

# AVAILABLE FOR LEASE

8399 EDGEWATER DRIVE | OAKLAND, CA



## EXCLUSIVE AGENT:

Ryan Martens, Principal

E \\ [rmartens@lee-associates.com](mailto:rmartens@lee-associates.com)

P \\ 510.903.7605 | LIC# 01709157

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

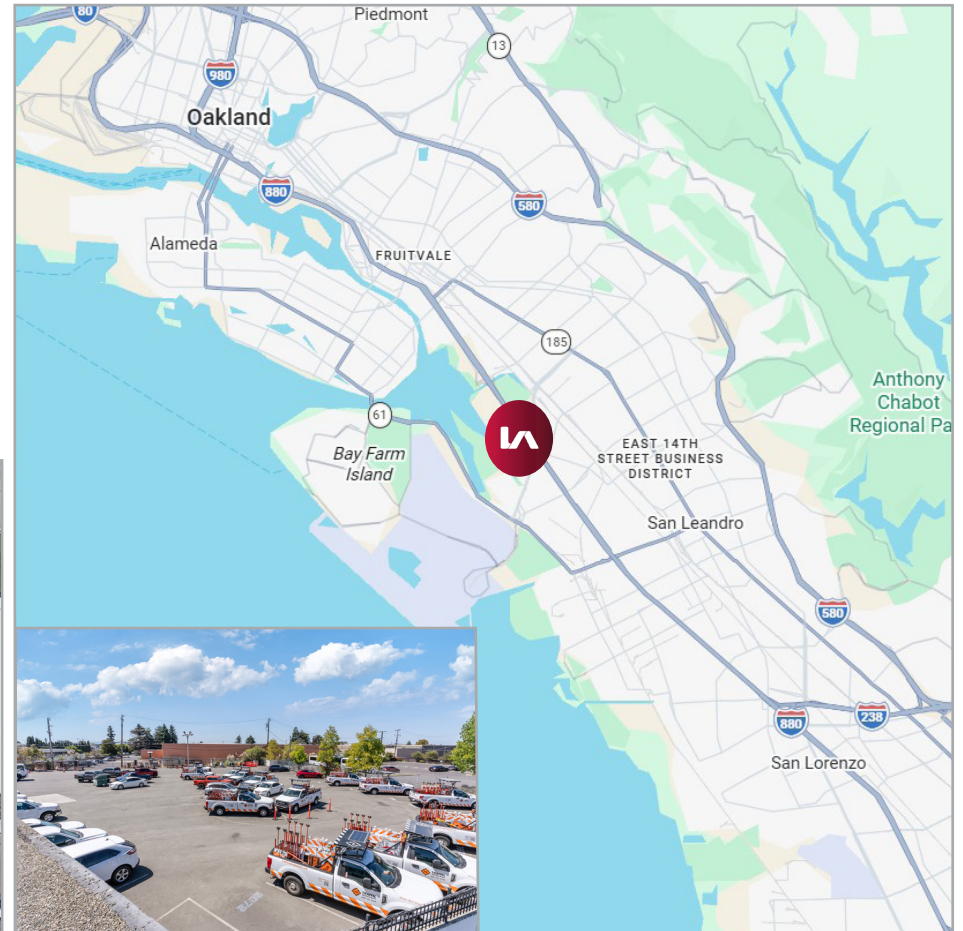
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## FEATURES:

- 12,000± SF Industrial Space
- Includes 4,500± SF Office Area
- 13,000± SF Fenced Yard Area
- 2 Drive-In Doors
- 600 Amps @ 120/240 Volts (Confirm w/ Electrician)
- Lease Rate: \$14,500/SF, I.G.
- Available Now



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