

# INDUSTRIAL FOR SALE

TEAGARDEN BUSINESS CENTER

2982 TEAGARDEN STREET

SAN LEANDRO, CA 94577

\$1,195,000

MTC



## OFFERING SUMMARY

PRICE:	\$1,195,000
BUILDING SF:	4,010+/- SF
CLEAR HEIGHT:	16 Feet
DRIVE-IN DOORS:	One 14' x 14'
OFFICE SF:	486+/- SF
PARKING:	Open Onsite
YEAR BUILT:	1976
ZONING:	IG: General Industrial

## PROPERTY OVERVIEW

Industrial Condominium unit consisting of 4,010+/- sq ft with 3,524+/- sq ft of warehouse space and 486+/- sq ft of office space. The warehouse has 16' clear height, clear span construction, 14' x 14' drive-in door, mezzanine over front office. The 486+/- sq ft office includes a reception/work area, private office and restroom. The office is remodeled and the property is in good condition.

The available space is part of the 23-unit Teagarden Business Center located just east of Interstate 880 off Marina Blvd.



### MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210  
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Michael Tanzillo & Co.  
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Sales and Leasing

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# PROPERTY PHOTOS

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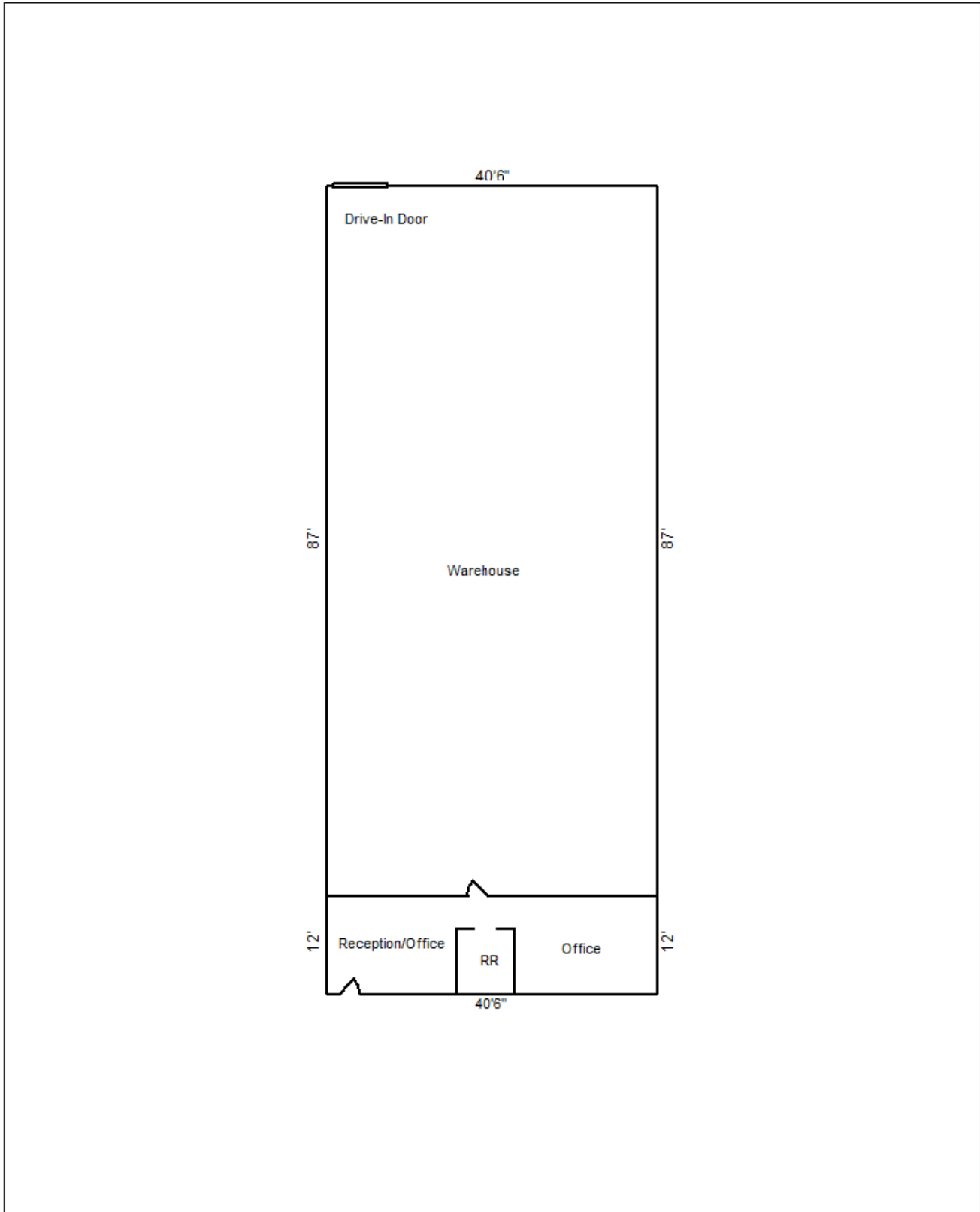
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# BUILDING DIAGRAM

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Scale 1:180

Software by Dynamic Computing (850) 894-2719

1" = 15'

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# PLAT MAP

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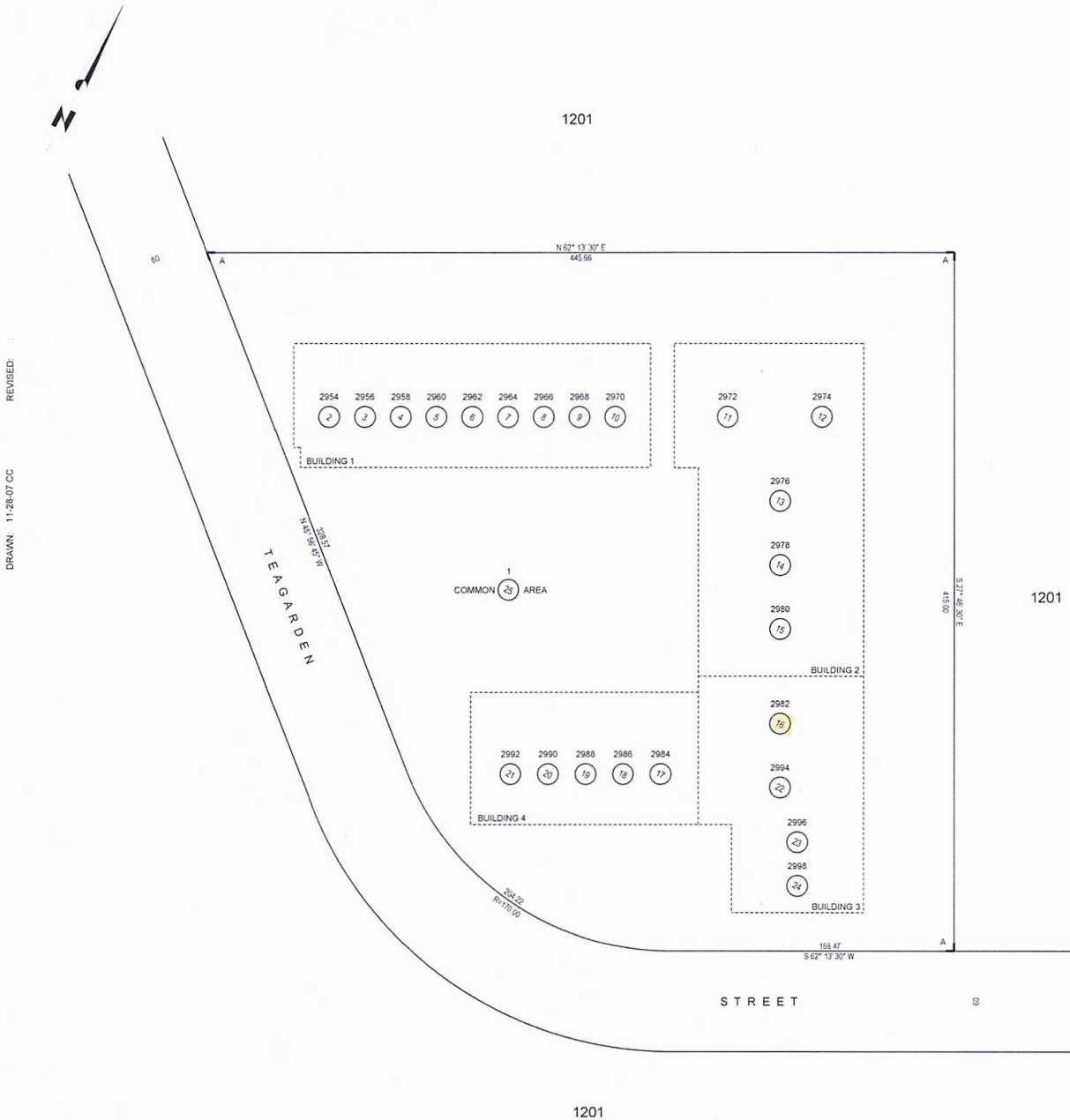


ASSESSOR'S MAP 77B

Code Area Nos. 10-081

1229 SCALE: 1" = 50'

(A) P.M. 8696 296/49-50



REVISED

DRAWN: 11-28-07 CC

FORMERLY: Plat Bk 1201

SBE: 52A

REF:

HPN: 25

IND PG: 2

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## PRESENTED BY:

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