

Robotics Lab / AI / R&D / Supply Chain / Manufacturing / Warehousing /
Autonomous Vehicles / Machine Learning/ Autonomous Lab / Fulfillment Center

FOR SALE

±150,000 SF Bldg on 8.5 AC
8400 Edgewater Dr.
Oakland, CA 94621



Location: Oakland Airport Business Park - 'Commercial Corridor' Port of Oakland Jurisdiction
Former Walmart Reposition to Industrial – Allowed
Direct Access to 880 Corridor; Oakland International Airport (OAK); BART; Amtrak



John Dunning
Senior Director
510-622-8435

john.dunning@tricommercial.com
LIC: #02024892

Investment Thesis: Could this physical infrastructure with direct access to the 880 Corridor and seamless reach to the Oakland International Airport (OAK), assist you in adding value to the industrial automation ecosystem?

Property Overview

8400 EDGEWATER DRIVE, OAKLAND, CA 94621

Property Overview	
Address:	8400 Edgewater Dr., Oakland, CA 94621
Single Level Building:	±150,000 SF on 8.5 AC
APN:	042-4425-029-00
Clear Height:	Minimum clear height of 13' is just at the girders that are 50 feet on Center; with 15' to 17' clear height under span.
Column Spacing:	50' x 50'
Side Yard Areas:	Allows for Vehicle Parking/ On-Site Power Generation 'Micro-Grids' for redundant – reliable power infrastructure / IOS
Dock High Doors:	3
Grade Level Doors:	8
Zoning:	Port of Oakland Jurisdiction – Retail reposition to Industrial Allowed
*SPECIAL NOTE:	Port of Oakland requirement for Industrial Use is modification of the existing structure with 200' Set Back from Oakport St. (Frontage)
*Architectural Renderings can be provided with (2) Scenarios: 1) Modification of the existing structure into Industrial 2) New Ground Up Development into Industrial	
Power Infrastructure:	1600 AMP/ 480v / 3 PH
*Enough electricity to run a modern factory – Seller has initiated the path to 4,000 AMPs with PG&E (Pacific Gas & Electric) for delivery within 6 months	



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Property Features | Advantages | Benefits

8400 EDGEWATER DRIVE, OAKLAND, CA 94621

- ±8.5 AC
- ±150,000 SF Building
- Grade Level Loading and Dock Level Loading
- (3) Signalized Corners & Frontage – Pendleton Way; Edgewater Dr.; Oakport St.; Shopping Ctr.
- High Identity Monument Signage with visibility from 880 Fwy Corridor & BART's Oakland Airport Connector (Automated Gateway Transit) from BART's Coliseum Station to Oakland International Airport (OAK)
- Amtrak Coliseum Station accessibility
- Port of Oakland's Zoning Allows - Repositioning into Industrial
- Immediate Access to the 880 Corridor
- Direct Access to the Oakland International Airport (OAK)
- Accelerated time to Market – Over Ground Up Development by Redeveloping Existing Structure
- Demo Bid Available should preference be Ground Up Development



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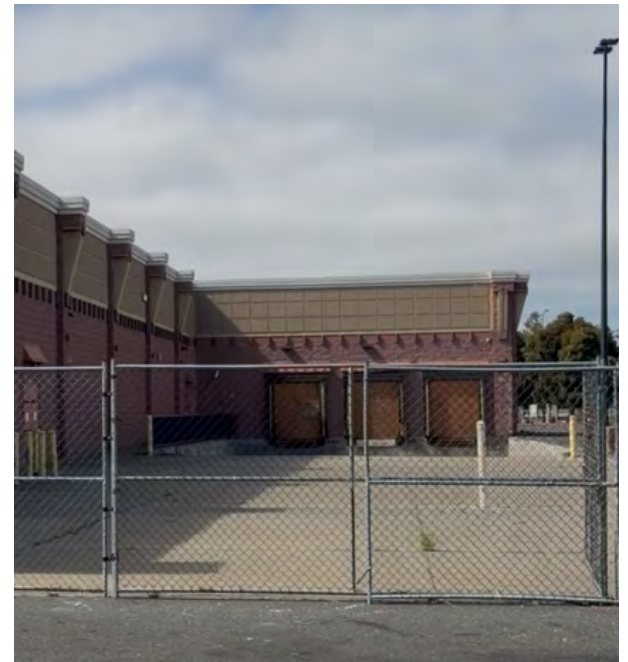
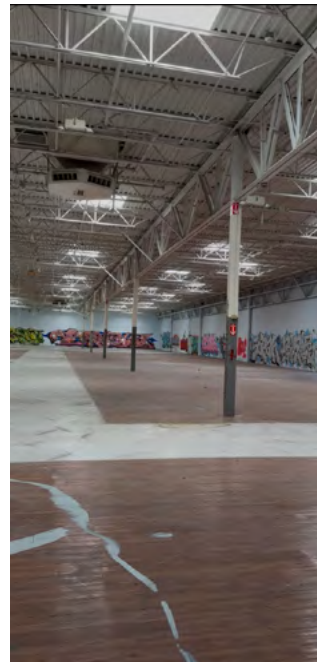
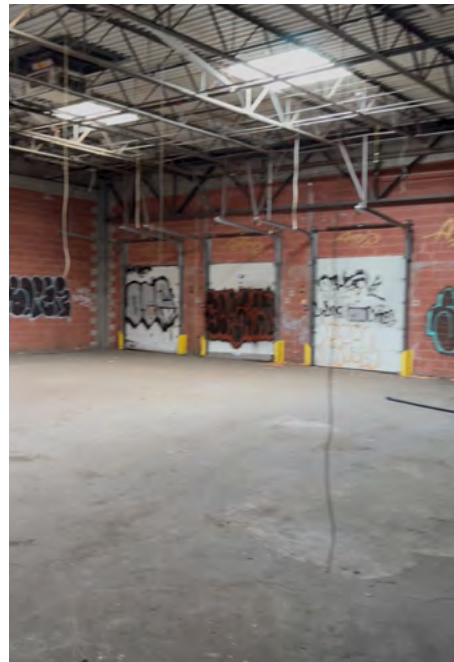
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Existing Interior / Exterior Pics

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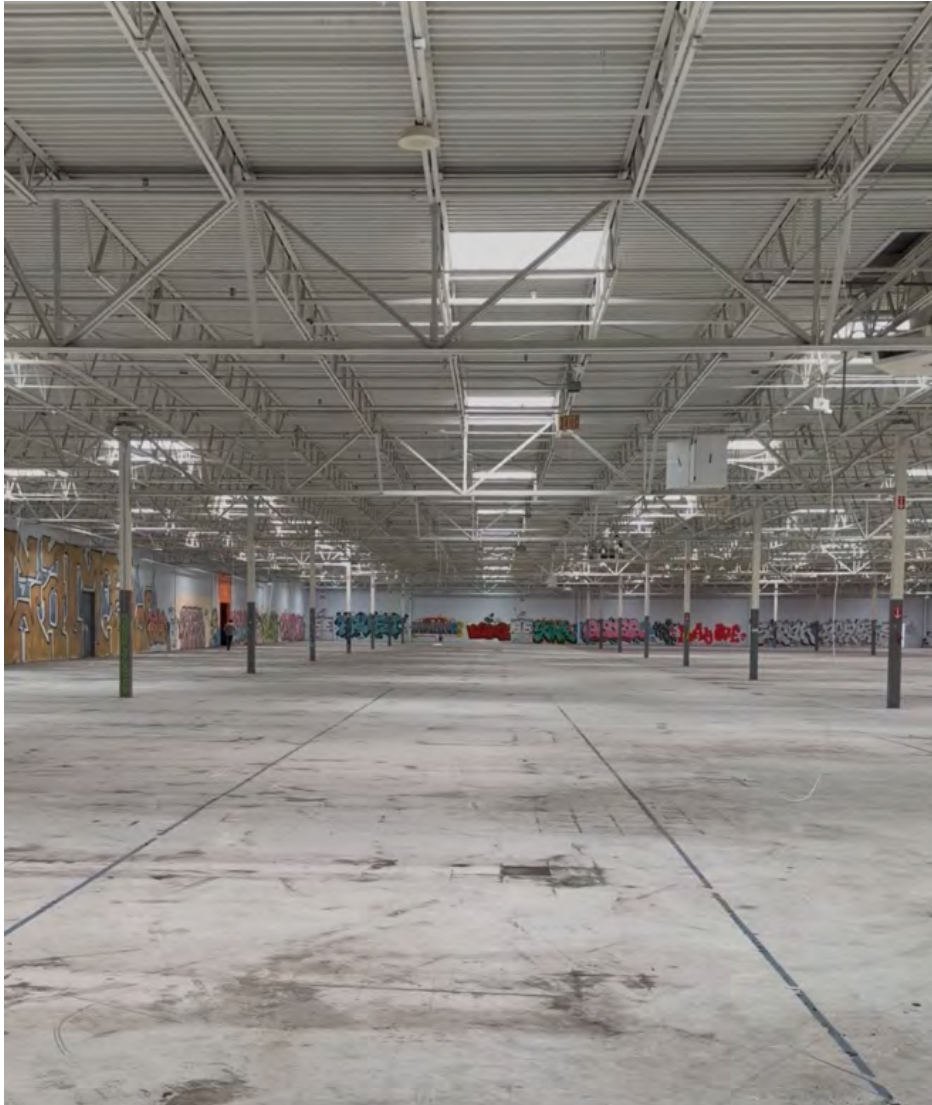
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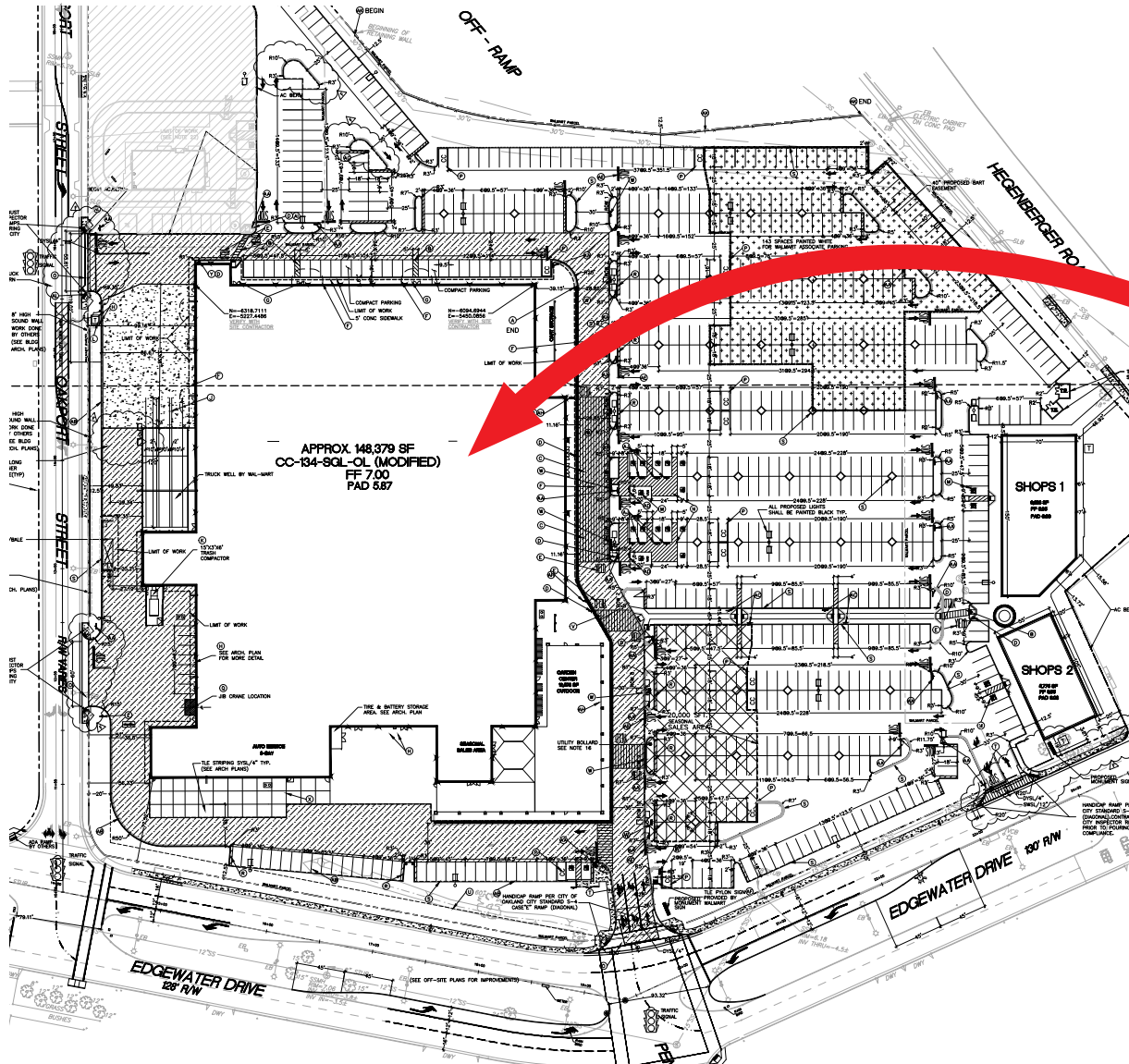
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Existing Site Plan – 'As Built'

8400 EDGEWATER DRIVE, OAKLAND, CA 94621



- SHOPS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 11. TOTAL LAND AREA IS 16.4 ACRES.
 12. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATE XX-XX-XX. (REFERENCE)
 13. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WAL-MART STANDARD SITE WORK SPECIFICATIONS".
 14. PYLON SIGNS SHALL BE CONSTRUCTED BY ARROW COMPANY.
 15. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
 16. INSTALL WATER, CABLE, POWER & IRRIGATION CONTROL FOR OUT DOOR UTILITY

(Can be modified to Industrial in a fraction of the time over Ground-Up Development!)

GRAPHIC SCALE

John Dunning

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Rendering of Optional Ground Up Development

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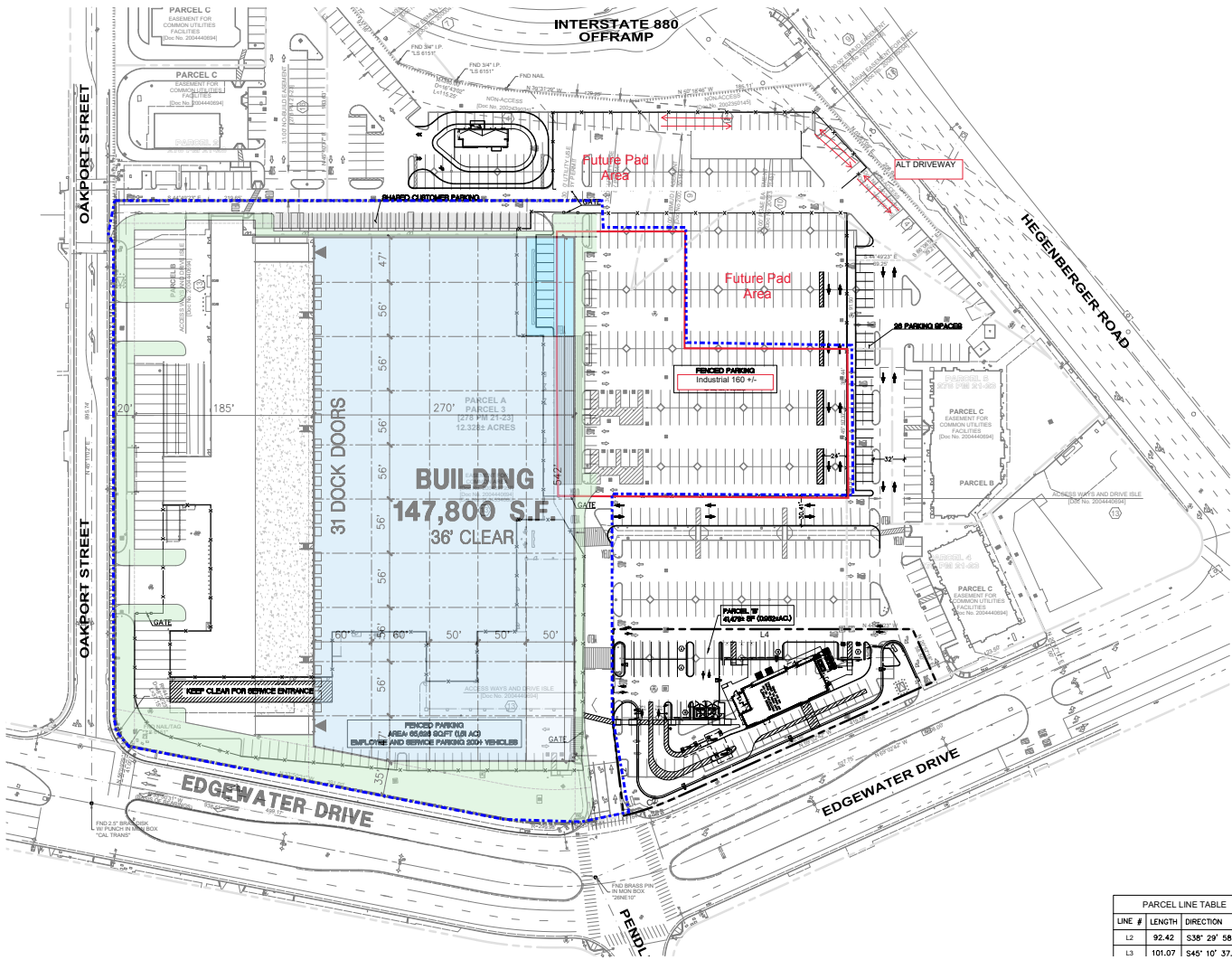


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Optional Ground Up Development | Conceptual Site Plan

8400 EDGEWATER DRIVE, OAKLAND, CA 94621



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	92.42	S38° 29' 58.11
L3	101.07	S45° 10' 37.00

Aerial - Local



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LIC: #02024892



www.tricommercial.com

Aerial - Regional

Proximity-Collaboration-Innovation



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510-622-8435

john.dunning@tricommercial.com

LIC: #02024892

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Aerial - Paths of Travel



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LIC: #02024892



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Seeking to Add-Value to the Physical Infrastructure Behind Industrial Automation...

Robotics Lab / AI / R&D / Supply Chain / Manufacturing / Warehousing /
Autonomous Vehicles / Machine Learning / Autonomous Lab / Fulfillment Center

AI

Humanoid Robotics

Physical AI

Robotics

Autonomous Vehicles (AV)

Agentic AI

Engineering

Electric Vehicles (EV)

Aerospace

eVTOL

Autonomous Digital Economy

Defense

* PDR (Production, Distribution, Repair)

Strategic Industrial – Be in a position to move quicker – faster – capture more opportunities!

CONTACT FOR DETAILS

John Dunning

Phone: (510) 612-8446

Email: john.dunning@tricommercial.com

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www.tricommercial.com