

2534 MAGNOLIA ST

OAKLAND, CA ± 11,359 Sq. Ft.

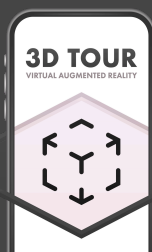


List Price: \$2,480,000

FUNCTIONAL MULTI-UNIT INDUSTRIAL PROPERTY IN CONVENIENT WEST OAKLAND LOCATION

VIRTUAL TOUR

[Click to view](#)



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BUILDING SUMMARY

2534 Magnolia St

Building Size ± 11,359 Sq. Ft

Zoning CIX-1A/S-19

APN 5-437-18

Lot Size ± 11,650 Sq. Ft

Unit A* ± 4,503 RSF

Unit B* ± 3,598 RSF

Unit C ± 3,258 RSF

*Bonus mezzanine space not included

Size and measurements are deemed accurate, but are not guaranteed



2534 Magnolia St



PROPERTY HIGHLIGHTS

- Major property renovations performed in 1996
- Easy access to I-80/I-580 and the Bay Bridge
- Located in a Qualified Opportunity Zone
- Property located within Oakland's permitted Cannabis Cultivation Zone (buyers to confirm)
- The roof was re-coated in 2023 and comes with a 20-year transferable warranty

Floor Plan

2534 Magnolia St



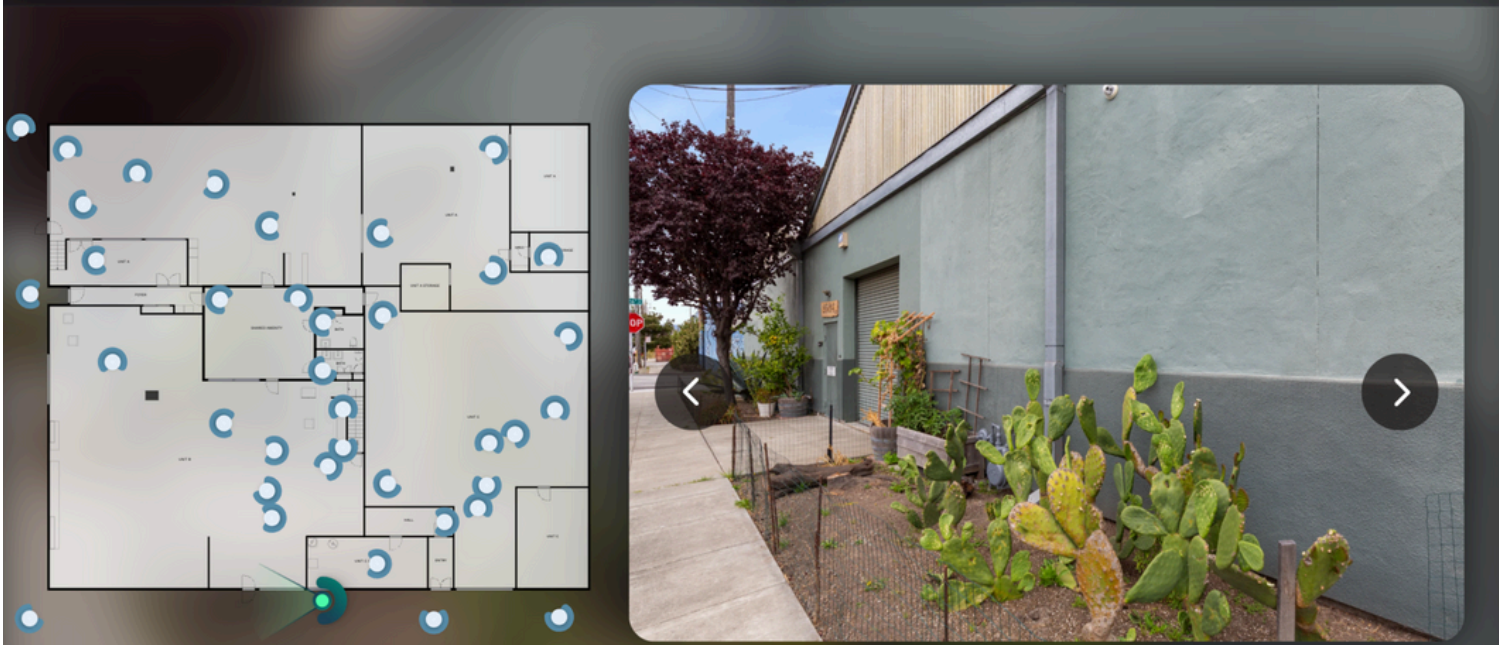
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2534 Magnolia Street

Oakland, California 94607

Unit B

Approximately 47'8" x 39'2"



All information herein is offered in good faith and deemed accurate, but not guaranteed. Measurements are approximate and must be verified by prospective purchasers

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- Units A and B are tenant occupied on month-to-month leases



- Unit C is vacant

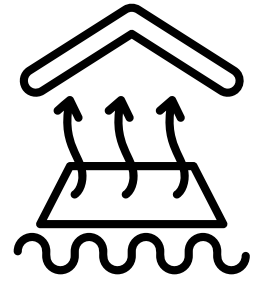


- Ample warehouse area within the individual units

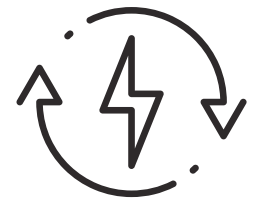


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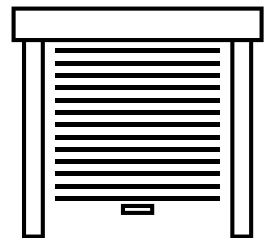
Building Features



Units A and B
have radiant
floor heating



400 amp
3-Phase
Power



Four (4) roll-up
doors



Tranquil common
area with two (2)
large, single-stall
restrooms.







↑ San Francisco 8.0 mi

Emeryville Shopping 0.9 mi →

← Downtown Oakland 1.8 mi

UC Berkeley 4.7 mi ↓



Transportation



SUBWAY

West Oakland	7 min drive	1.5 mi
Lake Merritt	9 min drive	2.7 mi

AIRPORT

I X OAK 17 min drive 10.8 mi



33 min drive 21.2 mi

FREIGHT PORTS



PORT OF OAKLAND

5 min drive

2.1 mi



COMMUTER RAIL

Emeryville (California Zephyr - Amtrak, Capitol Corridor - Amtrak, Coast Starlight - Amtrak, San Joaquins - Amtrak)

5 min drive 1.9 mi

Oakland (Capitol Corridor - Amtrak, Coast Starlight - Amtrak, San Joaquins - Amtrak)

6 min drive 2.5 mi



Surrounding Amenities

- Prescott Market Food Court
- Almanac Brewing
- Ballers Stadium
- Proximity to 80/Bay Bridge
- West Oakland Farmers Market
- Pacific Pipe Climbing Gym
- Ghost Town Brewing
- Bandaloop Studio
- The Horn BBQ
- The Crucible
- Middle Harbor Shoreline Park
- Port View Park
- Soundwave Studios
- Sould Blends Coffee
- Proyecto Diaz Coffee
- Soba Ichi
- Cannabis Corridor

Contacts



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