

Industrial Condo For Sale
2487 Washington Avenue, San Leandro, CA.

±6,068 SF
Sale Price: \$1,790,060



Please Contact Exclusive Agents:

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The information contained herein has been obtained from sources we deemed reliable.
We cannot, however, assume responsibility for its accuracy.

HIGHLIGHTS:

- Rare Industrial Investment Opportunity
- Quasi-Retail Uses Allowed
- Industrial Park Zoning - See Attached Allowed Uses
- Great Street Visibility
- Immediate Proximity to Highways 580 & 880
- Fully Fire Sprinklered
- Grade Level Truck Door

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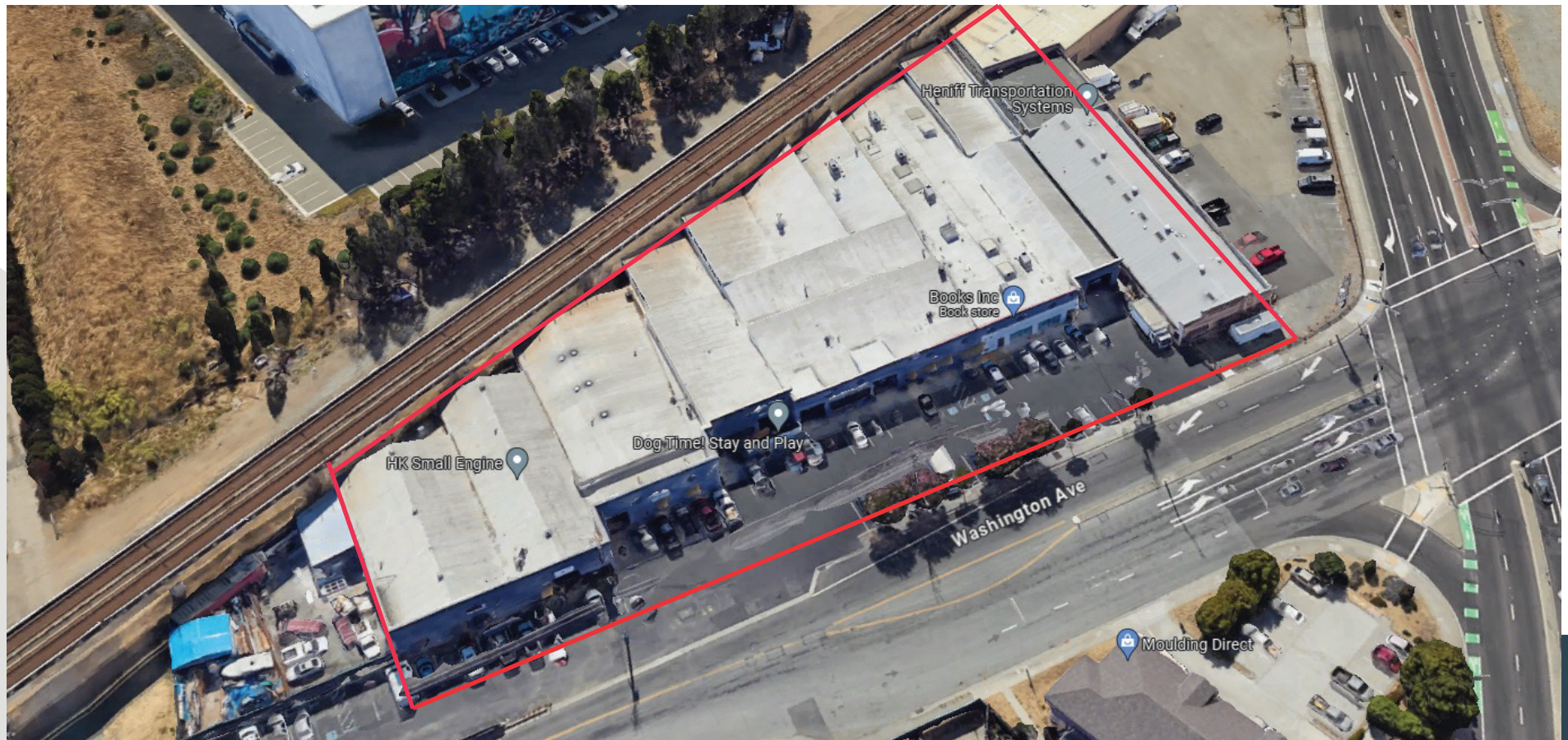
HIGHLIGHTS:

ADDRESS	SIZE	SALE PRICE	DESCRIPTION	VACANT/LED	PRICE/SF
2487 WASHINGTON	6,068 SF	\$1,790,060	15% Office, 1 Truck Door	Month-to Month	\$295

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AERIAL MAP



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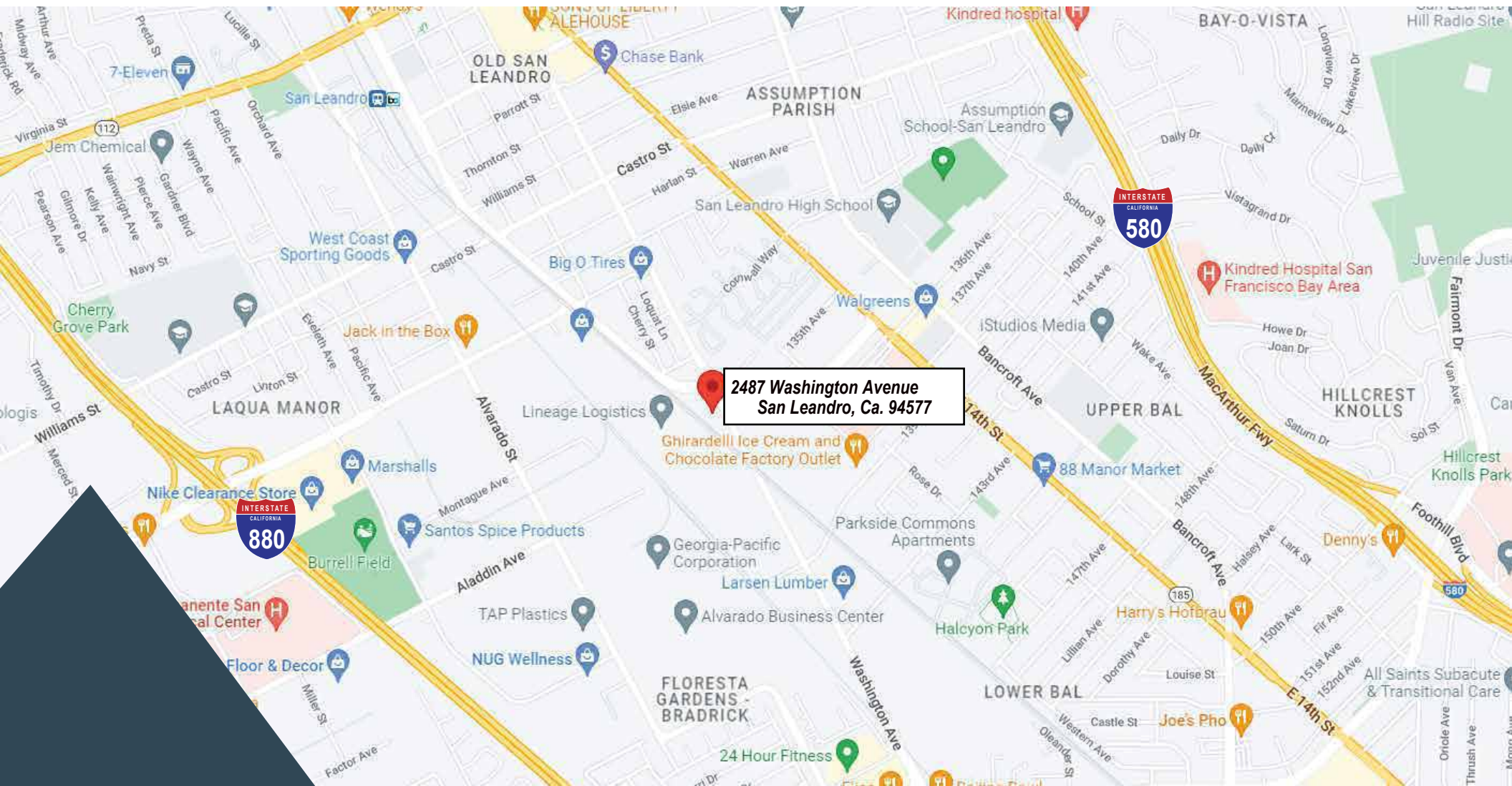
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RITCHIE Commercial
RESPONSIBLE REAL ESTATE

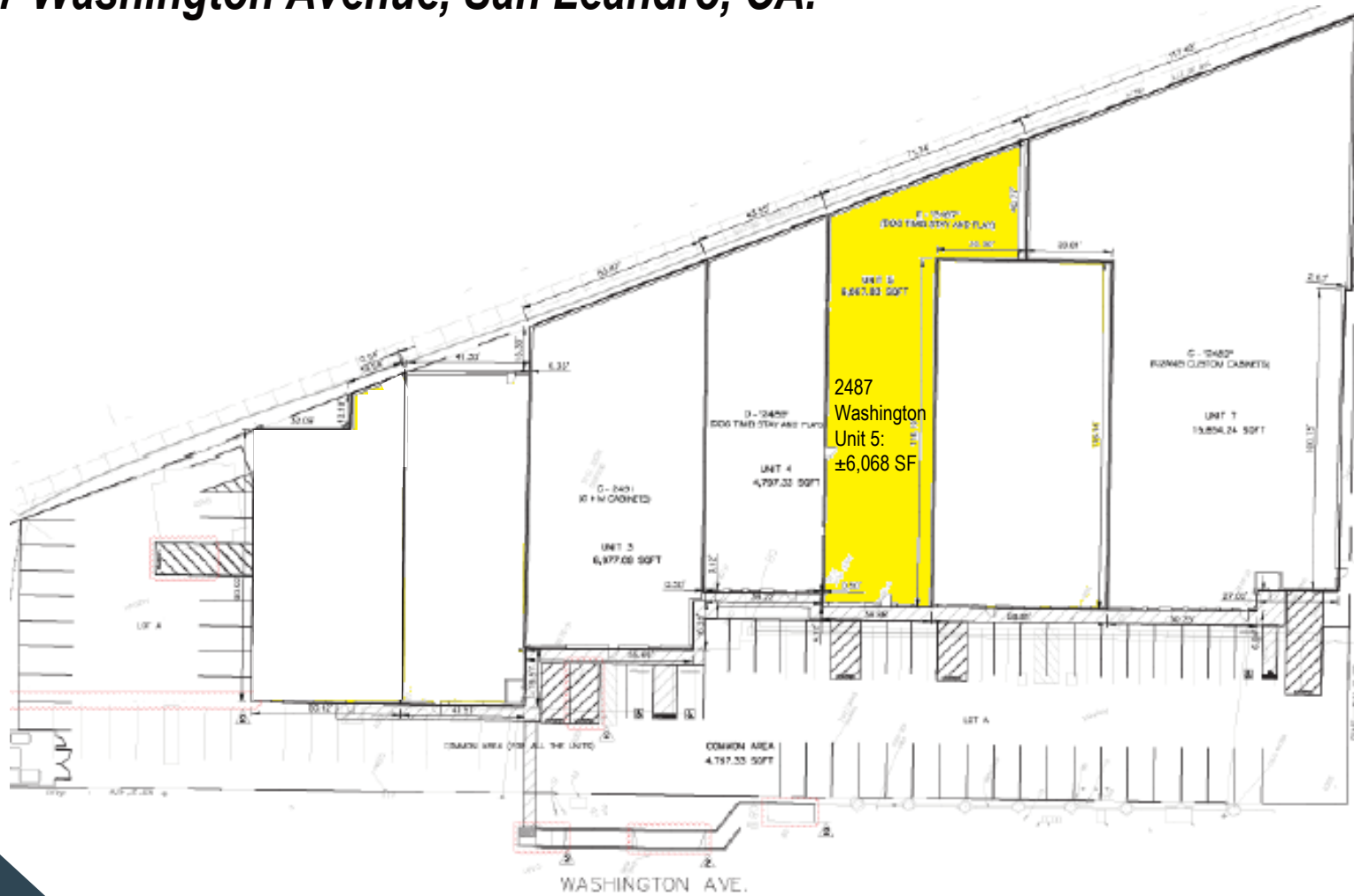
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2-716 IP(AU) District - Use Regulations

ZONING

A. IP(AU) District—Permitted Uses.

The following uses are allowed in the IP(AU) District, and a conditional use permit is not required. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.) In the “S” Overlay District, permitted uses may require a conditional use permit if not regional retail, new auto sales, or other compatible regional market use.

1. Accessory uses, other than entertainment events, when in conjunction with a permitted use.
2. Adult-Oriented Business. (Subject to the requirements and limitations prescribed in Section 4-1683: Adult-Oriented Business Regulations.)
3. Ambulance Services, Emergency. (If the proposed use is located within one thousand (1,000) feet of either an R District or the boundaries of a site occupied by a public or private school or park and recreation facility, a conditional use permit shall be required.)
4. Ambulance Service, Non-Emergency. (An Administrative Review approval is required if located within one thousand (1,000) feet of an R District or the boundaries of a site occupied by a public or private school or park and recreation facility.)
5. Artist's Studios.
6. Building Materials and Services. (Permitted if the proposed use is within an enclosed structure.)
7. Business Services.
8. Business and Trade Schools.
9. Catering Services.
10. Communication Facilities.
11. Equipment Sales.
12. Food Processing, Limited.
13. Financial Institutions, Retail.
14. Health and Fitness Centers.
15. Home Improvement and Interior Decoration.
16. Industry, Custom.
17. Industry, Limited.
18. Industry, Research and Development.

19. Laboratories.
20. Maintenance and Repair Services.
21. Medical Supply Stores.
22. Offices, Business and Professional. (The conversion of an industrial use to an office use is subject to the minimum off-street parking requirements of Section 4-1704; as prescribed for changes of use by Subsections 4-1702. A.1 and 2.)
23. Parcel Processing and Shipping Centers. (If the proposed use is to occupy thirty thousand (30,000) square feet or more, in a building constructed after August 15, 2001, Administrative Review is required, per Subsection C.11 below.)
24. Park and Recreational Facilities.
25. Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered nonconforming uses, but no new uses shall be established.)
26. Retail Sales, Big Box.
27. Retail Services. (As a secondary use in a building.)
28. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
29. Utilities, Minor.
30. Vehicle/Heavy Equipment Dealers, New.
31. Warehouse—Storage Facilities. (If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.24 below.)
32. Warehouse—Wholesale/Retail Distribution Facilities. (Permitted if the proposed use is within an enclosed structure, is utilizing an existing building or continuing an existing use. If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.25 below.)



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