

FOR LEASE
±30,062 SF



THREE BUILDINGS TOTALING ±30,062 SF WITH LARGE SECURE
YARD ON A ±88,824 SF LOT

711 KEVIN COURT
OAKLAND

PROPERTY HIGHLIGHTS

BUILDING A

Building Size:	±14,680 SF Fleet Maintenance Facility
Office:	±1,500 SF
Loading:	Thirteen (13) Drive-In Doors (10' X 12')
Clear Height:	±16'
Power:	Upgrading to 1800 Amps 208V 3-Phase (Estimated Completion: January 2027)
Solar Panels:	Yes
Spray Booth:	Three (3)
Zoning:	IG

BUILDING B

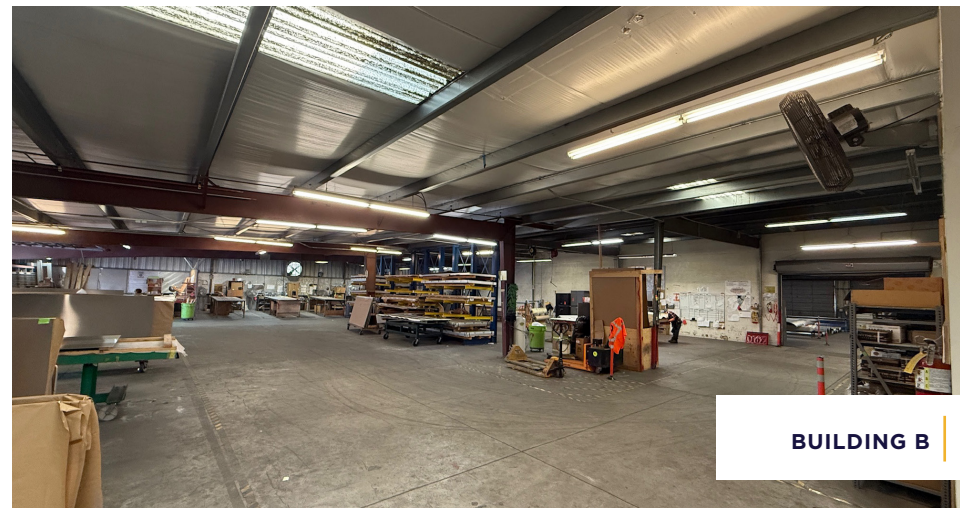
Building Size:	±11,382 SF Industrial Building
Office:	±1,500 SF
Loading:	One (1) 16' Roll Up Door
Clear Height:	±16'
Power:	Upgrading to 1800 Amps 208V 3-Phase (Estimated Completion: January 2027)
Solar Panels:	Yes
Zoning:	IG

BUILDING C

Building Size:	±4,000 SF Architectural Office/Kitchen
Mezzanine:	±1,500 SF (Bonus Space not Calculated in SF)
Solar Panels:	Yes
Comments:	High-End Kitchen and ADA Restrooms



BUILDING A



BUILDING B



BUILDING C
Office Exterior

PROPERTY AERIAL

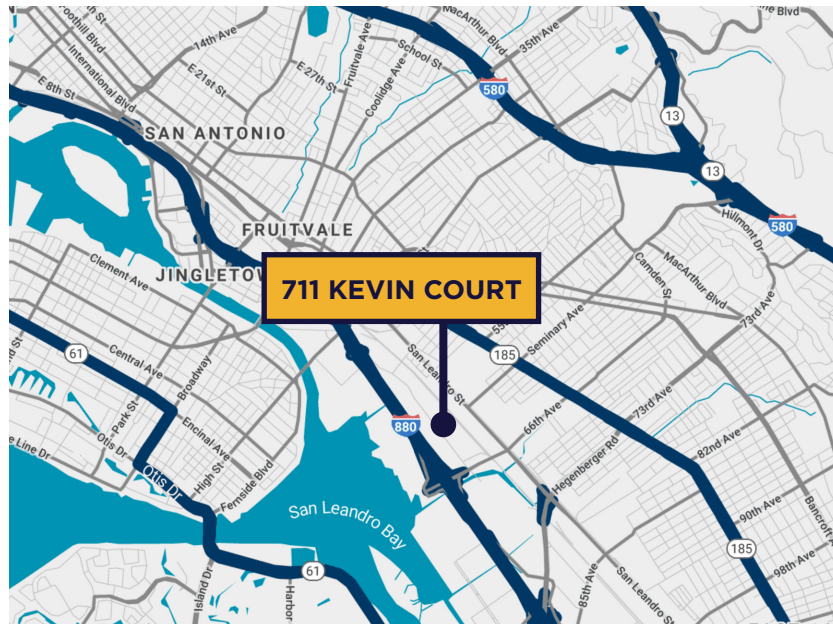
LEASE RATE: \$0.98/SF/MONTH NET OF EXPENSES

~~**\$1.10/SF/MONTH NET OF EXPENSES**~~

OPERATING EXPENSES: ±\$0.26/SF/MONTH

SALE PRICE: OWNER WILL ENTERTAIN A SALE - PRICE TBD





3 MINUTES
TO INTERSTAE 880

8 MINUTES
TO OAKLAND INT AIRPORT

15 MINUTES
TO PORT OF OAKLAND

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