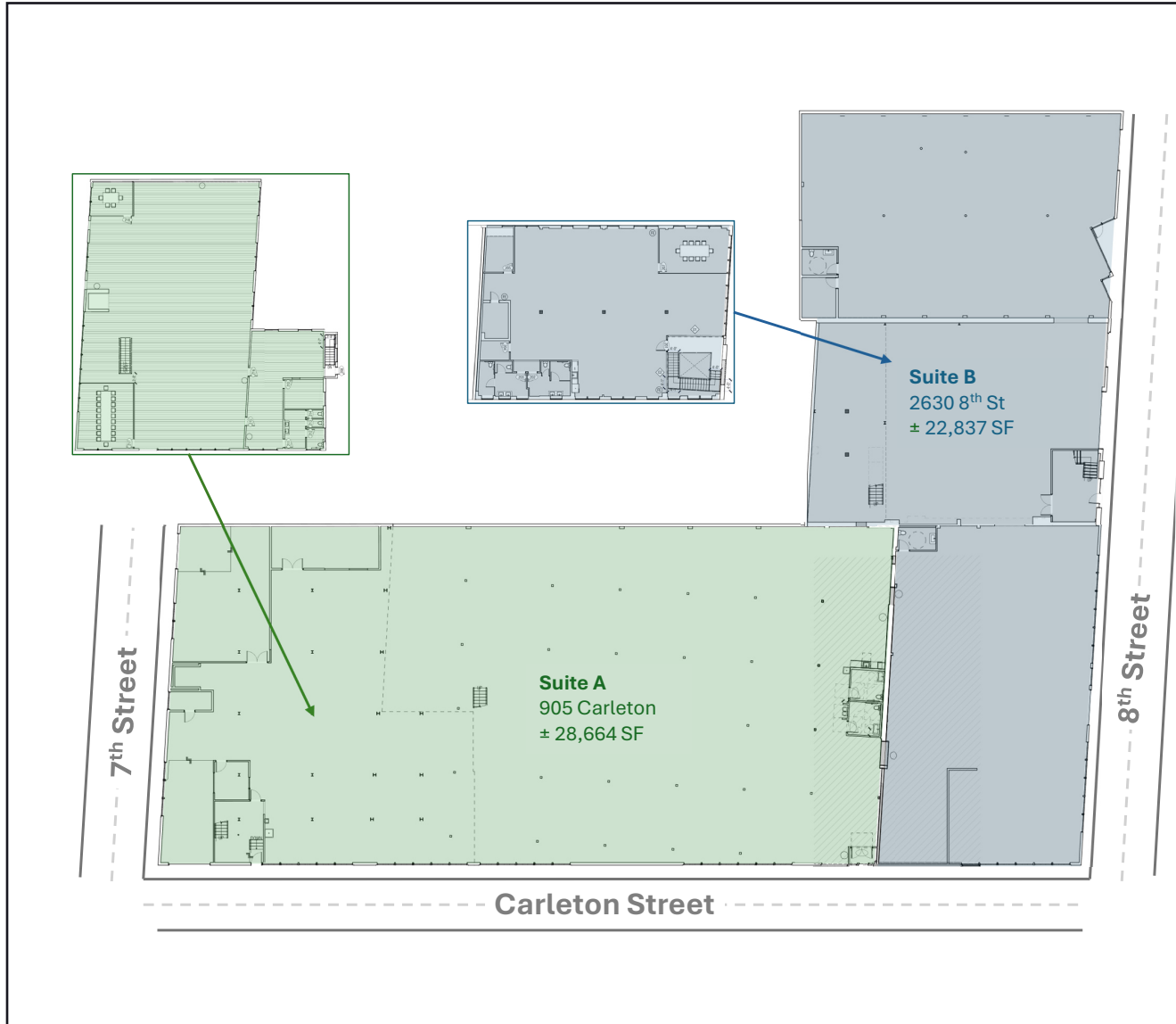
- + 2,200 AMPS @ 480V of power*
- + Fully sprinklered
- + Gas on-site** (Two four inch lines of 3mm BTU @ 2psi)
- + Seismic Upgrades in the building
- + New Roof
- + Two (2) interior dock positions
- + Small Freight Elevator
- + Five (5) Grade Level Doors
- + Abundance of natural light

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

** Tenant to verify

Site Plan

Suite A & B



SUITE A - 905 CARLETON ±28,664 RSF W/ ±7,654 RSF OF OFFICE SPACE

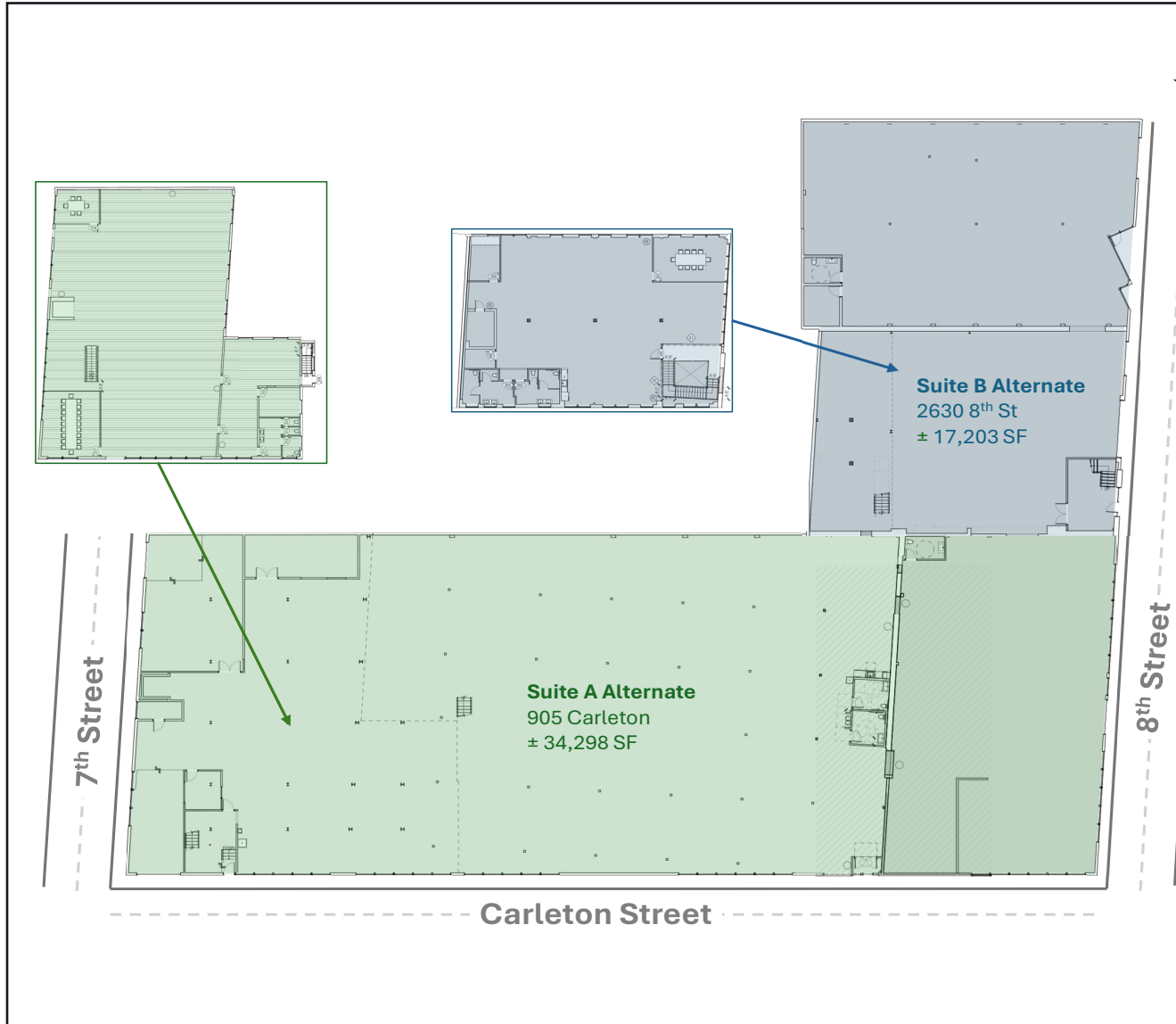
- + 1200 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

SUITE B - 2630 8TH ST ±22,837 RSF W/ ±5,167 RSF OF OFFICE SPACE

- + 1000 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

Site Plan

Suite A & B Alternate Plans

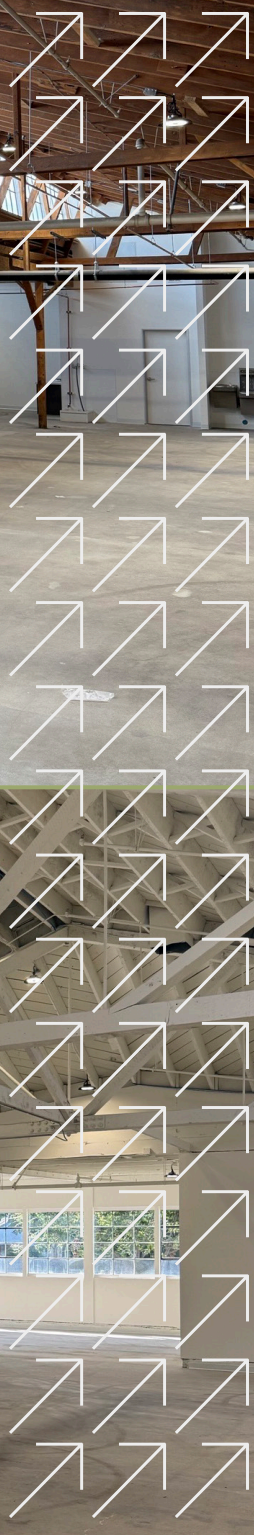


SUITE A ALTERNATE - 905 CARLETON ±34,298 RSF W/ ±7,654 RSF OF OFFICE SPACE

- + 1200 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

SUITE B ALTERNATE- 2630 8TH ST ±17,203 RSF W/ ±5,167 RSF OF OFFICE SPACE

- + 1000 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

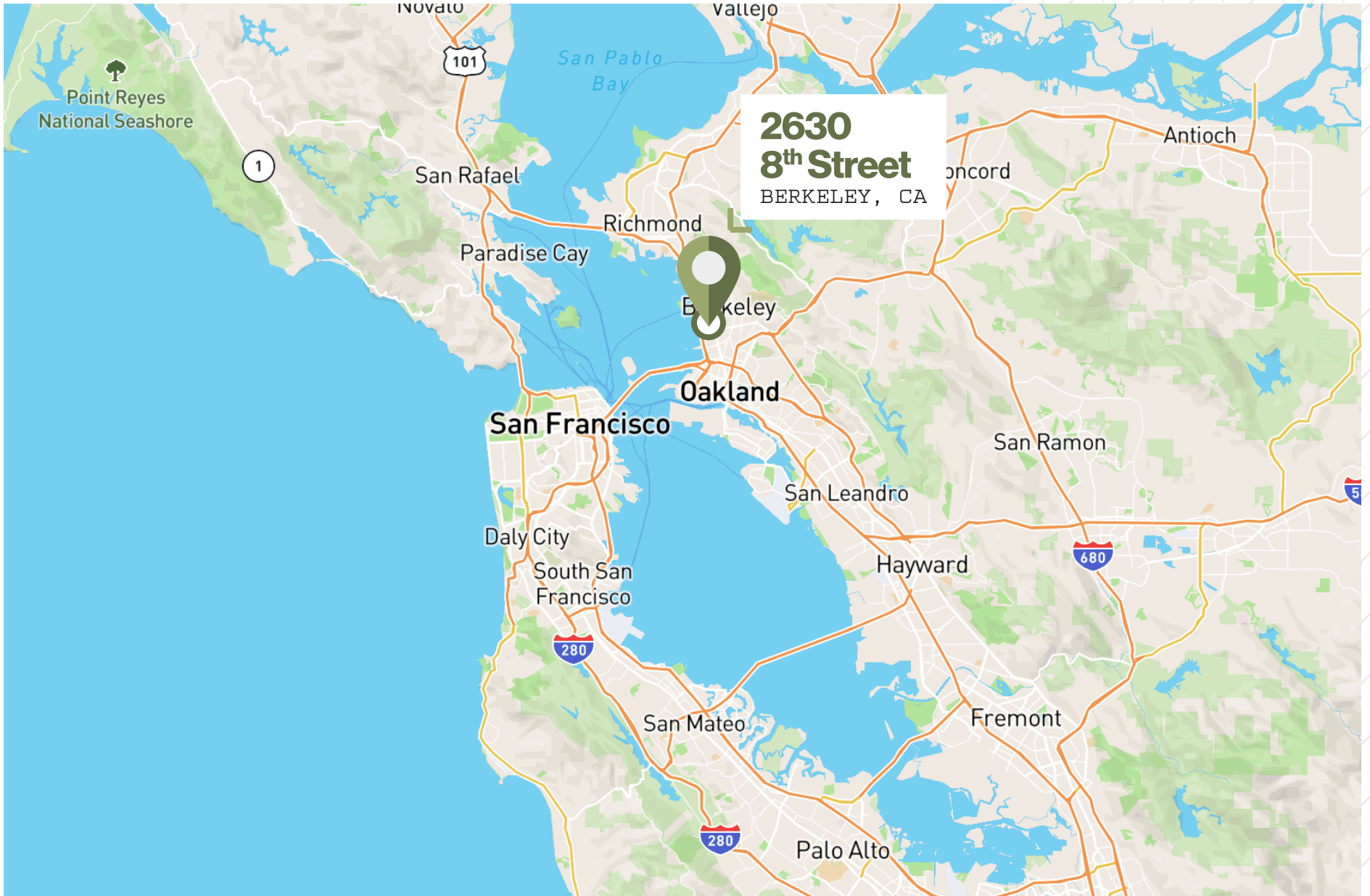




Location Map



Regional Map



Amenities Aerial



**2630
8th Street**
BERKELEY, CA

RESTAURANTS

- 1 900 Grayson
- 2 Standard Fare
- 3 Uncommon Grounds
- 4 Iyasare
- 5 Cafe M
- 6 Tacubaya
- 7 Prizefighter
- 8 Tarocco
- 9 Third Culture Bakery
- 10 CoRo Coffee Room
- 11 Wondrous Brewing Company
- 12 Cellarmaker Brewing Co

GROCERY

- 1 Vik's
- 2 Berkeley Bowl West

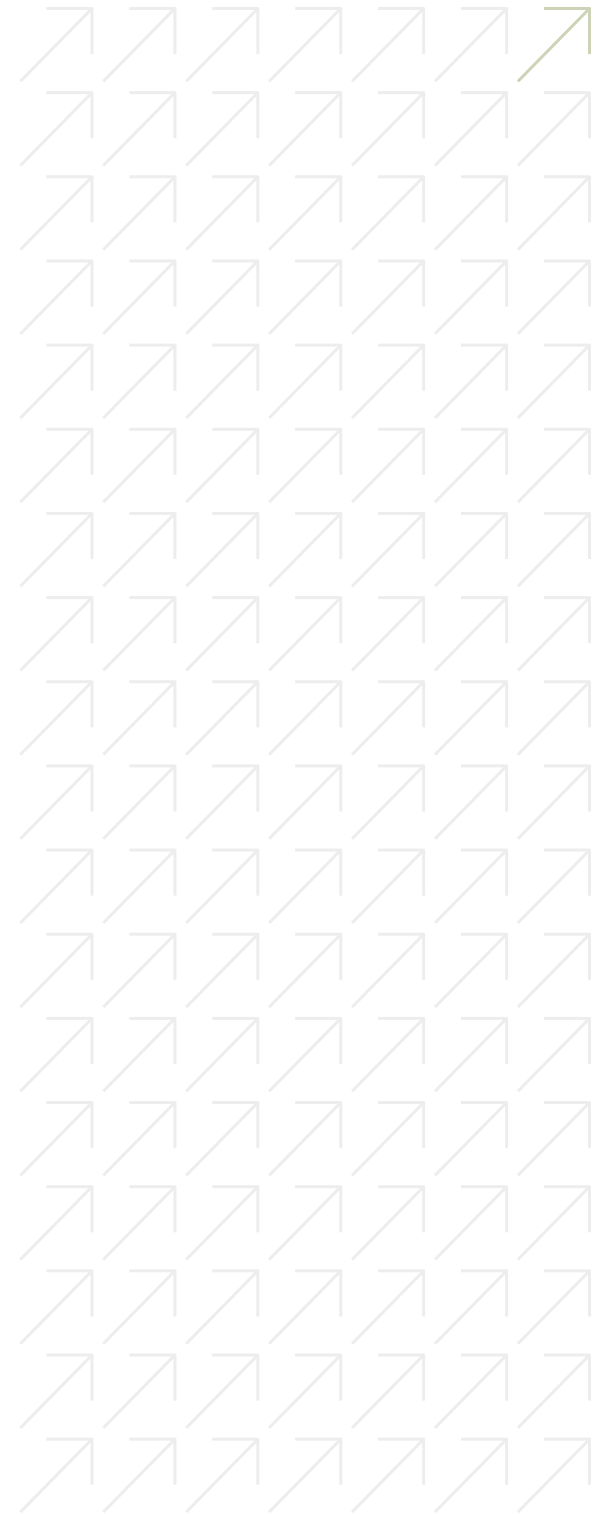
SHOPPING

- 1 Apple Store
- 2 Lululemon
- 3 Anthropologie

SCHOOLS + GYMS

- 1 Aquatic L Pre-School
- 2 Kid's Gym
- 3 Berkeley Iron Works

Transit Map





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±51,501 SF For Lease

Chris van Keulen

Senior Vice President
+1510 874 1934
chris.vankeulen@cbre.com
Lic. 01845520

Mike Raffetto

Senior Vice President
+1 510 290 2907
mike.raffetto@cbre.com
Lic. 01201289

Kenny Morris

First Vice President
+1510 219 0319
ken.morris@cbre.com
Lic. 01312918



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