

**1404 &
1414
FOURTH STREET
BERKELEY, CA**

**THREE FREESTANDING INDUSTRIAL BUILDINGS FOR SALE
FORMER PRODUCTION BREWERY AND TAPROOM**



1404 Fourth Street:
Two Buildings Totalling
±21,265 SF | ±0.94 Acres

1414 Fourth Street:
±24,224 SF | ±0.83 Acres

**CUSHMAN &
WAKEFIELD**

BRIDGEVIEW



**1404 FOURTH
STREET**

**1414 FOURTH
STREET**

// **PROPERTY HIGHLIGHTS**

- **Zoning: M- Manufacturing**
(See City of Berkeley Website for Details)
- **Approximately 3/4 of a Full City Block**
- **Fully Secured Site**
- **Heavy Infrastructure**
- **Site Access on Three (3) Sides of the Block**
- **Gilman Street Corridor Location**
- **Excellent Freeway Access**
- **Rare Large Scale West Berkeley Opportunity**

// **1404 & 1414 FOURTH STREET**
Berkeley, CA

// 1404 FOURTH STREET

- **Production/Brewery/Taproom Building**
- **± 21,265 SF, 0.94 Acres**
- **3-Story Building**
 - * **1st Floor: ± 6,310 SF**
 - * **2nd Floor: ± 6,310 SF**
 - * **3rd Floor: ± 1,200 SF**
- **High-Bay Warehouse Building**
 - * **± 7,445 SF**
- **1,000 LB Freight Elevator**
- **Fire Sprinklers Throughout**
- **Lab and Kitchen Improvements**
- **Floor Drains Throughout**
- **Full HVAC in 3-Story Building**
- **Significant Renovations Completed in 2005**
- **Onsite Parking**
- **1,600 Amps @ 480V Electrical Service**
(to be verified by buyer)
- **Above Standard Water/Sewer Connections**
- **Heavy Gas Service**



// 1414 FOURTH STREET

- Warehouse/Storage Building
- ± 24,224 SF, 0.83 Acres
- Bow-Truss Roof
- 16' - 20' Clear Height
- Clearspan (No Columns)
- Two (2) Dock High Loading Doors (Covered)
- Two (2) Grade-Level Loading Doors
- Mezzanine Office Space
- ± 4,224 SF Cooler Box
- Fire Sprinklers Throughout
- Skylights Throughout
- 240V Electrical Service
(to be verified by buyer)
- Fenced Yard Space



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