



**INTERIOR
UPGRADES
COMPLETE**

CREATIVE INDUSTRIAL FLEX SPACE FOR LEASE

PROMINENT HIGH VISIBILITY CORNER LOCATION

4045 HORTON STREET

EMERYVILLE, CA

Project Highlights:

- ±36,575 - ±55,860 SF Available
- Improvements to Suit
- Across from East Bay Bridge Shopping Center
- Immediate Access to I-80, I-580, I-880 and Hwy 24
- Flexible Mixed Use Zoning



For more information please contact

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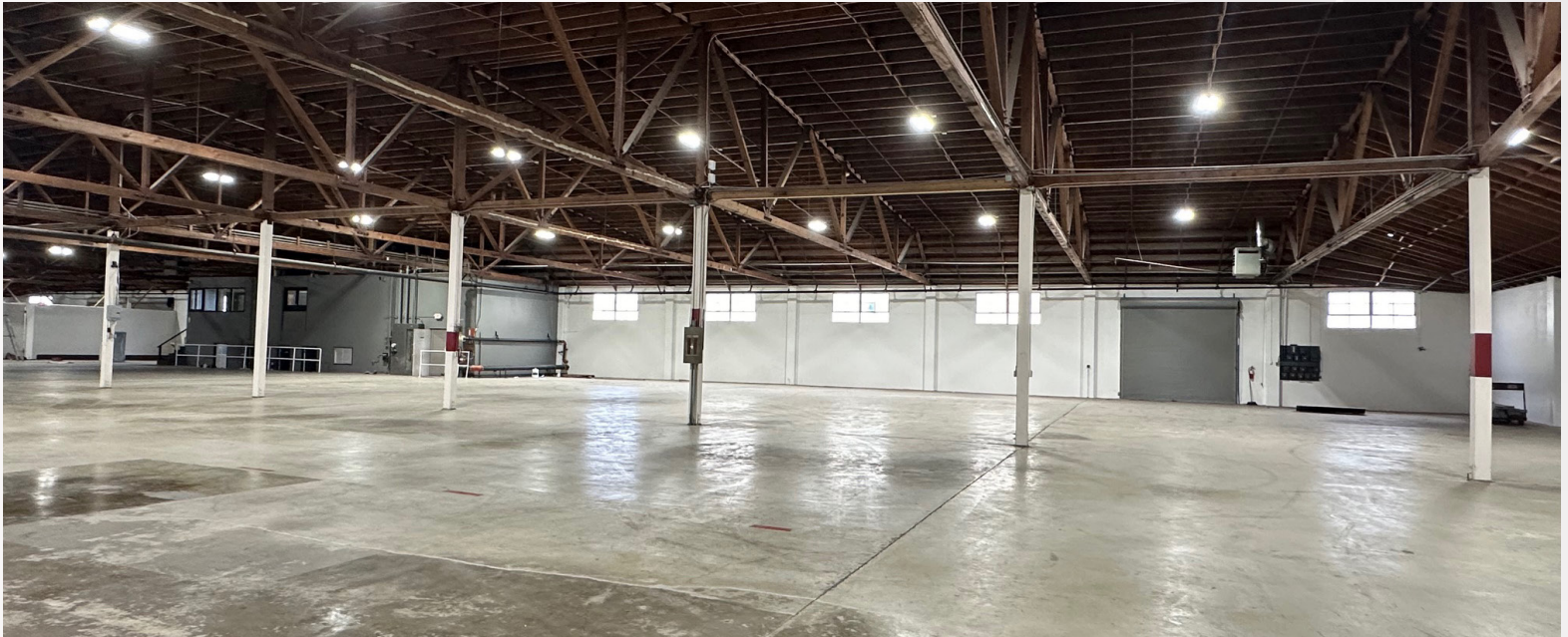
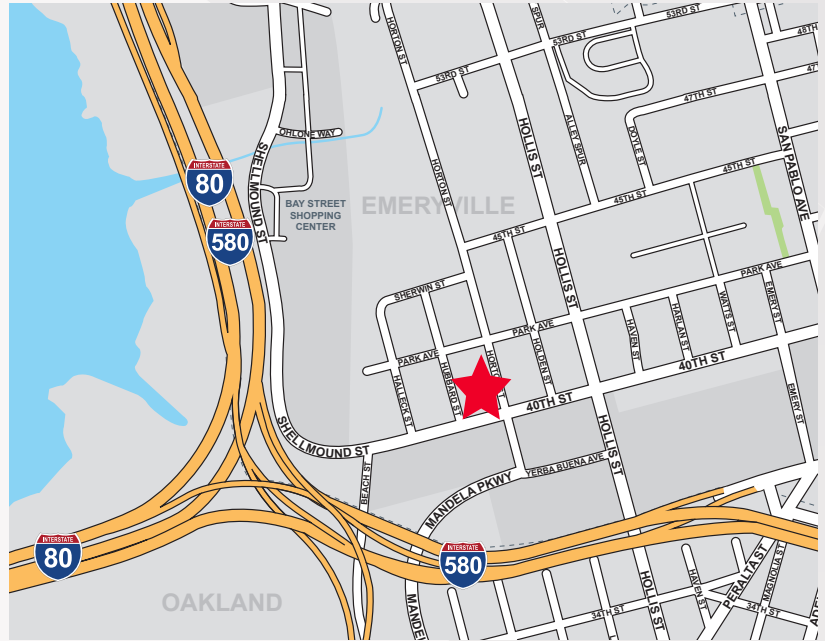
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BUILDING FEATURES

4045 Horton Street has excellent street frontage with High Visibility along 40th Street and is within walking distance to three (3) lifestyle shopping centers.

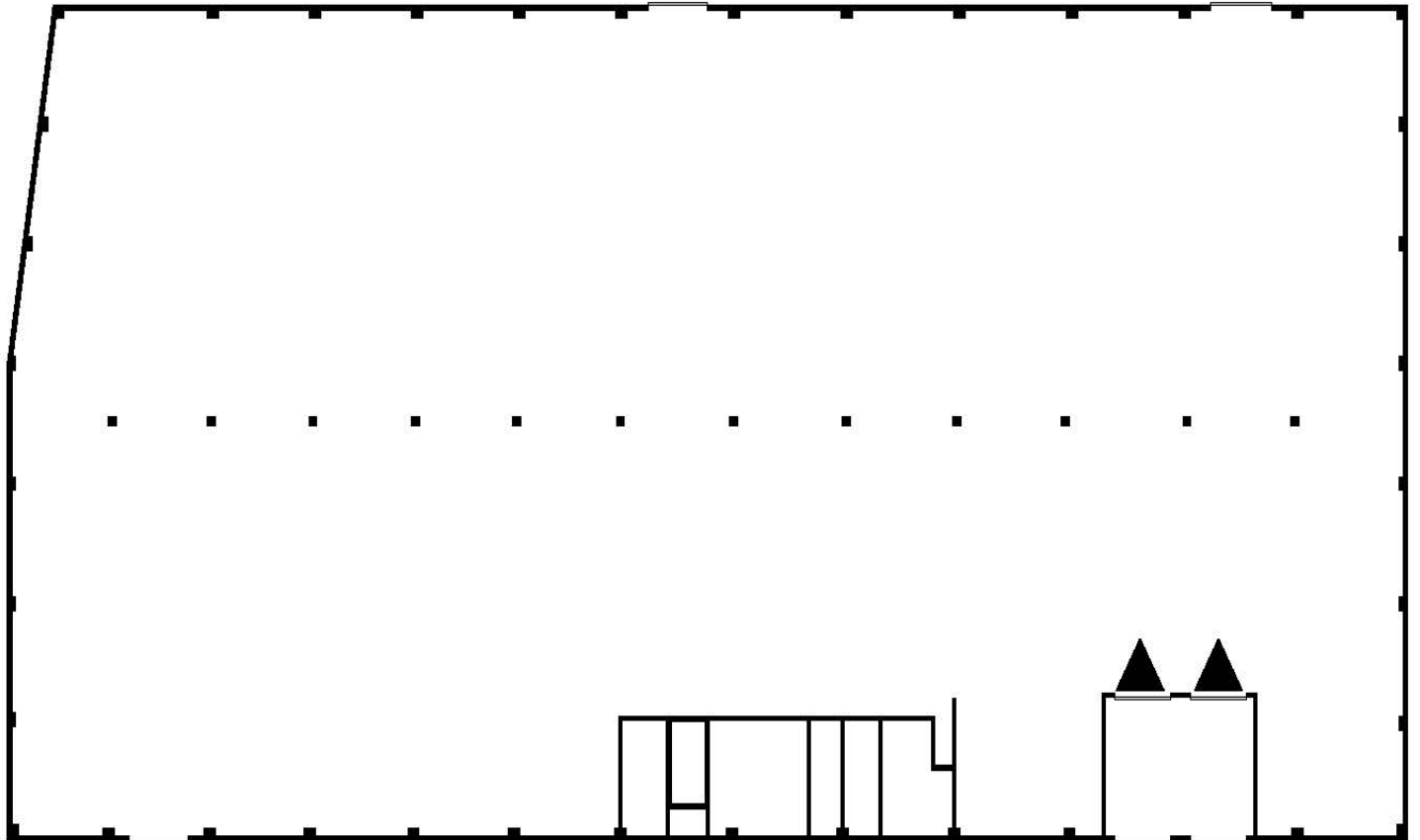
- New Interior/Exterior Paint
- Two (2) Interior Dock High Doors
- 20' Clear Height
- Offices to Suit
- 800 Amps, @ 120/240 Volts
- New Energy Efficient LED Lighting with Motion Sensors
- Sprinklers
- Flexible Zoning



EXTERIOR BUILDING PHOTOS



AERIAL & BUILDING PLAN



** Disclaimer: Proposed Conceptual Plan May Change Depending on Tenant's Need**

PROXIMITY MAP



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