



BERKELEY, CA 

Available Now! Ready for Lease.

Rare Manufacturing Building
in Berkeley For Lease

Entire Building Can Be Available for Sale


2630 8th Street

**±40,130 SF
For Lease**

\$2.95 NNN

**Full Fee to Procuring
Broker 5% and Bonus
Commission \$2.00 PSF**

CBRE

Owned By: 
**ClearWater
MANUFACTURING CENTER**

Property Highlights



Total Sq Ft - $\pm 51,967$
(Divisible to $\pm 5,600$ RSF, $\pm 6,015$ RSF, $\pm 28,664$ RSF, or $\pm 34,679$ RSF)



Spaces are Market Ready Condition. Renovation completed with 2 finished office areas with ADA restrooms, power upgrades, and new roof



Located on the Corners of 7th, 8th, and Carlton Street



Premium Flex Property
Manufacturing Opportunity with Heavy Power



Parking Available



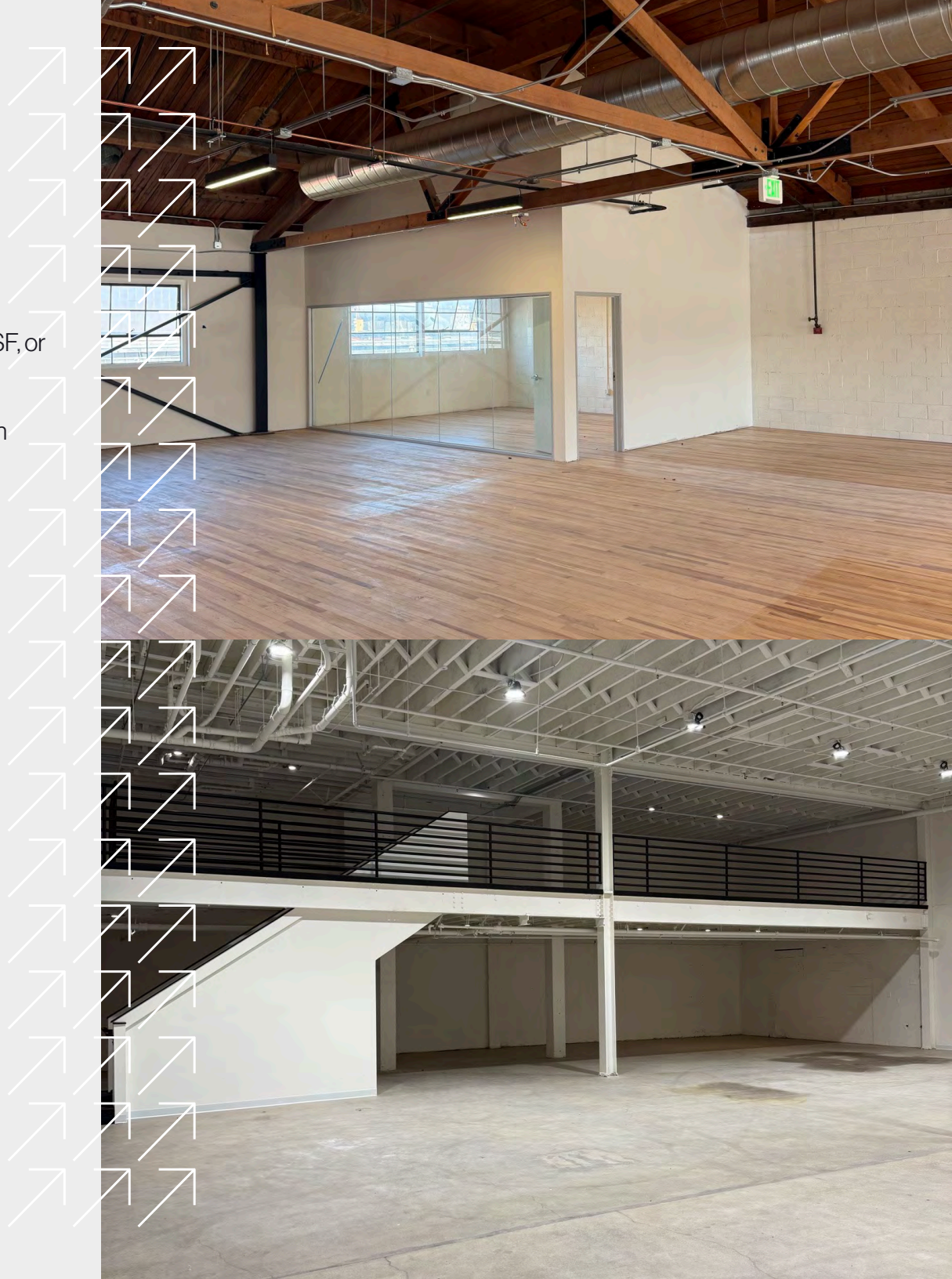
Zoning – MU-LI



Lease Rate – Call Brokers



Available Now



Site Plan on entire ±51,967 RSF Building



TOTAL SQ FT: ±51,967 RSF

- + 2,200 AMPS @ 480V of power*
- + Fully sprinklered
- + Gas on-site** (Two four inch lines of 3mm BTU @ 2psi)
- + Seismic Upgrades in the building
- + New Roof
- + Two (2) interior dock positions
- + Small Freight Elevator
- + Five (5) Grade Level Doors
- + Abundance of natural light

*Tenant shall verify with licensed electrician the power is suitable for their needs.

** Tenant to verify

Site Plan

Suite A, B & C



SUITE A - 905 CARLETON ±28,664 RSF W/ ±7,654 RSF OF OFFICE SPACE

- + 1200 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Turnkey office on 2nd floor

SUITE B - 2630 8TH ST ±6,015 RSF

- + 1000 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Office to Build out

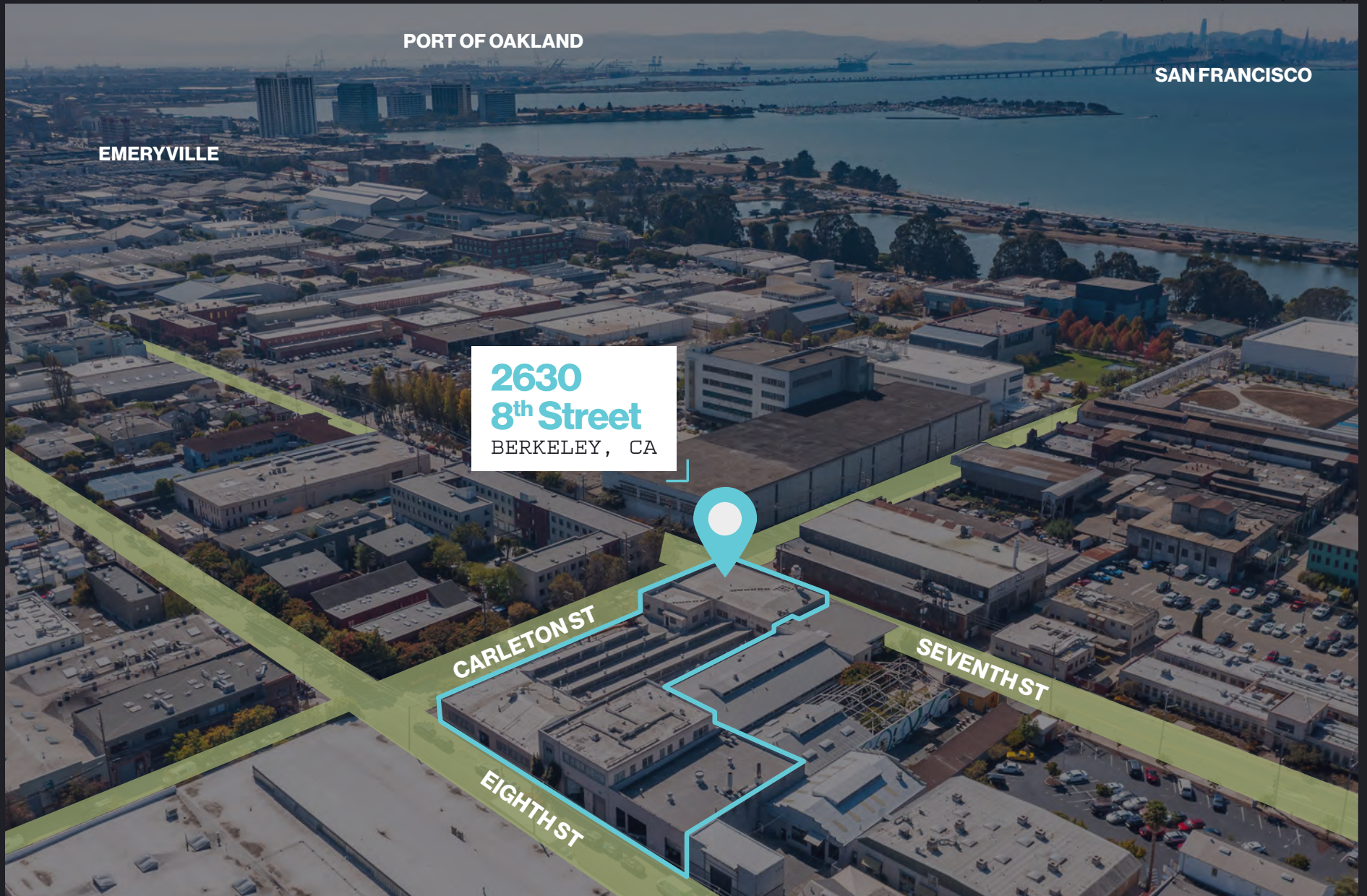
SUITE C - 2630 8TH ST ±5,600 RSF

- + 1000 Amps @ 480V (tenant to verify)
- + White box manufacturing space on ground floor
 - New lights throughout
 - Clean floors throughout
 - Fresh paint throughout
 - Dedicated power
 - ADA restrooms
- + Office to Build out

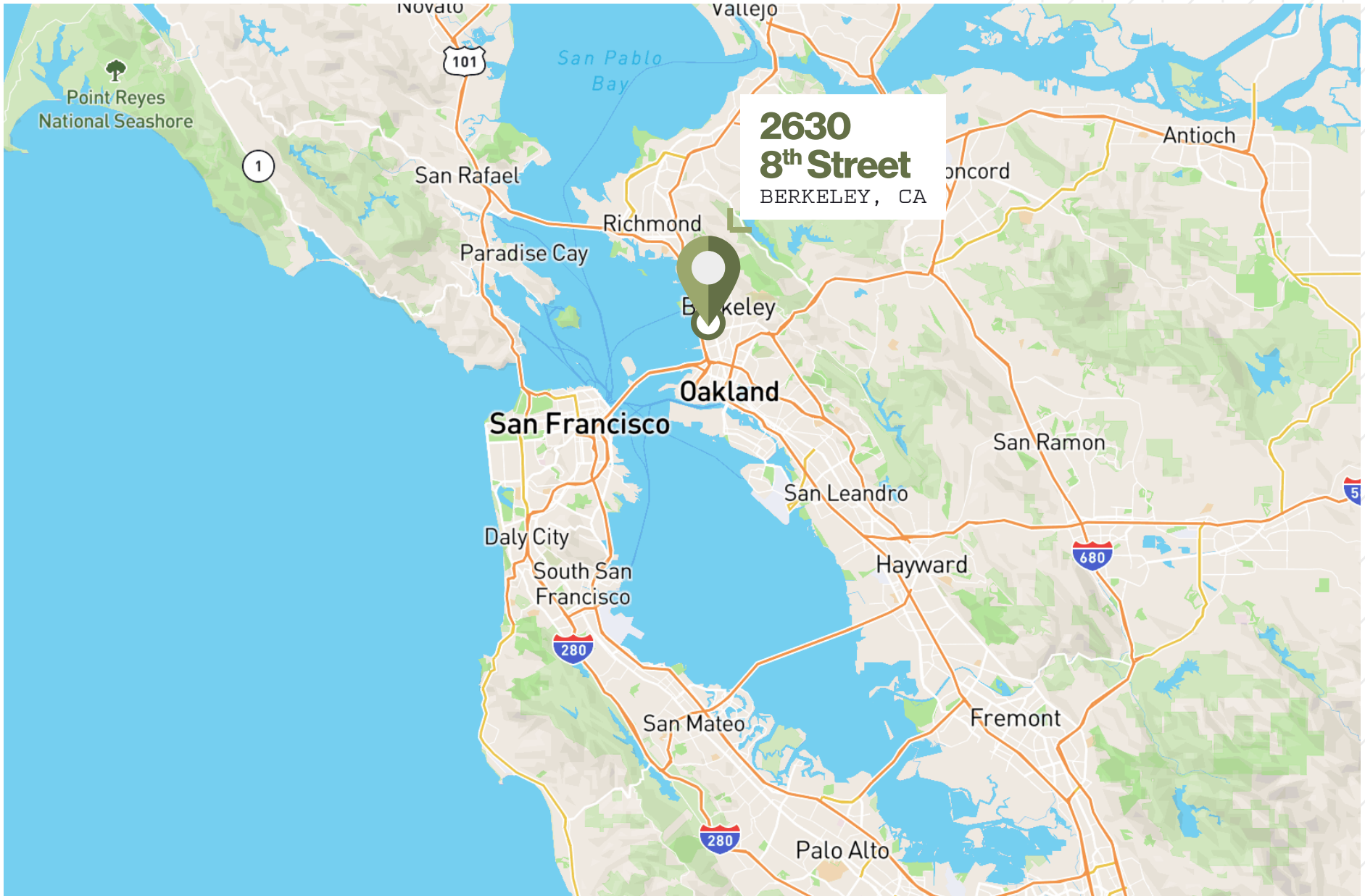




Location Map



Regional Map



Amenities Aerial



RESTAURANTS

- 1 900 Grayson
- 2 Standard Fare
- 3 Uncommon Grounds
- 4 Iyasare
- 5 Cafe M
- 6 Tacubaya
- 7 Prizefighter
- 8 Tarocco
- 9 Third Culture Bakery
- 10 CoRo Coffee Room
- 11 Wondrous Brewing Company
- 12 Cellarmaker Brewing Co

GROCERY

- 1 Vik's
- 2 Berkeley Bowl West

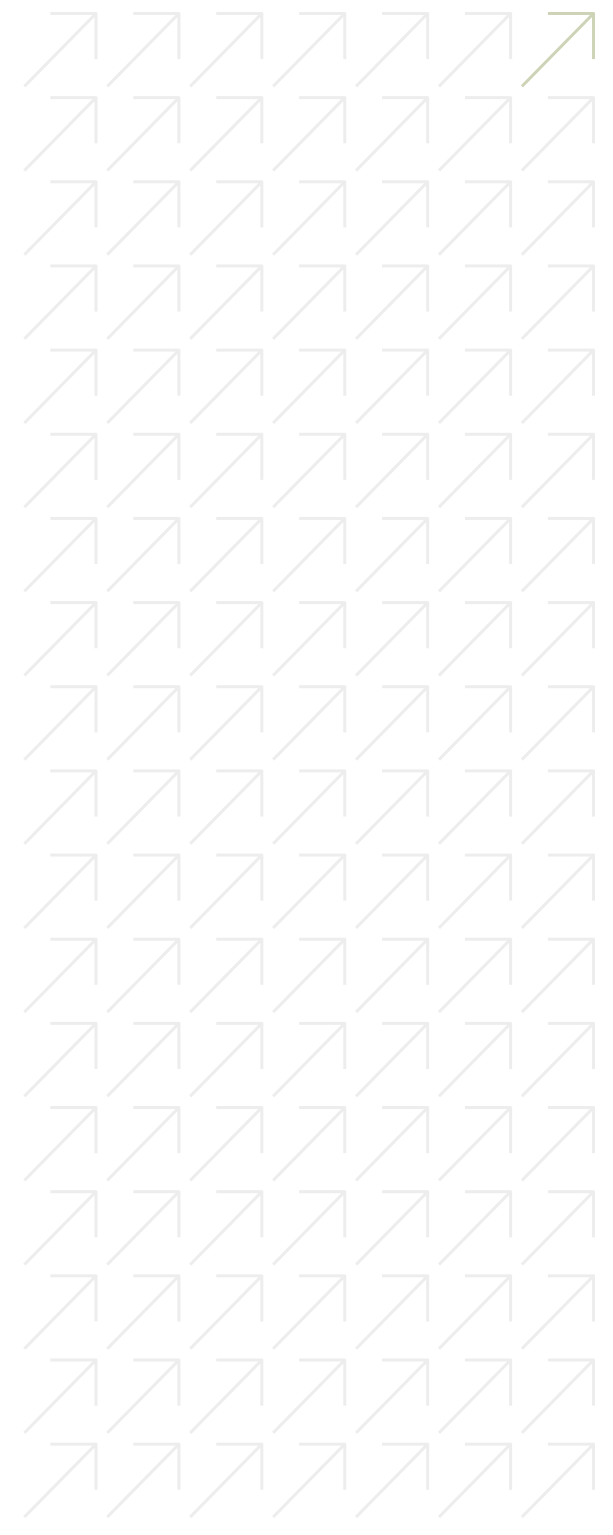
SHOPPING

- 1 Apple Store
- 2 Lululemon
- 3 Anthropologie

SCHOOLS + GYMS

- 1 Aquatic L Pre-School
- 2 Kid's Gym
- 3 Berkeley Iron Works

Transit Map





BERKELEY, CA



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CBRE

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