

**FOR SALE OR FOR LEASE - ±15,641 SQUARE FOOT
QUASI-RETAIL INDUSTRIAL/SHOWROOM CONDO
(LEASE W/OPTION TO PURCHASE CONSIDERED)**



2483 Washington Avenue | San Leandro, CA.

For More Information, Please Contact Exclusive Agents:

BRIAN COSTELLO, Senior Vice President

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RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113

408.971.2700 fax: 408.971.1600

DRE #01209214 | www.ritchiecommercial.com

San Francisco | San Jose | Santa Cruz

PROPERTY HIGHLIGHTS:



2483 WASHINGTON AVENUE | SAN LEANDRO

±15,641 SQUARE FOOT QUASI-RETAIL INDUSTRIAL/SHOWROOM CONDO

HIGHLIGHTS:

- ±15,641 SF
- ±20% High Image Retail
- ±40% Office
- ±40% Warehouse
- Newly Improved/High Image
- End Unit
- 12'x12' Grade Level Door
- 400 Amps | 208/120 Volt | 3 Phase Power (Buyer to Verify)
- 18' Clear Height in Warehouse
- Rare Industrial Investment Opportunity
- Zoning: Industrial Park (IP) Allows For Wide Range of Uses Including Quasi-Retail (See Attached List of Permitted Uses)
- Excellent Exposure
- Fully Fire Sprinklered
- Immediate Proximity and Access to Highways 580 & 880
- Price Reduction: ~~\$3,995,000 (\$255/SF)~~ \$3,753,840 (\$240/SF)
- Lease Rate: \$1.30/SF, NNN

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2483 WASHINGTON AVENUE

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RITCHIE Commercial
Residential Real Estate

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FLOORPLAN



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AERIAL MAP



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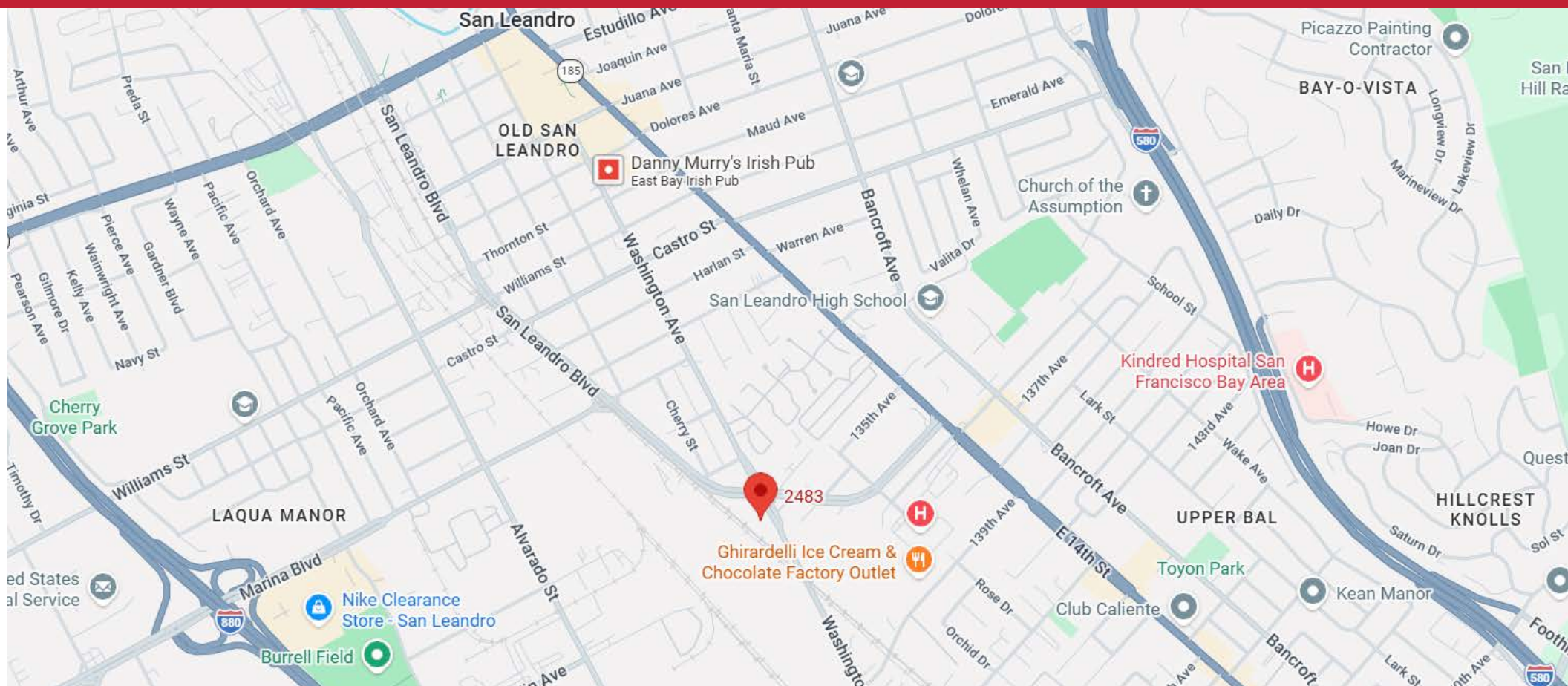
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2-716 IP(AU) District - Use Regulations

ZONING

A. IP(AU) District—Permitted Uses.

The following uses are allowed in the IP(AU) District, and a conditional use permit is not required. (Certain uses are subject to special requirements and/or limitations, as prescribed following the individual use classification.) In the “S” Overlay District, permitted uses may require a conditional use permit if not regional retail, new auto sales, or other compatible regional market use.

1. Accessory uses, other than entertainment events, when in conjunction with a permitted use.
2. Adult-Oriented Business. (Subject to the requirements and limitations prescribed in Section 4-1683: Adult-Oriented Business Regulations.)
3. Ambulance Services, Emergency. (If the proposed use is located within one thousand (1,000) feet of either an R District or the boundaries of a site occupied by a public or private school or park and recreation facility, a conditional use permit shall be required.)
4. Ambulance Service, Non-Emergency. (An Administrative Review approval is required if located within one thousand (1,000) feet of an R District or the boundaries of a site occupied by a public or private school or park and recreation facility.)
5. Artist's Studios.
6. Building Materials and Services. (Permitted if the proposed use is within an enclosed structure.)
7. Business Services.
8. Business and Trade Schools.
9. Catering Services.
10. Communication Facilities.
11. Equipment Sales.
12. Food Processing, Limited.
13. Financial Institutions, Retail.
14. Health and Fitness Centers.
15. Home Improvement and Interior Decoration.
16. Industry, Custom.
17. Industry, Limited.
18. Industry, Research and Development.

19. Laboratories.
20. Maintenance and Repair Services.
21. Medical Supply Stores.
22. Offices, Business and Professional. (The conversion of an industrial use to an office use is subject to the minimum off-street parking requirements of Section 4-1704; as prescribed for changes of use by Subsections 4-1702. A.1 and 2.)
23. Parcel Processing and Shipping Centers. (If the proposed use is to occupy thirty thousand (30,000) square feet or more, in a building constructed after August 15, 2001, Administrative Review is required, per Subsection C.11 below.)
24. Park and Recreational Facilities.
25. Pre-Existing Residential Uses. (These residential uses shall be allowed to remain and shall not be considered nonconforming uses, but no new uses shall be established.)
26. Retail Sales, Big Box.
27. Retail Services. (As a secondary use in a building.)
28. Telecommunications, Architecturally-Integrated Antennas and/or Co-Locations on Existing Tower Structures. (Subject to the regulations of Section 4-1686: Wireless Telecommunications Facilities.)
29. Utilities, Minor.
30. Vehicle/Heavy Equipment Dealers, New.
31. Warehouse—Storage Facilities. (If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.24 below.)
32. Warehouse—Wholesale/Retail Distribution Facilities. (Permitted if the proposed use is within an enclosed structure, is utilizing an existing building or continuing an existing use. If an existing building will be expanded ten thousand (10,000) square feet or more to accommodate this use, or if a new building of any size is proposed to accommodate this use, a conditional use permit is required, per Subsection B.25 below.)



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DISCLAIMER:

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BOOKS INC.
Since 1981

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