

# FOR SALE OR LEASE



SAN LEANDRO | CA

# 777 139<sup>TH</sup> AVE

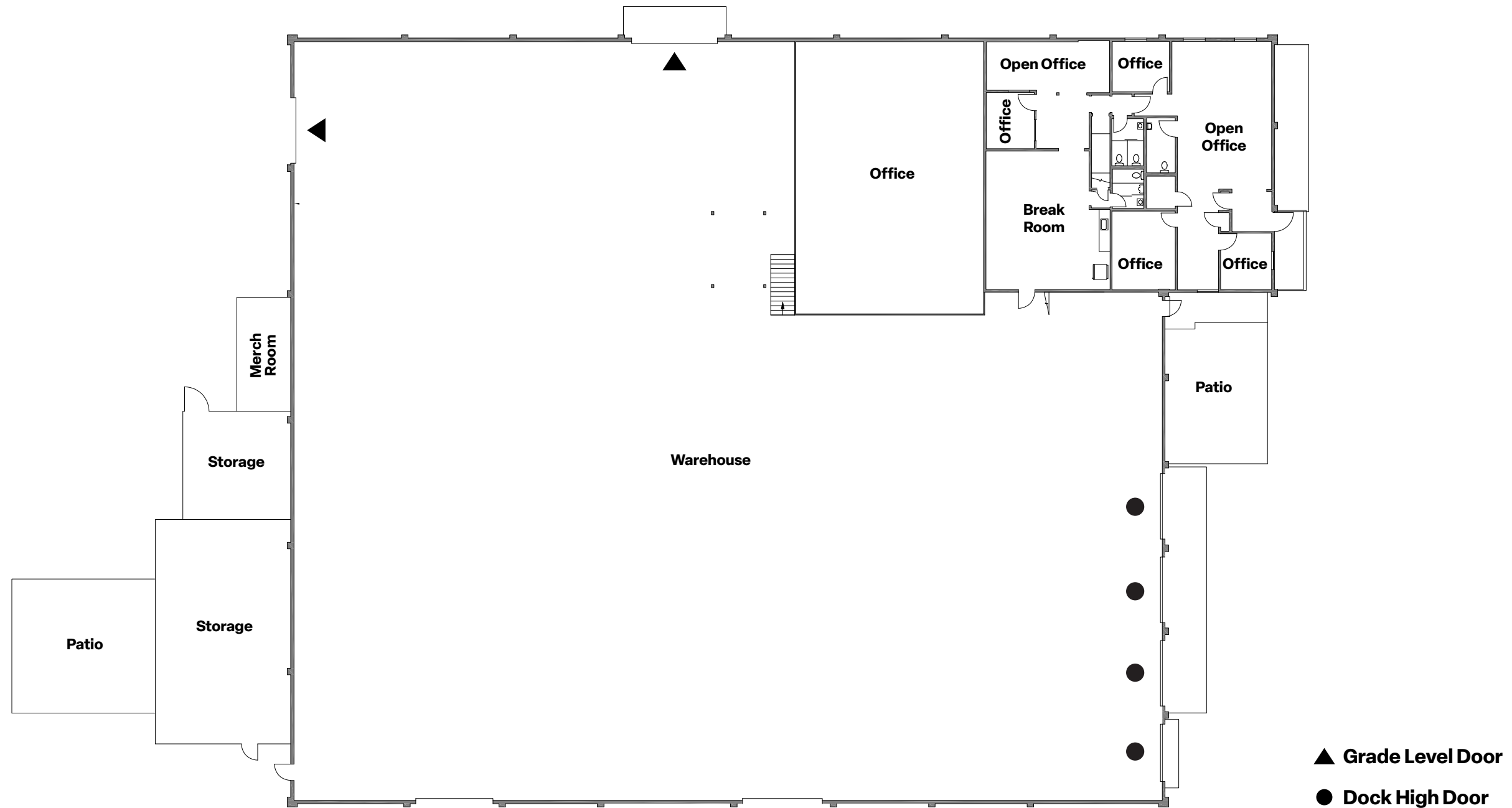
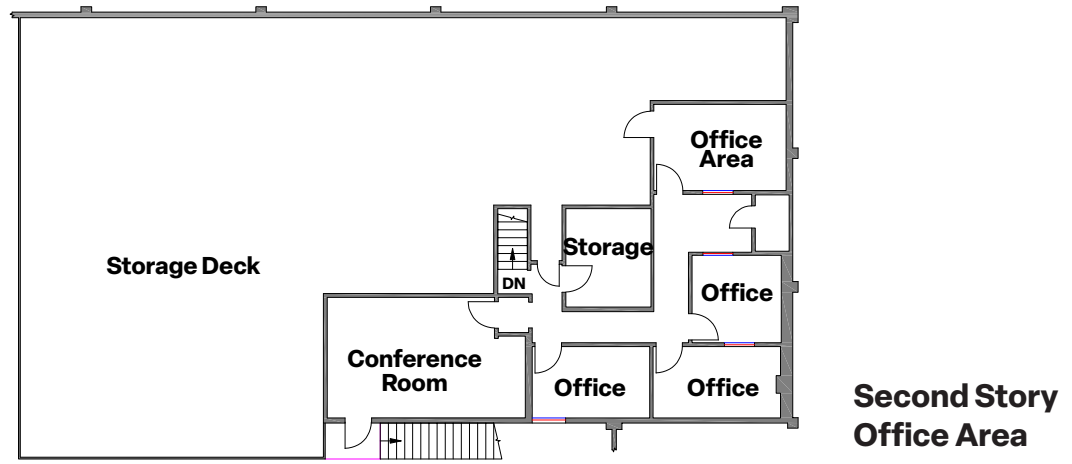


**Seller Market Ready  
Improvements Underway!**

# **PROPERTY FEATURES**

- **±24,729 Square Feet**
- **Two Story Office Area**
  - **1st Floor - ±2,484 Square Feet**
  - **2nd Floor - ±1,293 Square Feet**
- **Four (4) Dock High Loading Doors**
- **Two (2) Grade Level Doors**
- **Sprinkler Building**
- **On Site Parking**
- **Secured with Rear Yard & Drive-thru Access**
- **Near Marina Blvd / BART**
- **Power: 800 Amps, 120/208 Volts**  
(Tenant shall verify power capacity is sufficient for thier needs)
- **Ceiling Heights: 18' -23'**
- **Available Now**
- **Pricing:**
  - **Sale: \$8,157,600 (\$330 PSF)**
  - **Lease: Call Broker**

# FLOOR PLAN



Not to scale



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