

# For Lease | Gilman & I-80



## 641 Gilman

± 29,019 SF | ±1.14 Acres Land

±11,100 SF of fenced yard + fenced areas for on-site parking

Pricing: Upon Request

Prime Berkeley Freeway Frontage



Freeway Visibility, High Traffic  
Signalized Hard Corner



Rare Freeway Signage  
Opportunity



±310,000 ADT



Immediate Freeway  
Access to I-80



Max Clear Height  
+/-35'



Cranes – Two (2): 5-ton cranes; and  
one (1): 10-ton crane



Power – two (2) panels: one  
440v 3-phase with 400 amps,  
and one 480v  
3-phase with 800 amps



Major Regional Retail  
Destination

Dan Clancy

Leasing Agent

CA-DRE# 01366822

dclancy@modology.com (925)

414-3337

Brandon Farrell

Executive Vice President –

Chief Operating Officer

CA-DRE# 00241430

brandonf@hallequitiesgroup.com (925) 933-4000 x229



**Hall Equities Group**

# Freeway Visible Signage



# Property Information

Address:	641 Gilman St.	1265 Eastshore Hwy.	1285 Eastshore Hwy.	Total
APN:	060-2363-002	060-2363-003-10	060-2363-003-07	
Building Improvements:	±17,957 SF	±10,928 SF	0 SF	±28,885 SF
Warehouse Dimensions:	±77' x 56'	±150' x 72'	N/A	±49,695 SF



## Zoning: Manufacturing District (M) | Allowed Uses\*



Vehicle Sales



Industrial and Heavy Commercial Uses



Manufacturing



Warehouse



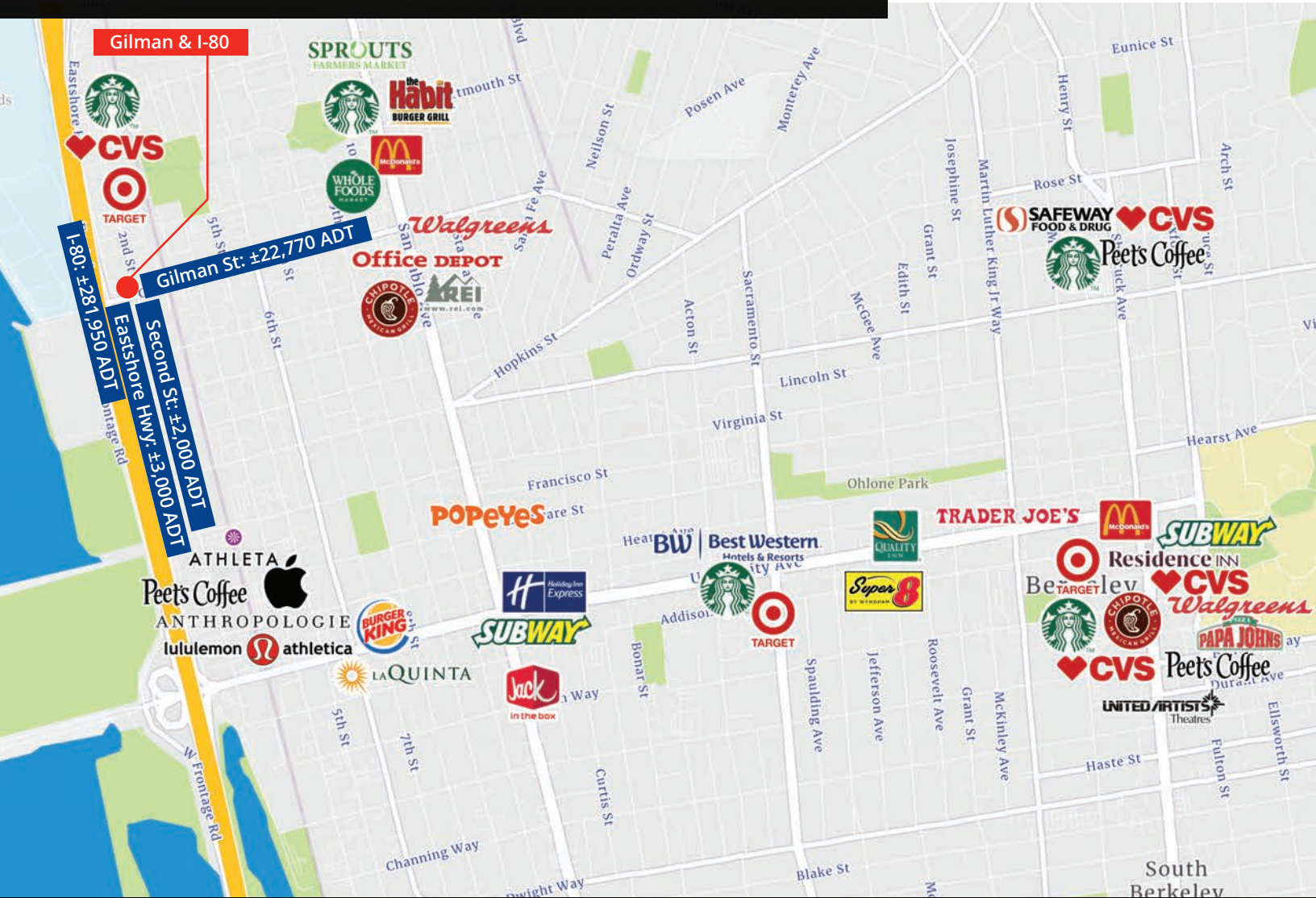
Urban Agriculture



Cannabis Retailer

\*With Zoning Certificate, Administrative Use Permit or Use Permit

# Location Overview



## Demographics 5 mile radius



351,298  
Total Population



77.5%  
White Collar  
Employment



173,733  
Employed Civilian  
Population



\$156,150  
Average HH Income



61,669  
Per Capita Income



65.1%  
Bachelor's Degree  
or Higher

# Local Neighbors



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