

INDUSTRIAL LEASED INVESTMENT

2088 WAYNE AVENUE | SAN LEANDRO, CA

SELLER FINANCING AVAILABLE



EXCLUSIVE AGENTS:

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

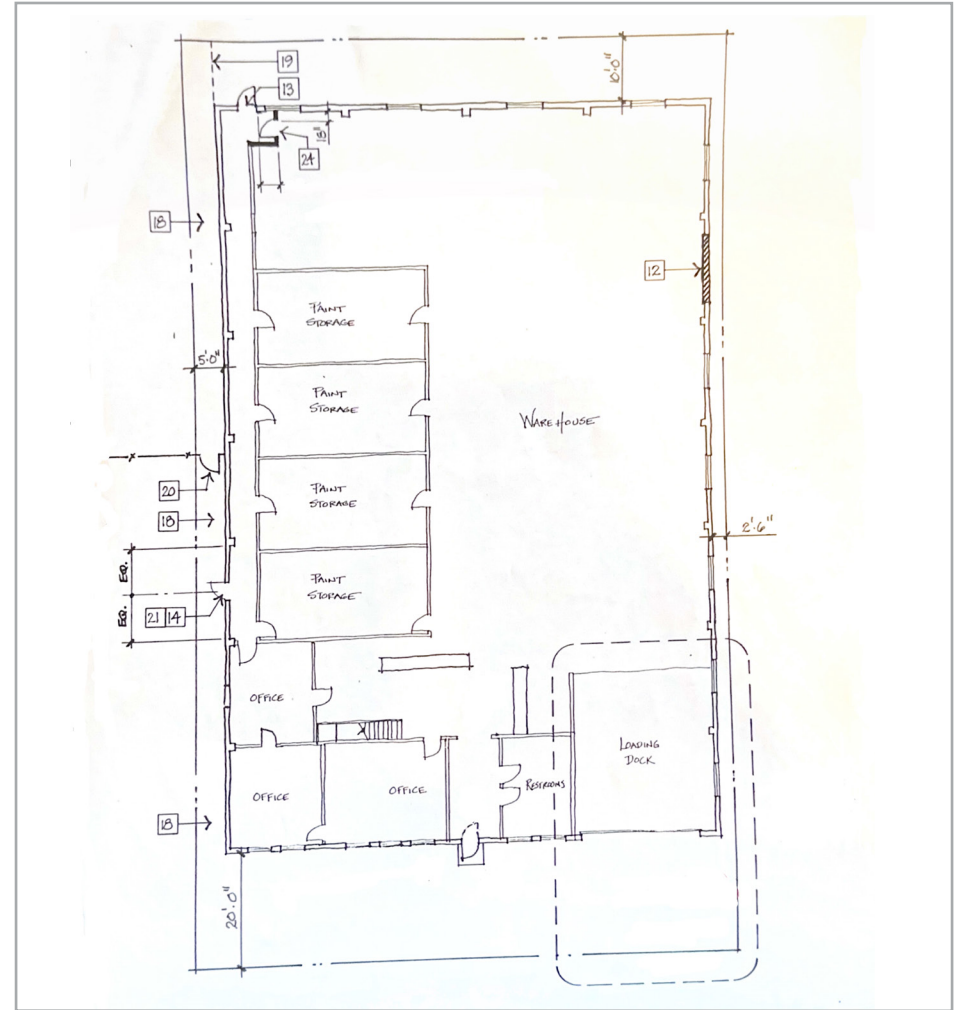
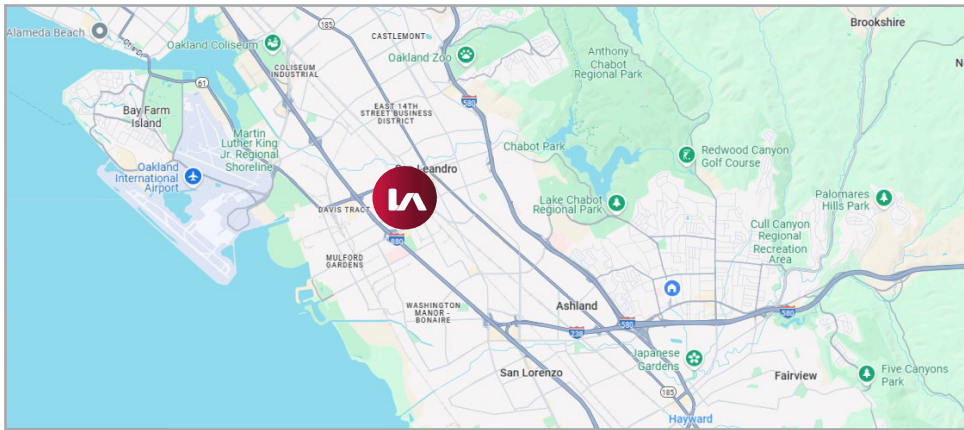
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FEATURES:

- 11,200± SF Industrial Building on a 0.35± Acre Parcel
- 1,200± SF Office Area
- Concrete Block Construction
- 1 Drive In Door
- 16' Clear Height
- Bow Truss Roof
- Floor Drains
- Fully Sprinklered
- 200 Amps @ 240 Volts
- Leased Until 6/30/2029
- Contact Exclusive Agents for Pricing & Tour Instructions



PROPERTY TAXES & ALL UTILITIES PAID BY TENANT (*Extension Period)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6*	Year 7*	Year 8*
Yearly Income	\$168,000	\$174,040	\$178,224	\$183,564	\$189,072	\$194,744	\$200,586	\$206,604
Year Cap Rate	5.05%	5.23%	5.35%	5.51%	5.68%	5.85%	6.03%	6.21%

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