

496 HESTER STREET

SAN LEANDRO, CA

FOR SALE OR LEASE INDUSTRIAL
ASSET IN PRIME
SAN LEANDRO LOCATION



Ryan Martens, Principal
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FOR SALE OR LEASE: 11,524± SF ON 0.48± ACRES
CAN BE COMBINED W/ ADJACENT 24,990± SF BLDG
EXCEPTIONAL PROXIMITY TO I-880

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

496 HESTER STREET

SAN LEANDRO, CA - MFG/DISTRIBUTION BLDG

PROPERTY DETAILS

- 11,524± SF Industrial on 0.48± Acres
- 2,000± SF Renovated Office
- 2 Drive-in Doors
- 16' - 20' Clear Height
- Fenced Yard
- Ample Parking
- Sprinklered
- **Sale Price: \$2,708,140 (\$235/SF)**
- **Lease Rate: Call Exclusive Agents**

KEY HIGHLIGHTS

- Located near Oakland International Airport and the San Francisco Bay Bridge
- Highly Functional Building for Manufacturing, Distribution, or Service Uses
- Ideal for Owner-Users, Investors, or Exchange Buyers
- Opportunity to Acquire One or Both Buildings — Contiguous Parcels with Flexibility
- Strong In-Place Infrastructure and Logistics Access



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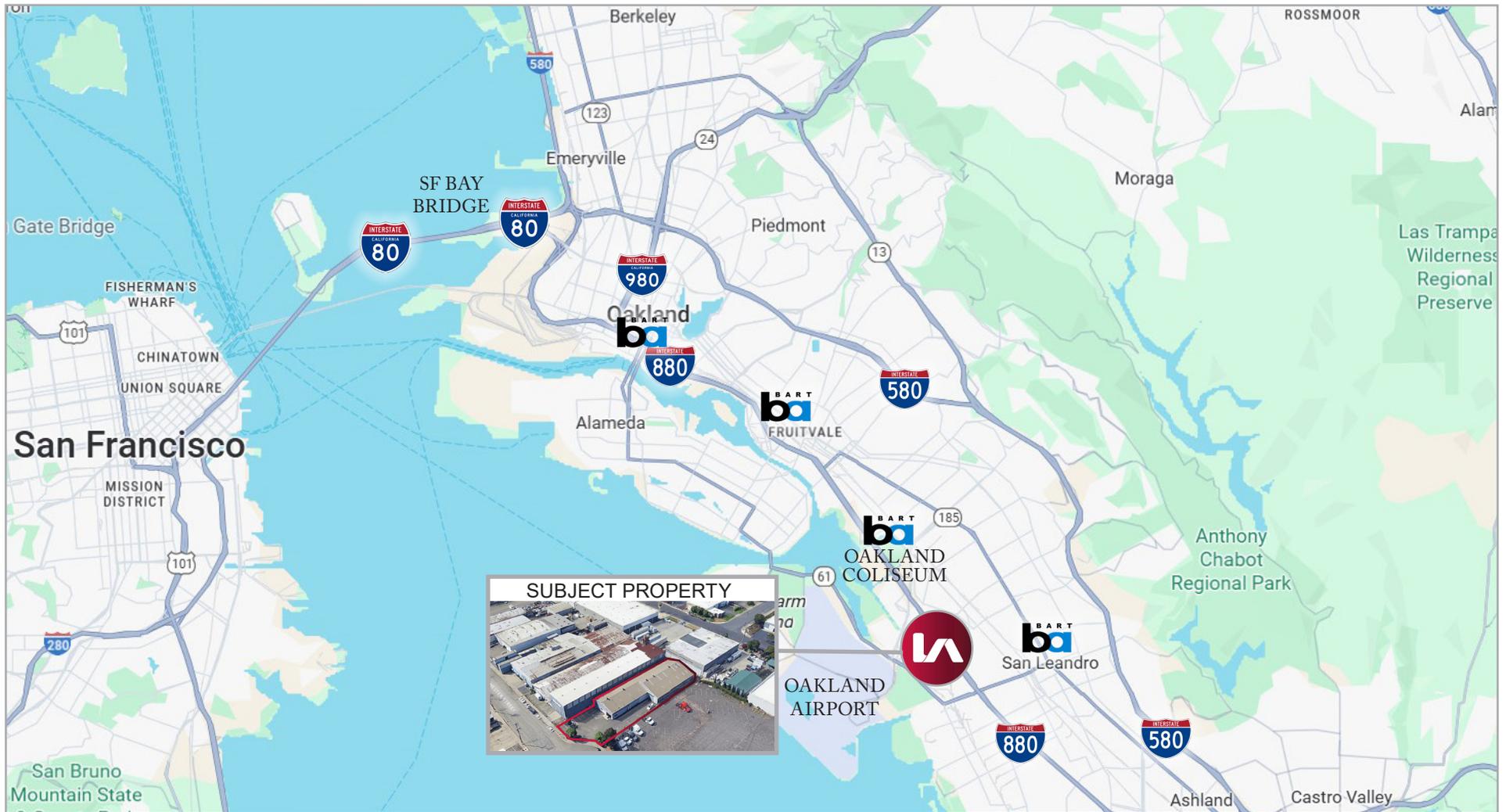
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