

2534 MAGNOLIA ST

OAKLAND, CA ± 11,359 Sq. Ft.



PRICE REDUCTION

~~\$2,688,888~~ **\$2,280,000**

**FUNCTIONAL MULTI-UNIT INDUSTRIAL
PROPERTY IN CONVENIENT
WEST OAKLAND LOCATION**

VIRTUAL TOUR

[Click to view](#)



Erik Housh
510 450 1410
ehoush@mrecommercial.com
LIC# 00884205

Francis Griffin
510 450 1405
fgriffin@mrecommercial.com
LIC# 02016713

BUILDING SUMMARY

2534 Magnolia St

Building Size ± 11,359 Sq. Ft

Zoning CIX-1A/S-19

APN 5-437-18

Lot Size ± 11,650 Sq. Ft

Unit A* ± 4,503 RSF (vacant)

Unit B* ± 3,598 RSF (month-to-month)

Unit C ± 3,258 RSF (vacant)

*Bonus mezzanine space not included

Size and measurements are deemed accurate, but are not guaranteed



2534 Magnolia St



PROPERTY HIGHLIGHTS

- Major property renovations performed in 1996
- Easy access to I-80/I-580 and the Bay Bridge
- Located in a Qualified Opportunity Zone
- The roof was re-coated in 2023 and comes with a 20-year transferable warranty

Floor Plan

2534 Magnolia St



VIRTUAL TOUR: [Click to View](#)

3D TOUR

VIRTUAL AUGMENTED REALITY

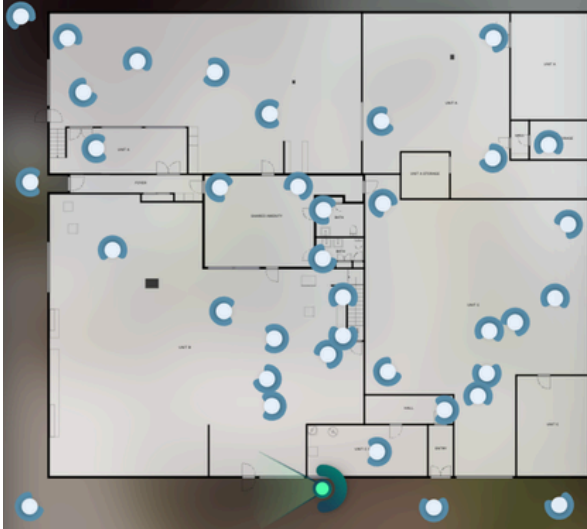


2534 Magnolia Street

Oakland, California 94607

Unit B

Approximately 47'8" x 39'2"



2534 MAGNOLIA ST



- Unit B is occupied on a month-to-month lease



- Units A and C are vacant



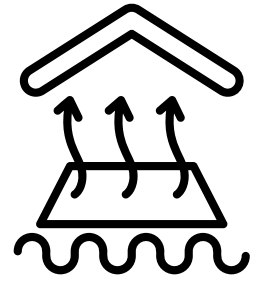
- Ample warehouse area within the individual units



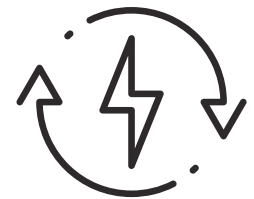
2534 MAGNOLIA ST



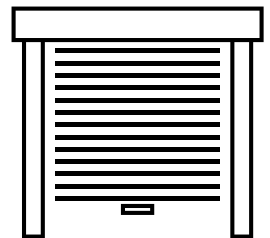
Building Features



Units A and B have radiant floor heating



400 amp
3-Phase
Power



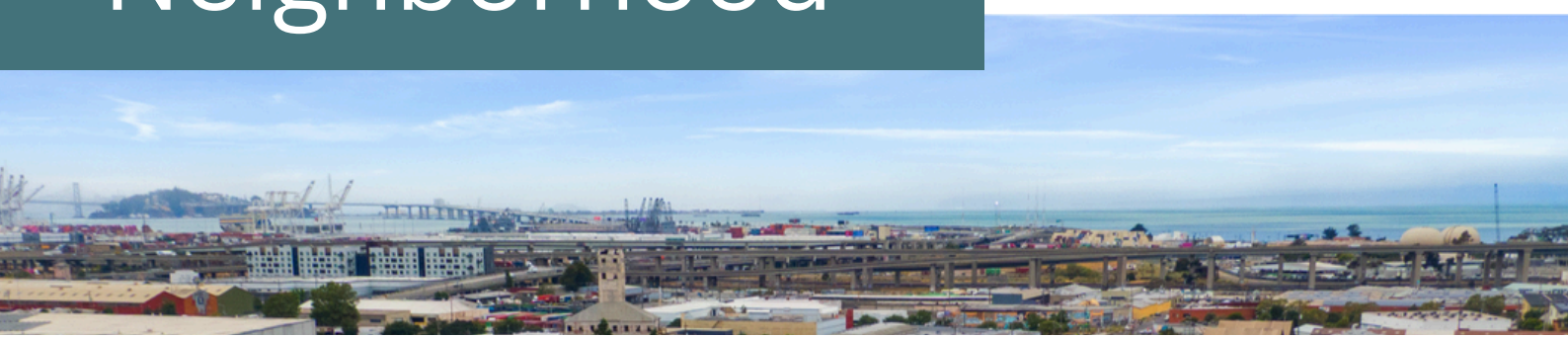
Four (4) roll-up doors



Tranquil common area with two (2) large, single-stall restrooms.



Neighborhood





↑ San Francisco 8.0 mi

Emeryville Shopping 0.9 mi →

← Downtown Oakland 1.8 mi

UC Berkeley 4.7 mi ↓



Transportation

BART
ba SUBWAY

| | | |
|--------------|-------------|--------|
| West Oakland | 7 min drive | 1.5 mi |
| Lake Merritt | 9 min drive | 2.7 mi |

AIRPORT

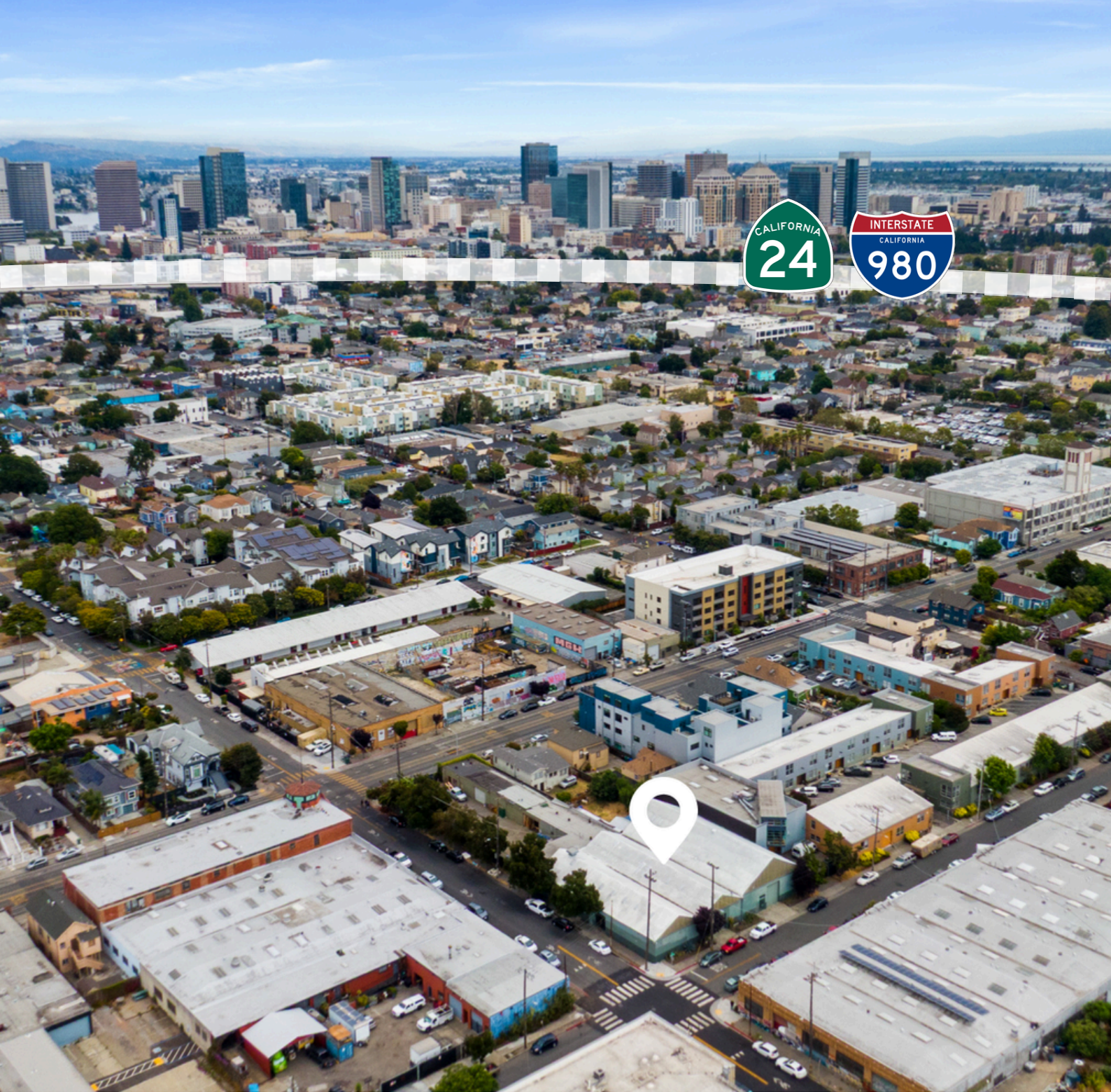
| | | |
|---|--------------|---------|
| I X OAK | 17 min drive | 10.8 mi |
| SFO SAN FRANCISCO INTERNATIONAL AIRPORT | 33 min drive | 21.2 mi |

FREIGHT PORTS

| | |
|---|-------------|
|  | 5 min drive |
| PORT OF OAKLAND | 2.1 mi |

AMTRAK
COMMUTER RAIL

| | | |
|---|-------------|--------|
| Emeryville (California Zephyr - Amtrak, Capitol Corridor - Amtrak, Coast Starlight - Amtrak, San Joaquins - Amtrak) | 5 min drive | 1.9 mi |
| Oakland (Capitol Corridor - Amtrak, Coast Starlight - Amtrak, San Joaquins - Amtrak) | 6 min drive | 2.5 mi |



Surrounding Amenities

- Prescott Market Food Court
- Almanac Brewing
- Ballers Stadium
- Proximity to 80/Bay Bridge
- West Oakland Farmers Market
- Pacific Pipe Climbing Gym
- Ghost Town Brewing
- Bandaloop Studio
- The Horn BBQ
- The Crucible
- Middle Harbor Shoreline Park
- Port View Park
- Soundwave Studios
- Sould Blends Coffee
- Proyecto Diaz Coffee
- Soba Ichi
- Cannabis Corridor

Contacts



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