

JINGLETOWN BUSINESS CENTER

R&D/MANUFACTURING & LIGHT INDUSTRIAL SUITES

FROM ±3,943 SF, ±6,449 SF AND ±10,392 SF

515 23RD AVENUE
OAKLAND, CA



**NEW
IMPROVEMENTS
&
SECURED
OFF-STREET
PARKING**

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PROPERTY HIGHLIGHTS

- Units Recently Refurbished, and Parking Lot Resurfaced
- RARE, Secure, Functional, Small Bay Creative Industrial Suites
- Premier Oakland Location with Immediate Access from I-880 via the 23rd Avenue Interchange.
- Walkable Access to Park Street Retail Corridor in Alameda.
- Gated Project Parking with Available 24/7/365 Access.
- Heavy Base Building Power Delivered at 277/480V



SUITE 501 HIGHLIGHTS

- ±6,449 Total Square Feet
- ±1,300 SF of Administrative Offices
- Four (4) Oversized Roll-Up Doors
- Formerly Conditioned Production Space
- 400 AMPS, 3-Phase @ 277/480V (to be field verified)
- Ample Parking
- Lease Rate: \$1.55 Industrial Gross PSF/Mo.

SUITE 507 HIGHLIGHTS

- ±3,943 Total Square Feet
- ±800 SF of Administrative Offices Within
- Two (2) Oversized Roll-Up Doors
- 200 AMPS, 3-Phase @ 277/480V (to be field verified)
- Ample Parking
- Lease Rate: \$1.70 Industrial Gross PSF/Mo.



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