

For Lease

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1206 5th Street, Berkeley, CA

Rare West Berkeley infill location with large fenced, paved and secured yard / parking area. Ideal contractor, material storage or equipment yard. Close proximity to Highway 80 via the Gilman Street exit. Please call with questions or to arrange property tour.

- **Improvements Include:**
- ±4,400 square foot freestanding office building
- ±8,200 square foot freestanding steel frame, open shop / covered storage facility
- Fenced, paved, lighted and secured yard / parking area
- Two (2) automatic gated entries affording drive through capability and access from both 4th and 5th Street
- Ample employee / customer parking
- Available for occupancy April 1, 2023
- **Asking Rate:** \$19,000.00 per month NNN
Estimated monthly operating expenses \$0.115 per square foot

Bay Area Proximity

