

725- 745

85th Avenue, Oakland



FOR LEASE
Elmhurst Business Center
UNITS AVAILABLE

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PROJECT HIGHLIGHTS

- » ±24' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Project Power: 4,000 Amps @ 480V
- » Large Truck Court
- » New Roof Installed in 2025
- » Excellent Port Access and I-880 Access
- » Most Functional Warehouse Distribution Space Available in Oakland Today



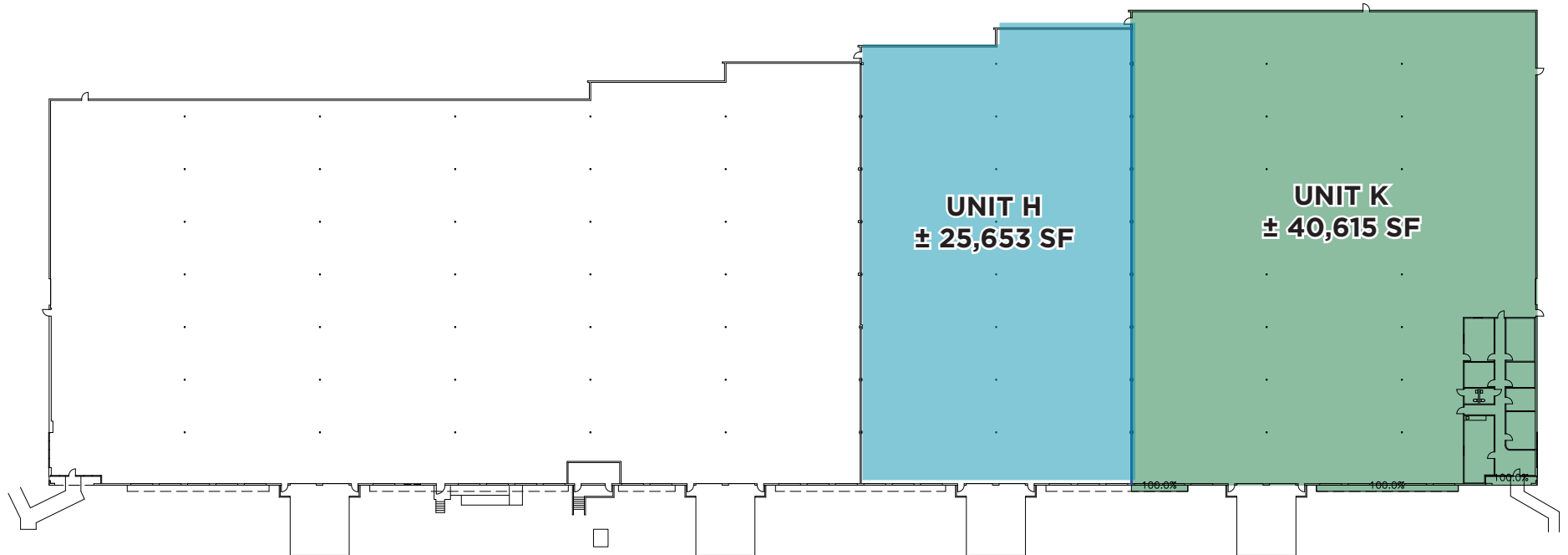
SITE SPECIFIC SECURITY:

- Secured perimeter fencing surrounding project
- Controlled site access with posted guard (24/7/365)
- Existing security industry tenant in place
- Exterior Monitored Security Cameras

725 85TH AVENUE

Unit H&K: ±66,268 SF

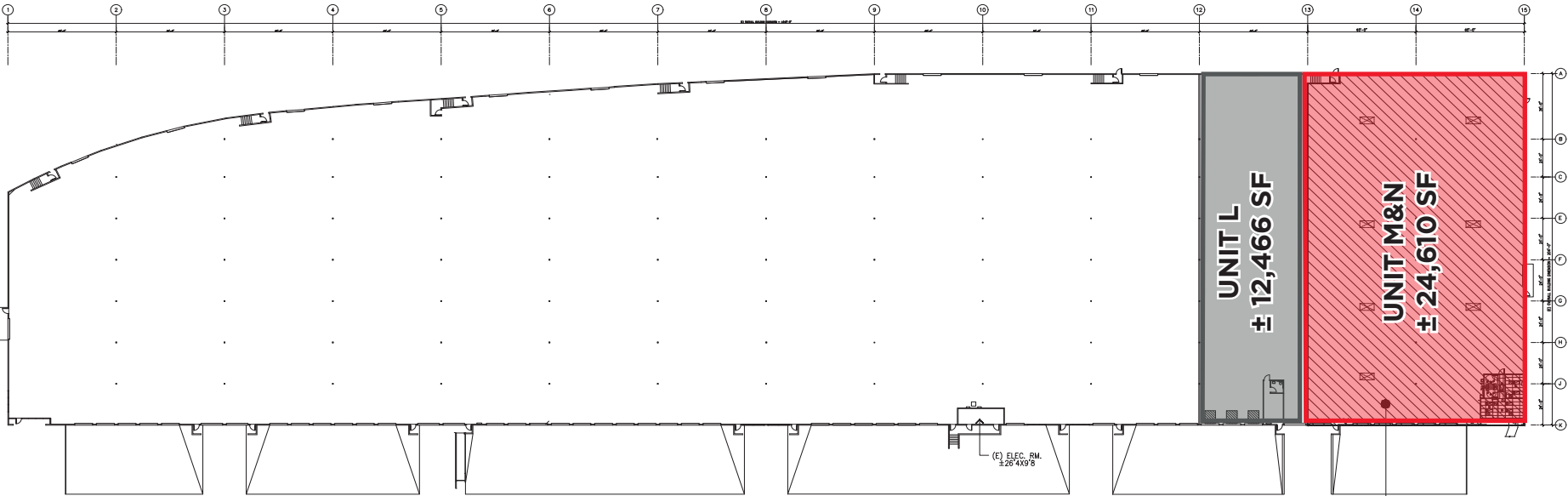
- » Space Divisible to ±25,653 SF and ±40,615 SF
- » Office Area: ±2,472
- » Power: 400 Amps @ 480V
- » Sixteen (16) Dock High Doors
- » Five (5) Drive In Doors
- » Available Now



745 85TH AVENUE

Unit M&N: ±24,610 SF

- » Can combine with Unit L for ± 37,076 SF
- » Office Area: ± 1,587
- » Power: 400 Amps @ 480V
(Additional 400 Amps @ Unit L)
- » Five (5) Dock High Doors
- » One (1) Drive-In Door
- » Available Now
- » Asking Rate: \$1.20/SF/Month NNN



KEY PLAN - BLDG. 'A'
SCALE: N.T.S.

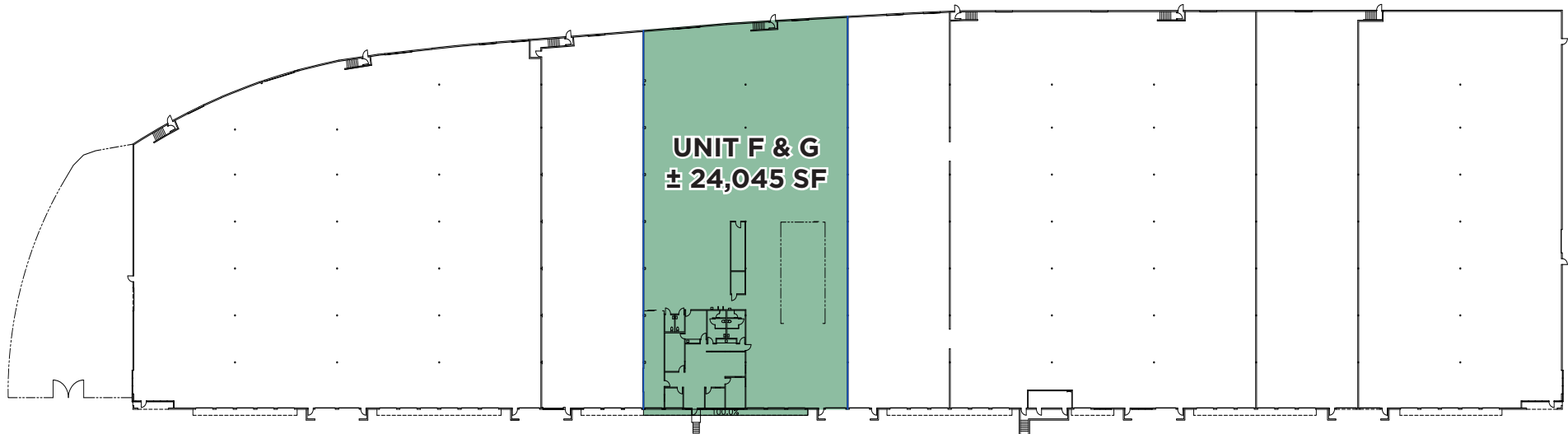
SUITE # M-N
(SEE ENLARGED PLANS)



745 85TH AVENUE

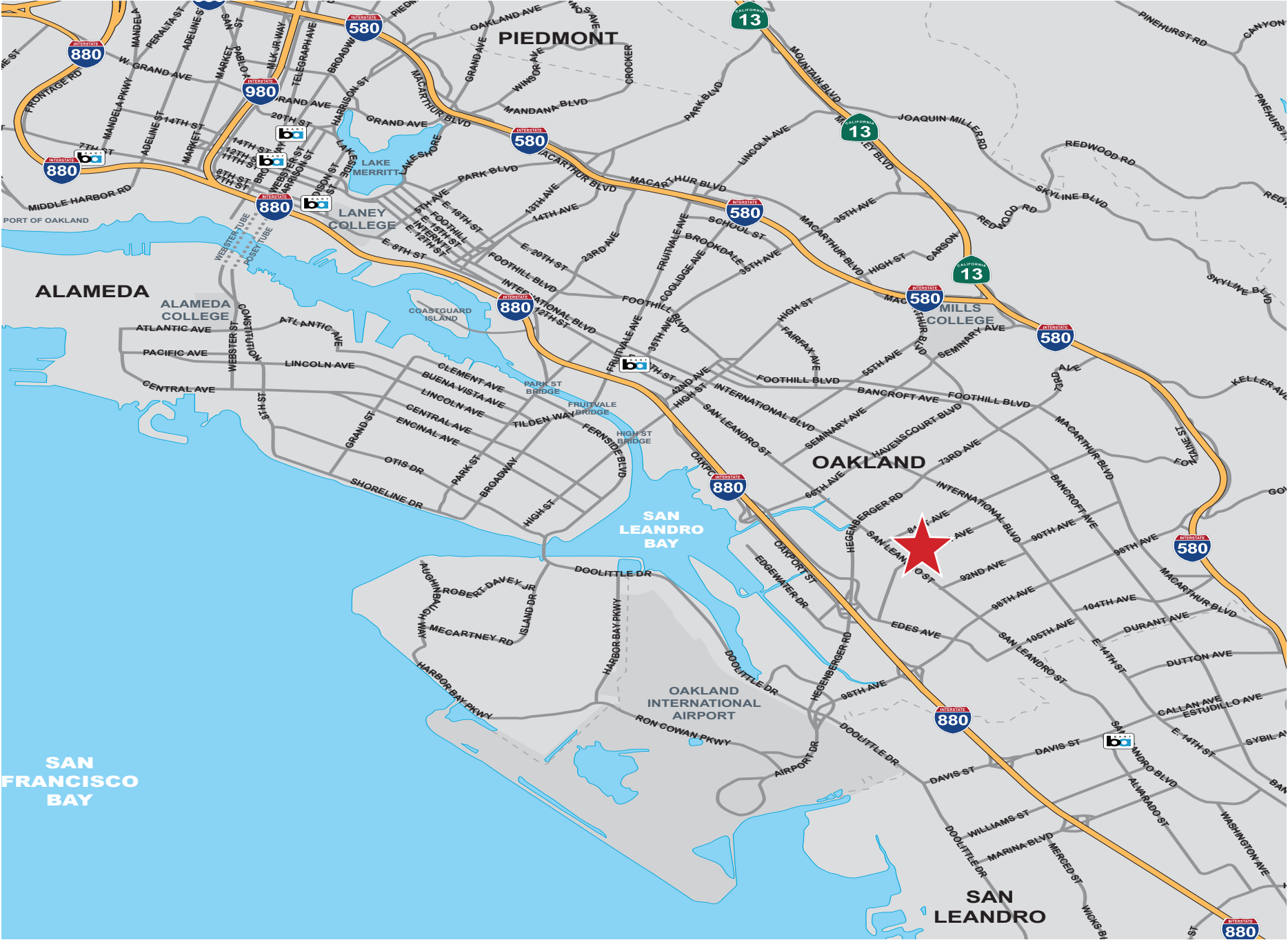
Unit F&G: ±24,045 SF

- » ± 24,045 SF - Unit F&G
- » Office Area: ± 2,281
- » Power: 200 Amps @ 480V
- » Four (4) Dock High Doors
- » Two (2) Drive-In Door
- » Available November 1, 2026
- » Asking Rate: \$1.20/SF/Month NNN



LOCATION HIGHLIGHTS

Elmhurst Business Park is ideally located with excellent access to I-880, the Port of Oakland and the Oakland Airport.



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