



## 16440 ASHLAND AVE SAN LORENZO, CA

### LINKS

Rare owner/user opportunity to acquire a ±8,000 SF industrial building on a ±27,518 SF triangular, fully fenced lot in unincorporated Alameda County, most recently operated as a truck driving school. The concrete tilt-up and block structure offers 18' clear, 2 drive-in doors (expandable to 5), fire sprinklers, three restrooms, and approximately 2,500 SF of recently remodeled office space. The site backs directly to the BART providing a permanent buffer with no rear neighbor and features a generous secured yard ideal for trucking, distribution, contractor, service, or fleet-based operators. Light industrial zoning permits a wide variety of uses, and recent building and site improvements have been completed throughout. Strategically positioned with immediate access to I-580, I-880, and I-238, just minutes from Castro Valley, Hayward, and Oakland International Airport located in a federally designated Qualified Opportunity Zone, offering potential capital gains tax benefits for qualifying investors (Broker/Buyer to confirm).

[PROPERTY PHOTOS](#)

[ZONING LINK](#)

### PROPERTY DETAILS

Property Address	16440 Ashland Ave	RBA	8,000 SF
City, State, Zip	San Lorenzo, CA 94580	Tenancy	Single
Price	\$2,650,000	Year Built	1962
Lease Rate	\$1.25/SF/NNN	Zoning	M1-B40 Light Industrial District
Lot Size	27,518 SF	Stories	2 (office)



