



INNOVATION  
PROPERTIES  
GROUP

2401 Monarch St.  
Alameda Point, California

# Clear Span Hangar with City Views

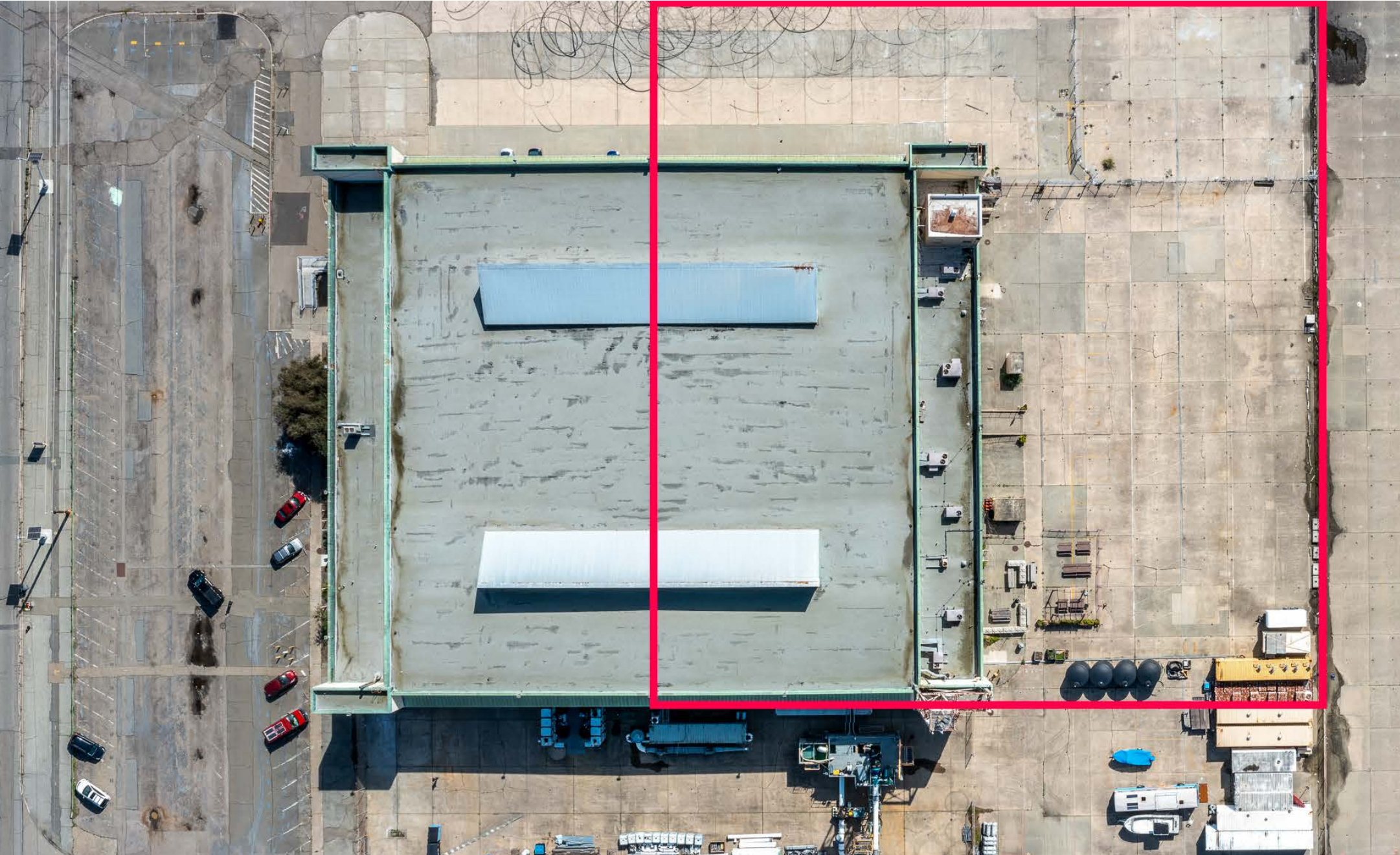
±32,500 SF Hangar with 58,000 SF of Yard

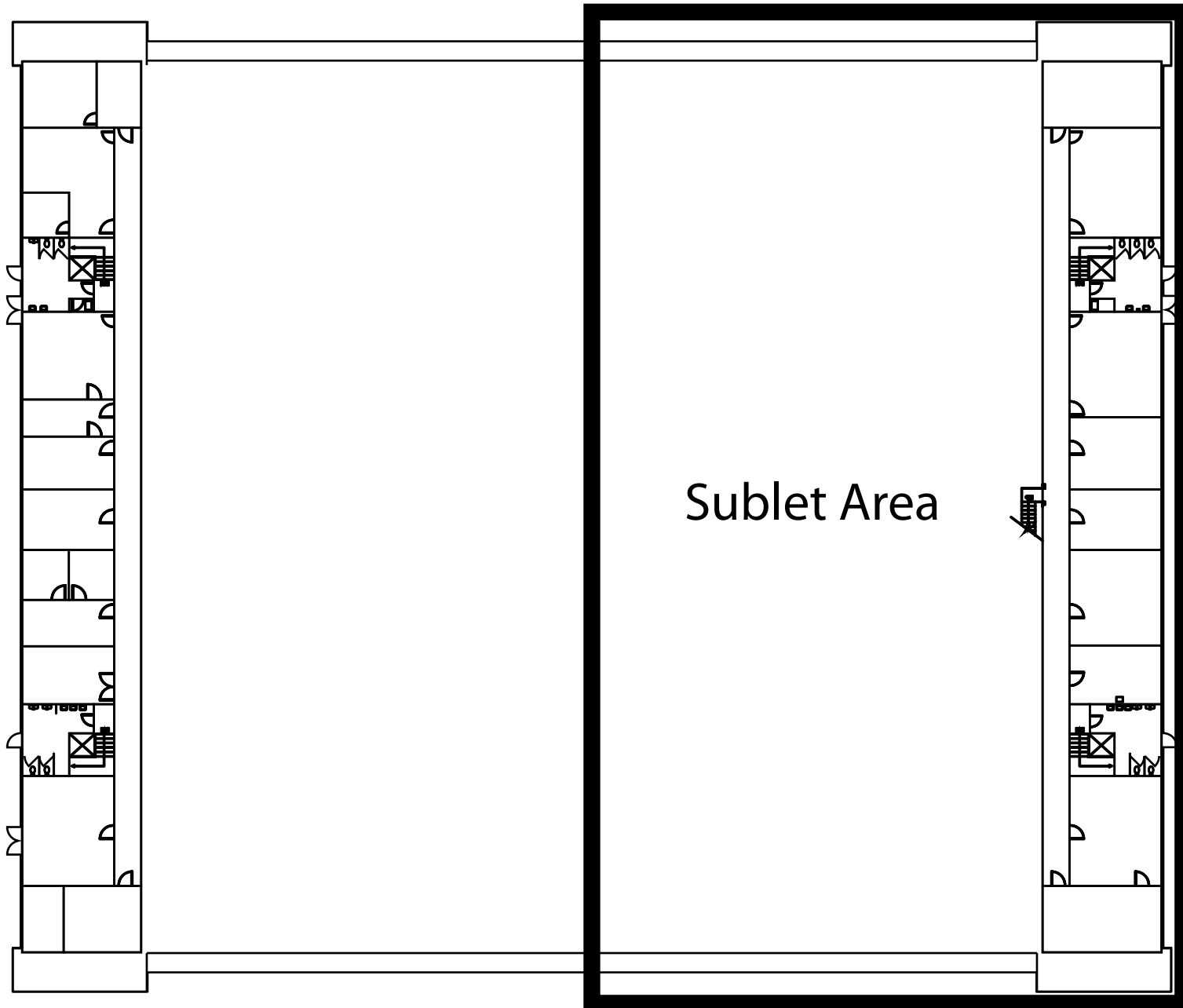
Sublease until February 2026

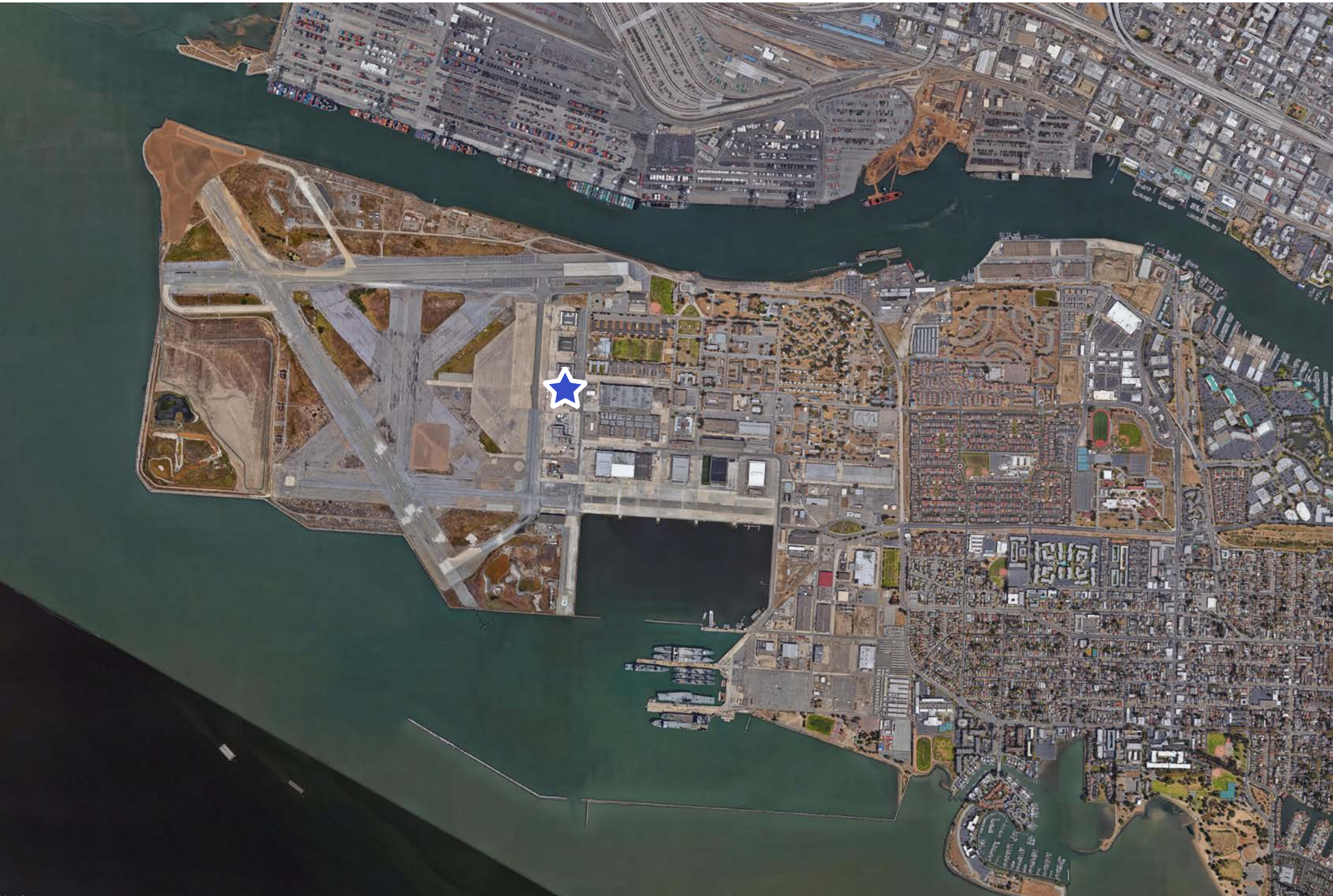
[ipgsf.com](http://ipgsf.com)

# Sublease Highlights:

- ±22,500 SF Warehouse
- ±10,000 SF Office
- ±58,000 SF Yard (height and use restrictions)
- Full height Hangar Doors
- 400 Amps @ 480v
- Ample Natural Light
- 28' Clear Height
- Unobstructed SF Views
- Available now
- Sublet until February 2026 (ask broker about longer direct lease potential)
- \$1.20/ft/month NNN
- \$.50/ft/month Estimated Expenses
- Privately owned - No city approval needed.









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**For leasing information**

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

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