



INNOVATION  
PROPERTIES  
GROUP

1360 **Fifth Street**  
Berkeley, California



# Flex Warehouse

## Vibrant West Berkeley Warehouse

2,000 - 11,748 SF Available

Sublease LED 3/31/27

[ipgsf.com](http://ipgsf.com)

- Ample Natural Light
- Clear Span Warehouse Space
- Spacious Office
- Multiple Conference Rooms
- Grade Level Rear Loading
- Two Drive In Doors
- 500 Amps @ 480 Volt Service
- 3 Phase Power
- Fully Sprinklered
- Clear Height: 17.5' (bottom of the truss)
- Integrated Vertical Glass Panels
- New Kitchen / Break Room
- ADA Restrooms
- Warehouse Gas Heaters
- Exterior Storage Area
- Paved and Gated Rear Yard

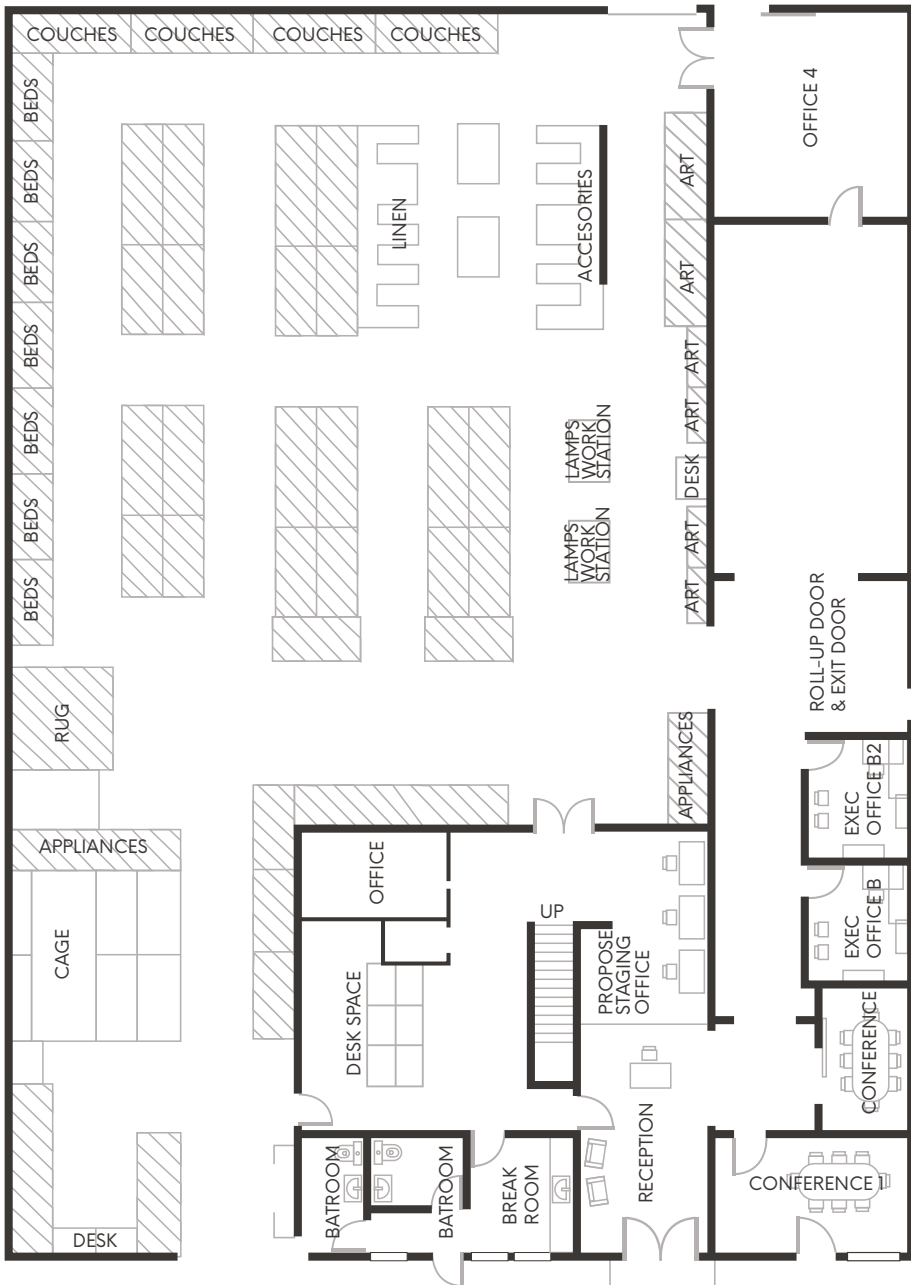


- Polished and Sealed
- Concrete Floors
- Private Parking Lot
- Abundant Natural Light
- Ample Windows
- Flex Warehouse
- Zoned - M
- Great Proximity to I-80, I-880 and I-580





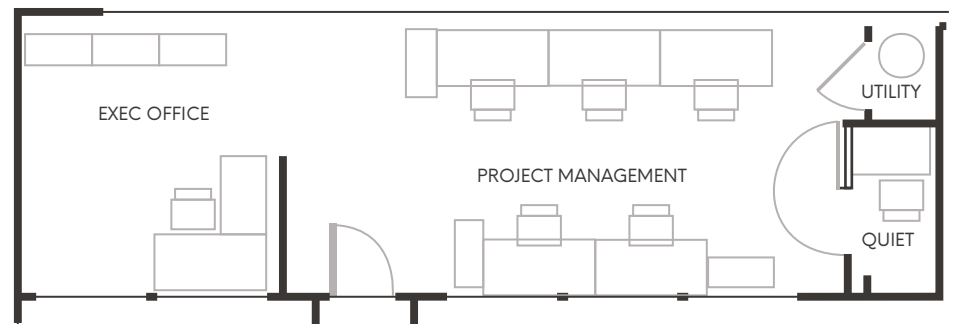
**New Warehouse**



**Office Area**



**Mezzanine**





- 1 Picante
- 2 The North Face
- 3 Gilman Brewing
- 4 Tom Bates Sports Complex
- 5 Acme Bread
- 6 Fieldwork Brewing
- 7 Sprouts Farmers Market
- 8 Viks Chaat
- 9 Cedar Rose Pickleball Courts
- 10 Whole Foods
- 11 North Berkeley Bart Station
- 12 Berkeley Engineering & Research
- 13 Bartavelle Cafe
- 14 Sam's Log Cabin
- 15 Zaytoon Mediterranean Restaurant and Bar
- 16 REI



**The North Face**



**Picante**



**ACME Bread**



**Zaytoon Mediterranean Restaurant and Bar**



**Fieldwork Brewing Co**



**Berkeley Engineering**



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## For leasing information

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