

FOR SALE

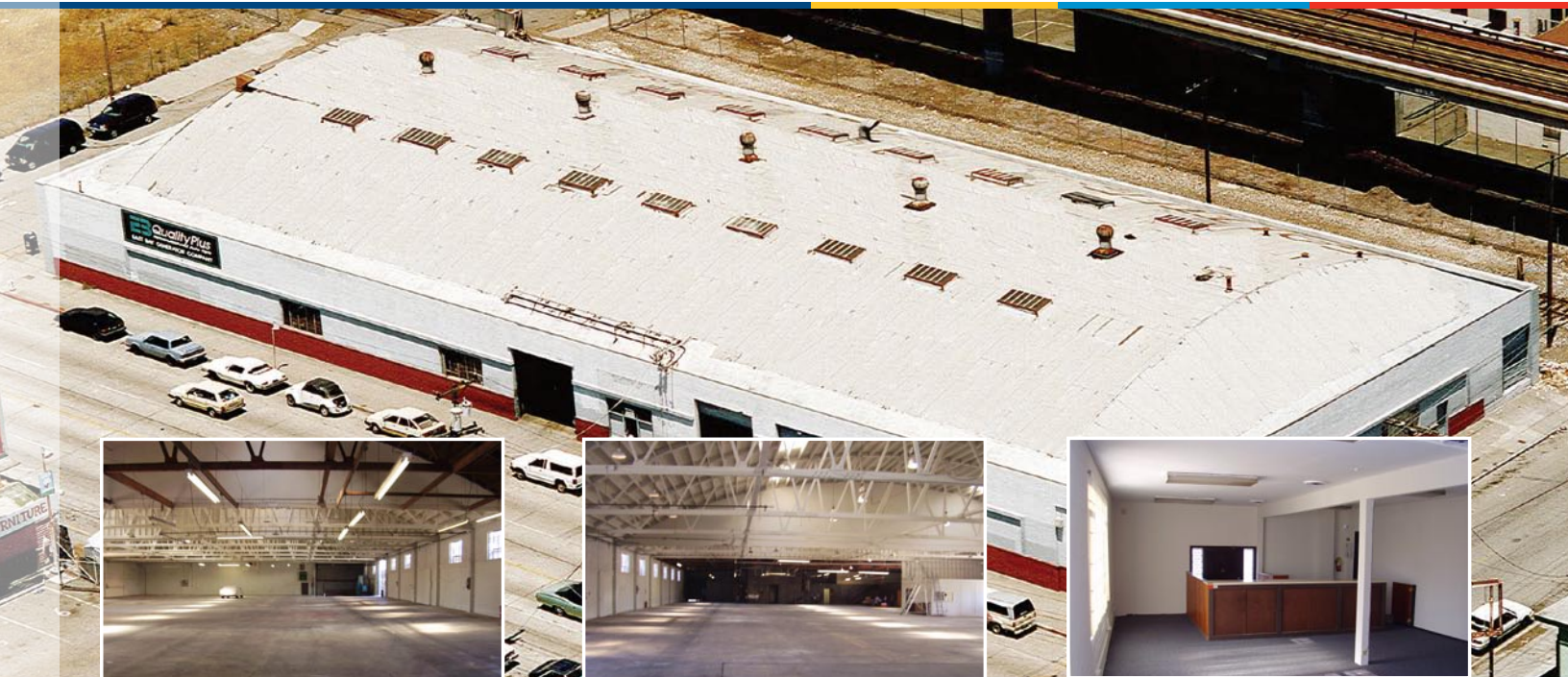


photo taken 1997, photo has been altered

3740 SAN LEANDRO STREET OAKLAND, CALIFORNIA

PROPERTY INFORMATION

- ±26,250 square feet on 0.6 acres
- ±2,800 square feet of office space
- ±14.5' clear to truss
- Bow truss roof
- Heavy power
- Five (5) roll-up doors
- Clear span
- Good natural light
- High visibility location
- LAN line and 10-line PBX with extensions throughout
- Zoned HBX2
- General plan is mixed housing
- Great for multi-tenant conversion
 - Multiple electrical panels
 - Sewer line and toilet hook-ups throughout building
 - Four separate water meters

SALE PRICE: ~~\$2,850,000.00 (\$108.50/sf)~~ **\$2,450,000.00 (\$93.33/sf)**

Contact Exclusive Agents:

Gabe I. Burke, SIOR

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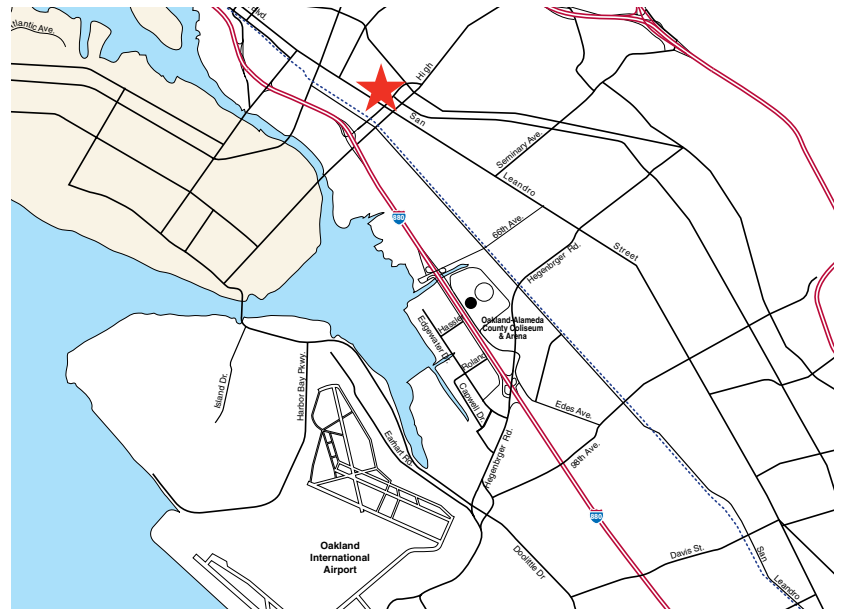
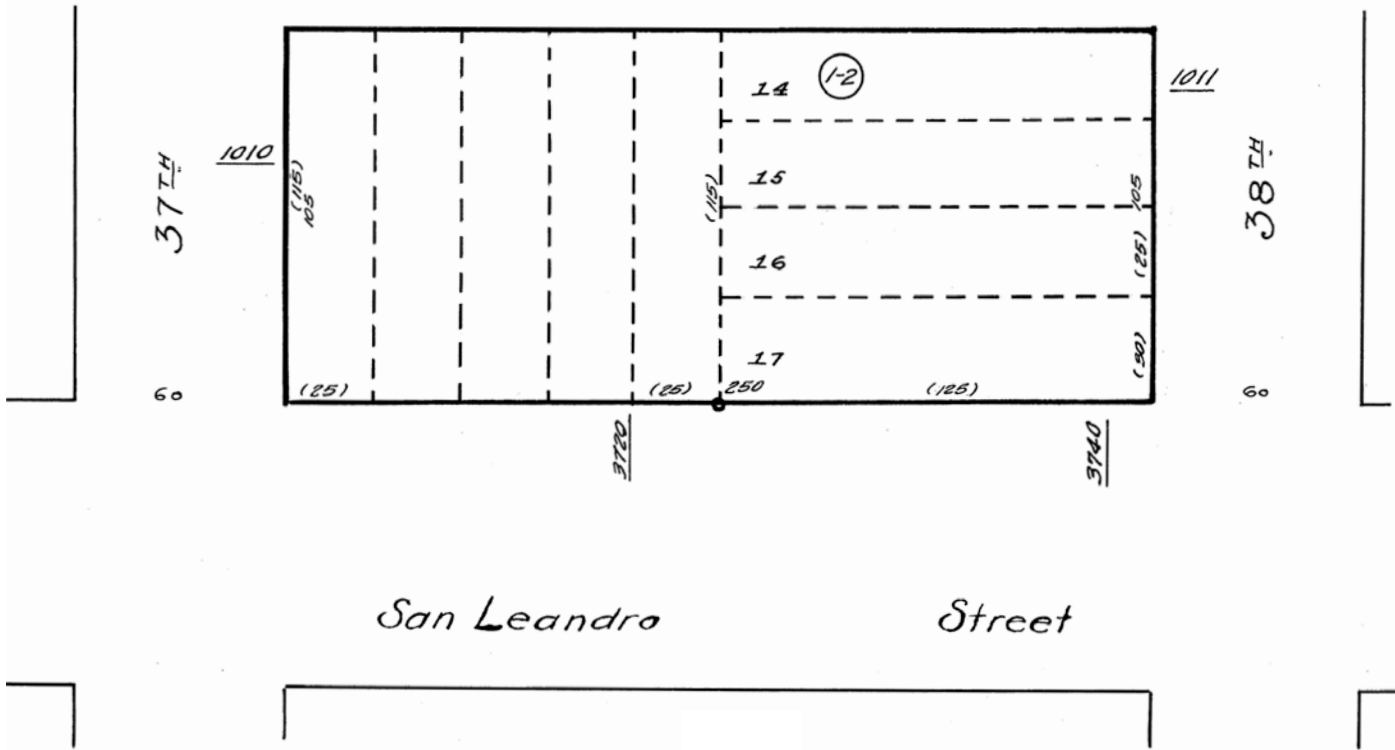
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