

FOR SALE OR LEASE

UPDATED GILMAN DISTRICT FLEX/R&D BUILDING



1200 5TH STREET BERKELEY CA 94710

Highlights:

- Layout consists of approximately 3,195 SF of open warehouse area, 3,914 SF of ground floor lab/office area, and 3,200 SF of highly improved office area on the second floor
- Ideal for R&D, tech, flex, and light manufacturing uses
- The building features a large roll up door, insulated ceilings, epoxy coated concrete flooring, newly renovated offices with great natural light, full HVAC, updated restrooms and more

- 400amp, 3-phase, 240/208/102V power
- Excellent single tenant building identity
- MULI Zoning
- Prime Gilman district location – one block down from [Fieldwork](#) and close to [Whole Foods](#), [Philz Coffee](#), [Boichik](#), [Picante](#), [El Mono](#), [Gilman Brewing](#), [Gilman Wine Block](#) and more
- Recently completed on/off ramp project allows for easy access to I-80 and I-580

Building Size: ±10,309 SF

Parcel Size: ±7,500 SF

Sale Asking Price: \$3,000,000

Lease Asking Rate: \$2.25 PSF/Month IG

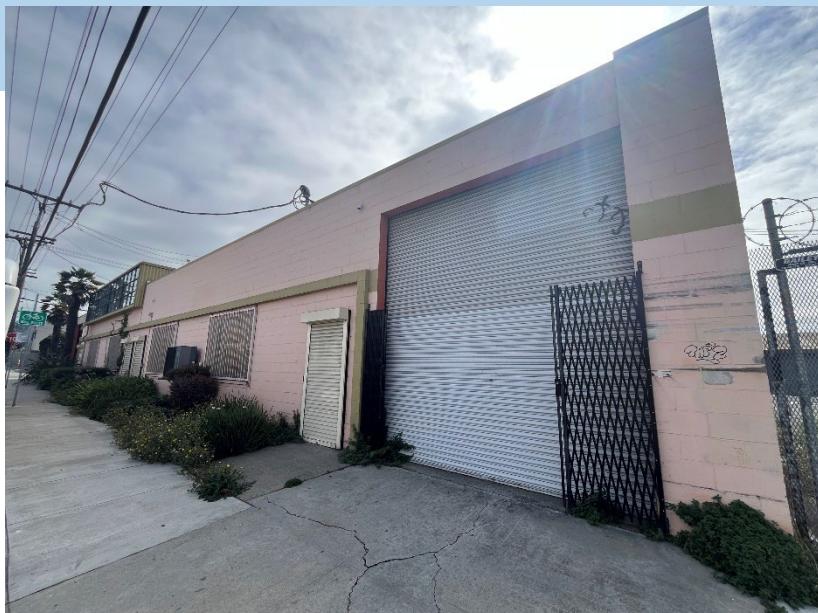
Colby Katz | 510-450-1420 | ckatz@mrecommercial.com | DRE: 01949015

Francis Griffin | 510-450-1405 | fgriffin@mrecommercial.com | DRE: 02016713

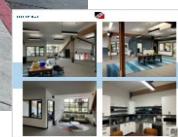
All information herein is deemed reliable, but it is not guaranteed. Note: Obstructions have been digitately removed from the image above.



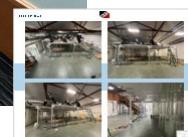
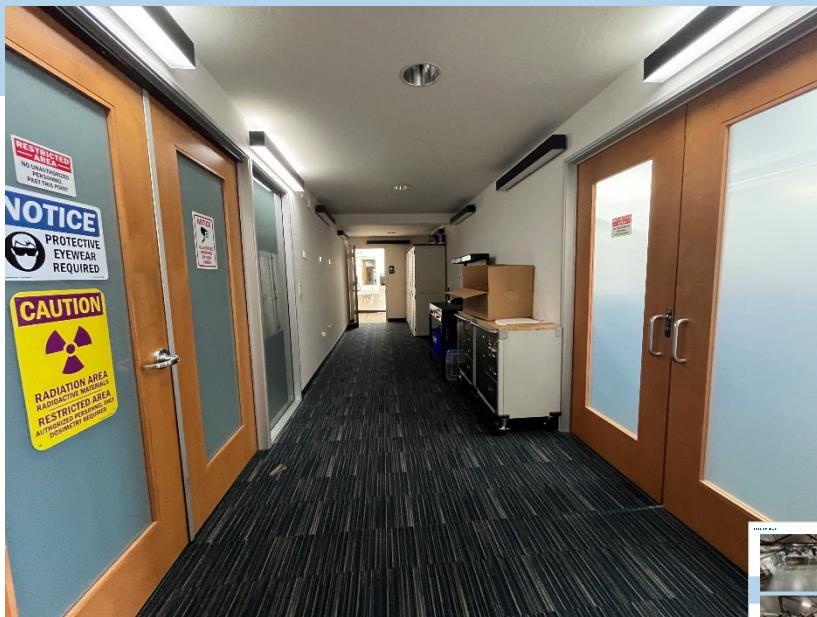
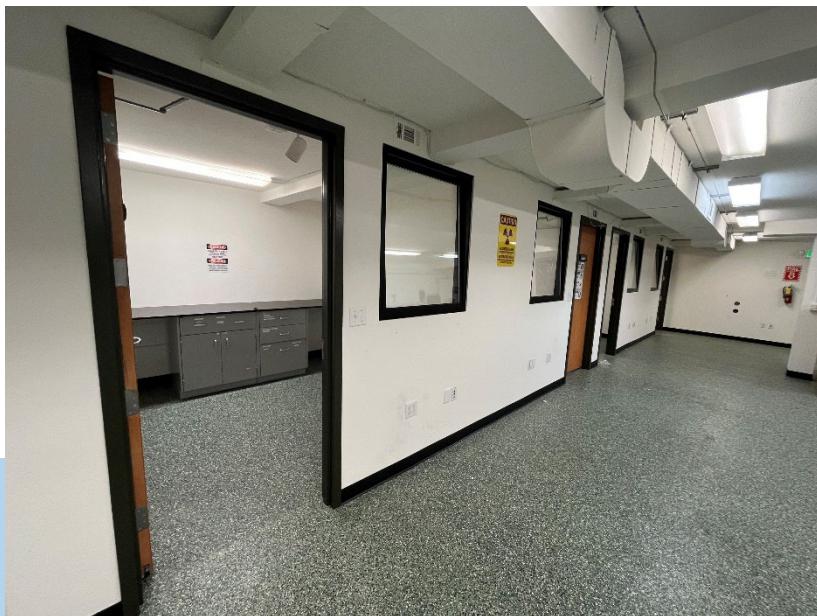
1200 5th Street

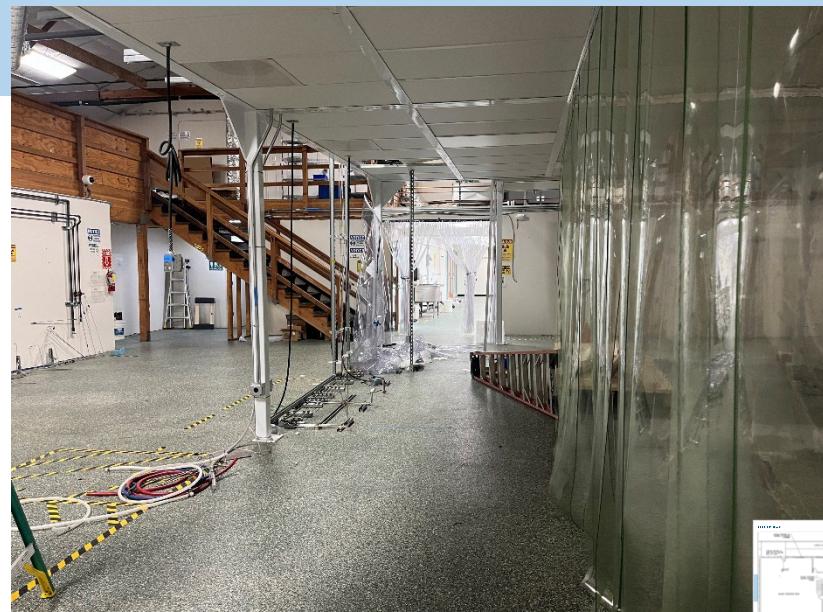
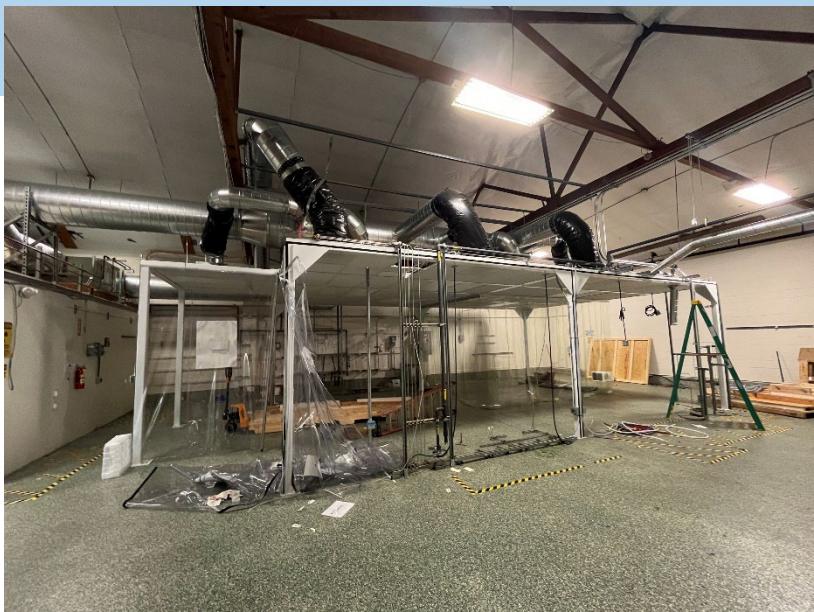
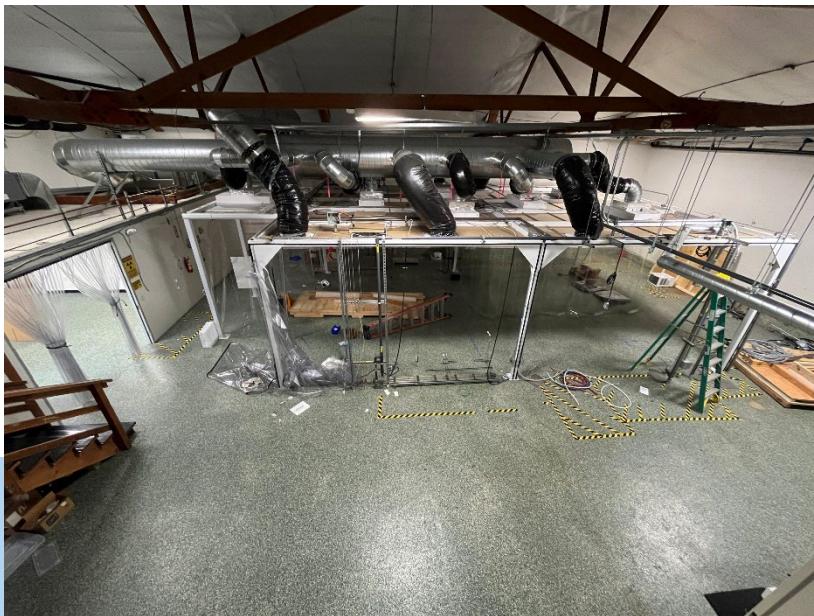


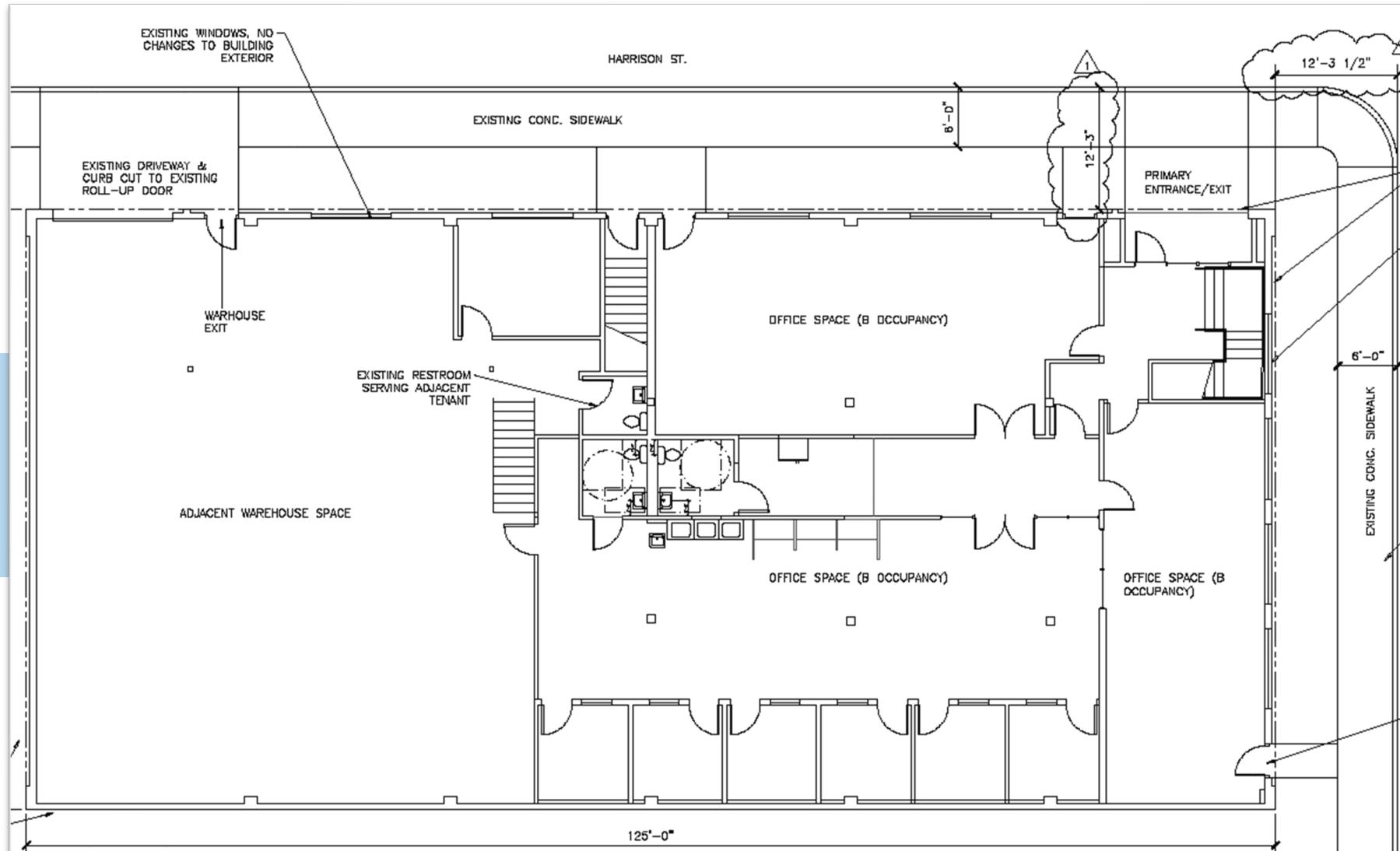
All information herein is offered in good faith and deemed accurate but not guaranteed.

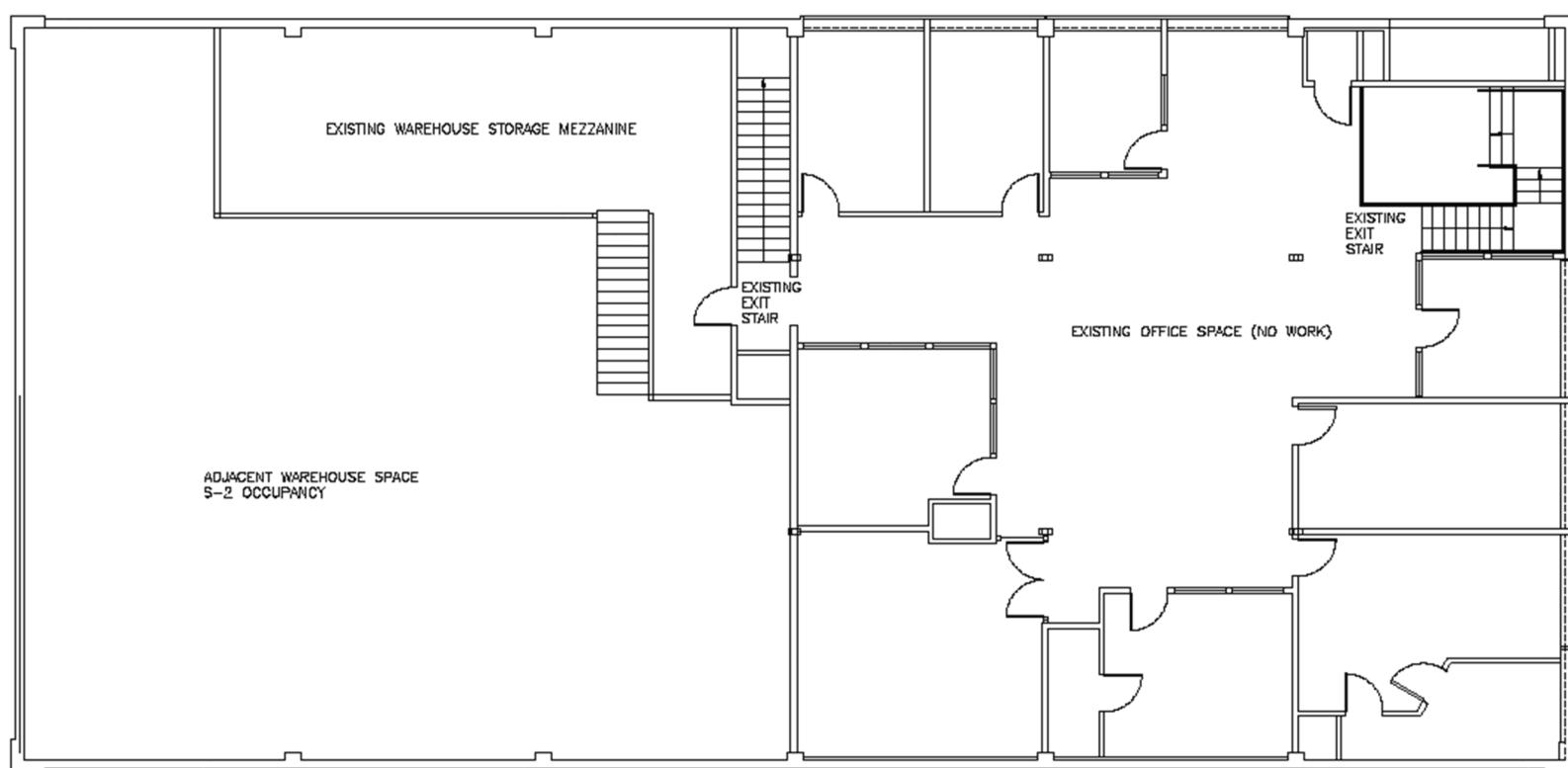








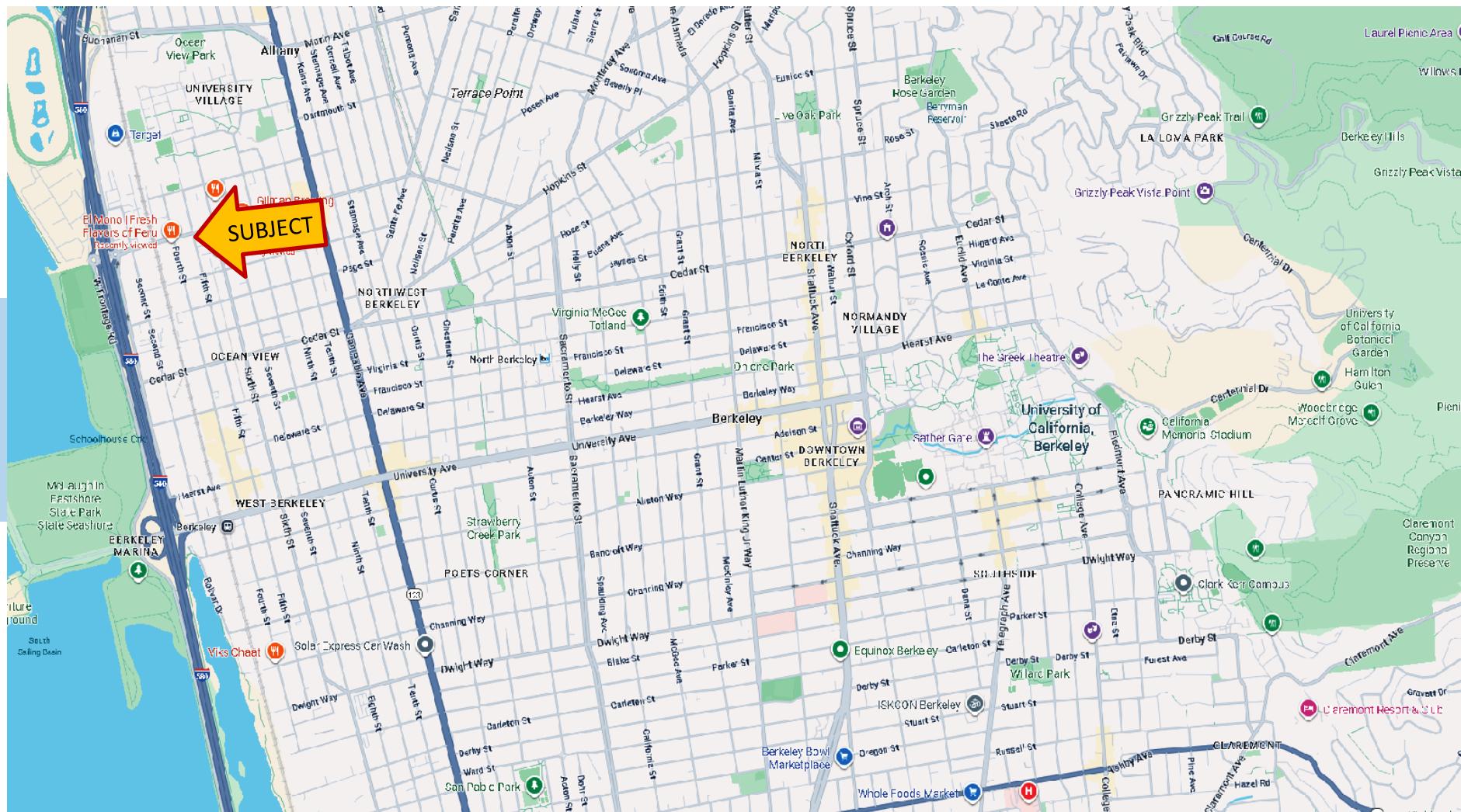




REFERENCE SECOND FLOOR PLAN



Subject: 1200 5th Street



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