



# For Sale or Lease

±7.98 Acre IOS Yard

4709-4715 Tidewater Ave  
Oakland, CA 94601

## Zoned D-CE-5

EPP Planned Waterfront

Development 3

No CUPs

Stacking Across the Property

Existing Container Storage Facility



Accelerating success.

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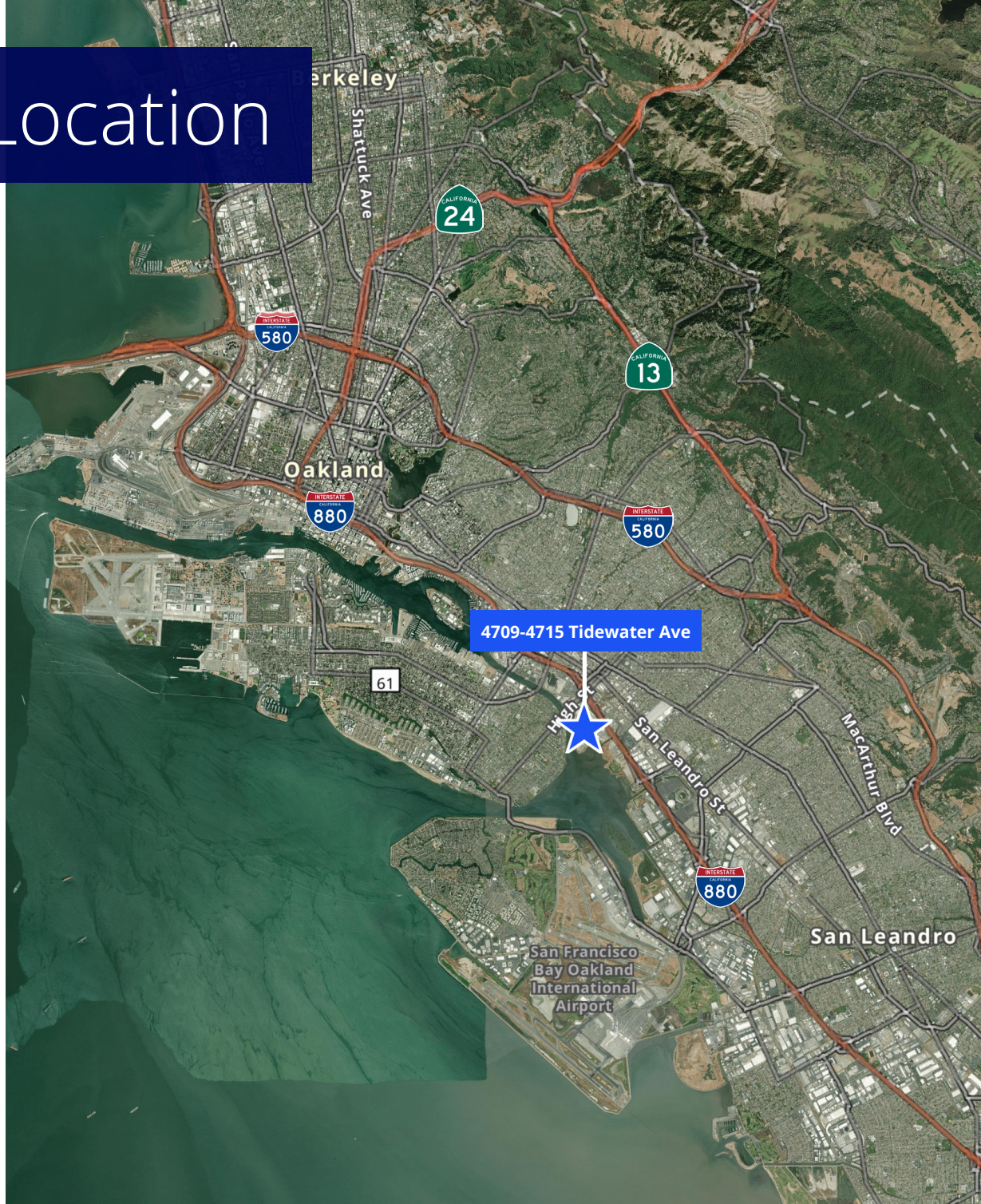
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# Location



## Key Highlights

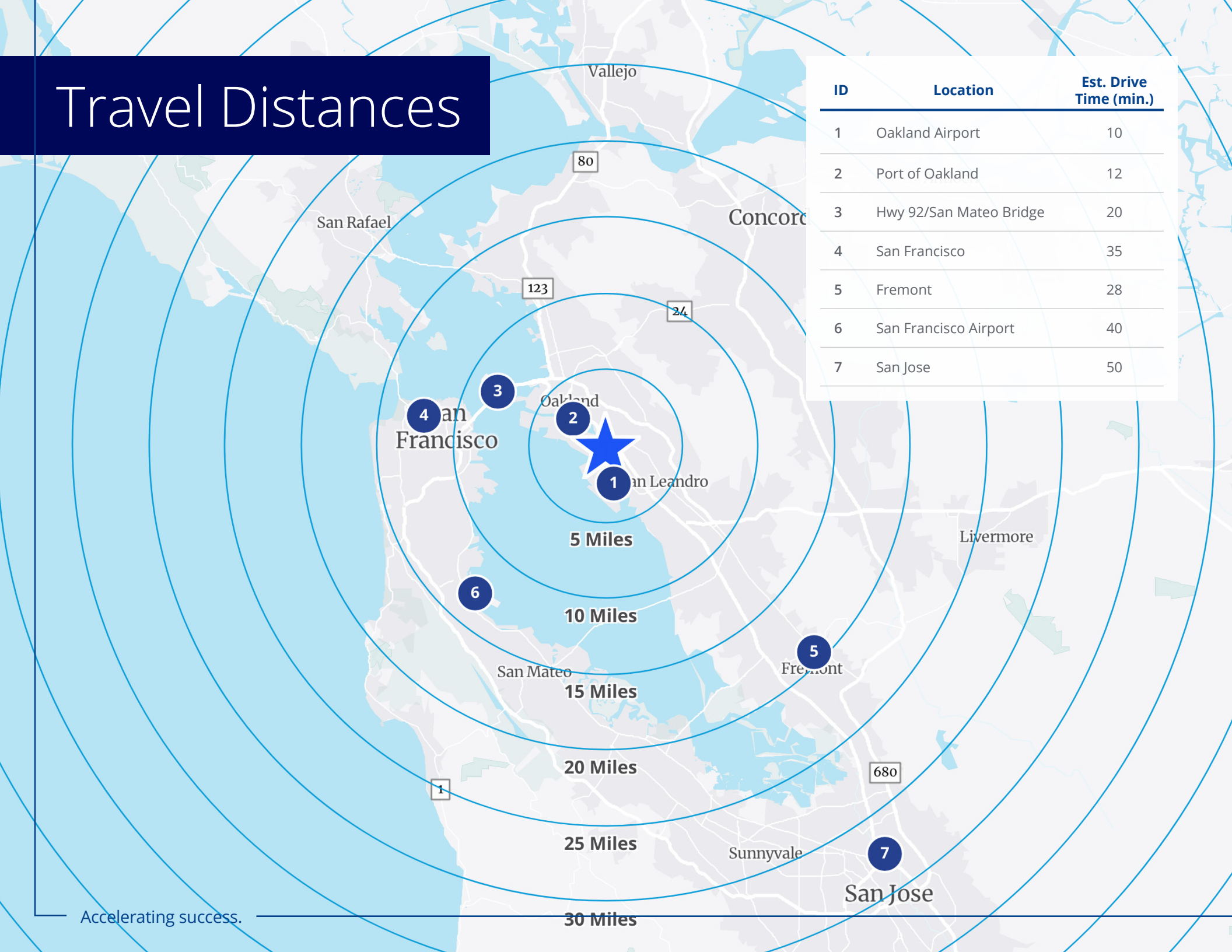
- Rare ±7.98 Acre fully fenced yard ideal for container storage and related uses
- Rarely available low coverage site in prime East Bay location
- In Close proximity to Oakland International Airport, Port of Oakland and the Bay Bridge
- Available now
- Zoned D-CE-5
  - EPP Planned Waterfront Development 3
  - No CUPs
  - Stacking Across the Property

**Zoning: D-CE-5**

The East Bay area is one of the most sought-after industrial locations in Northern California with over 150,000,000 SF of product. It accounts for almost a third of all industrial tenant activity across Northern California. The Oakland submarket is particularly desirable as it provides unmatched access to the Bay Area. This property marks an extremely rare opportunity in a market with vacancy levels close to historic lows. It represents the only 7+ acre property available within 15 miles of the Port of Oakland. 4709-4715 Tidewater Ave is a rarely available low coverage site in the East Bay Market. The property is an ideal fit for container storage and related uses.

# Travel Distances

| ID | Location                | Est. Drive Time (min.) |
|----|-------------------------|------------------------|
| 1  | Oakland Airport         | 10                     |
| 2  | Port of Oakland         | 12                     |
| 3  | Hwy 92/San Mateo Bridge | 20                     |
| 4  | San Francisco           | 35                     |
| 5  | Fremont                 | 28                     |
| 6  | San Francisco Airport   | 40                     |
| 7  | San Jose                | 50                     |



# Corporate Neighbors





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