

OWNER-USER OPPORTUNITY

RARE YARD PROPERTY

2015

W. AVE 140TH
SAN LEANDRO, CA

±21,870 SF ON ±1.22 ACRES



NEWMARK

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PROPERTY HIGHLIGHTS



±21,870 SF Free-Standing Concrete-Tilt Up
Warehouse Seismically Retrofitted



Significant Concrete Off-Street Fenced in Parking & Yard



On Cul-De-Sac Street



±1.22 Acres
Zoning: IG (Industrial General)



2 Docks with 3 Positions / 3 Grade Level Doors
2 Two Level EV Chargers



20' – 22' Clear Height



±1,000 SF Improved Office Space



1.5 Miles from Marina Blvd Exit off I-880



10 Miles from Port of Oakland



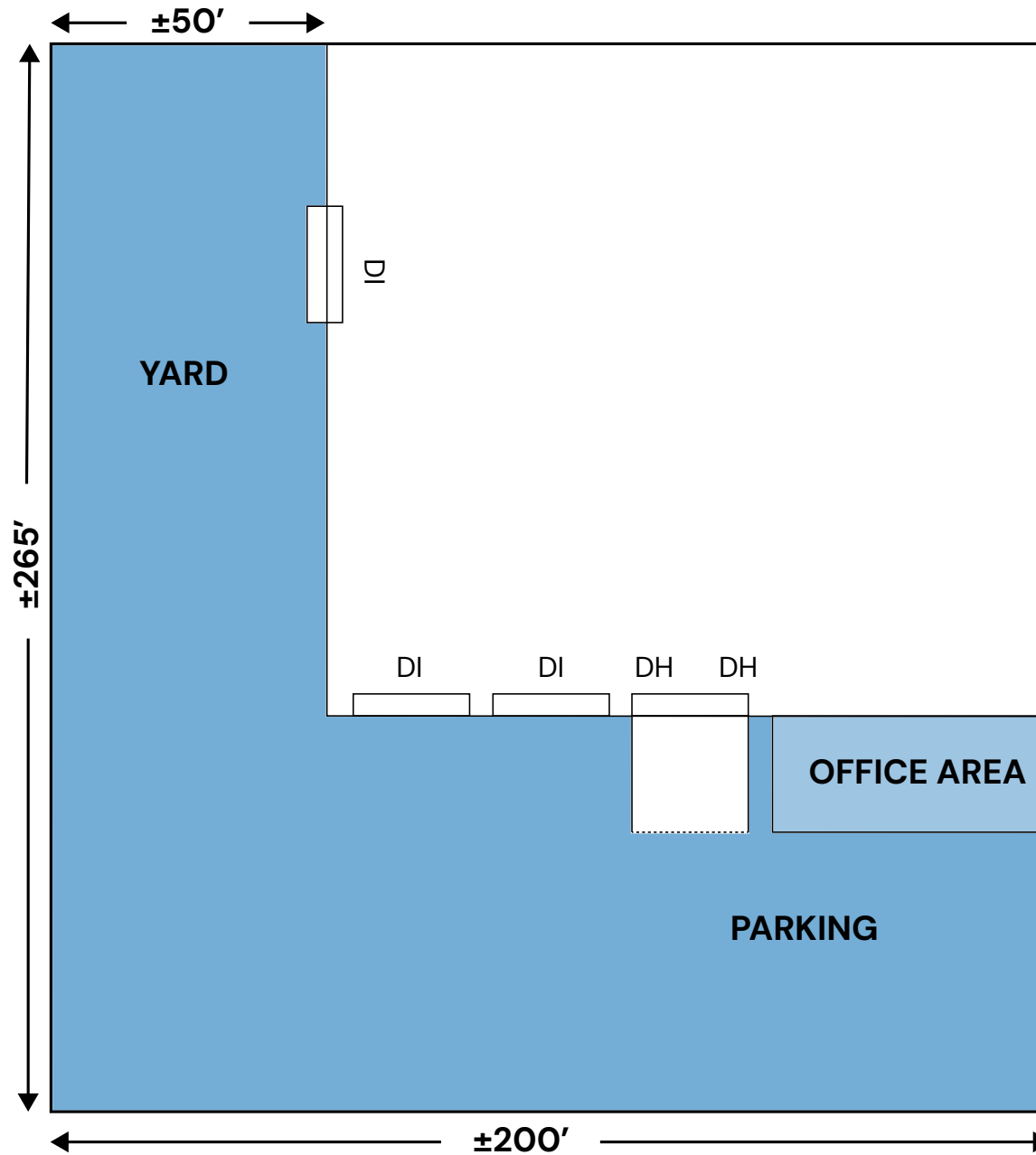
Sales Price: ~~\$7,995,000~~ \$7,595,000



Currently Occupied / Available in 60 Days



FLOOR PLAN



PROPERTY PHOTOS



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