

FOR LEASE

ADVANCED MANUFACTURING BUILDING

2100 LIVINGSTON STREET, OAKLAND



PROPERTY HIGHLIGHTS

- Rare Oakland Embarcadero Cove Location
- ± 23,000 SF Freestanding Building (Footprint)
- ± 1,995 SF 2nd Floor Office Area
- Advanced Manufacturing
- GMP Certified Pharmaceutical Grade
- Sprinklers
- Two (2) Automatic Dock High Doors with Levelers
- Three (3) Automatic Drive In Doors
- 20' Clear Height
- **2,000 Amp 208/120 Volts, 3-Phase, Plus Additional 2,000A/480V Second Service 9/2025**
- Eleven (11) On-Site Parking Stalls
- Enhanced Security Building
- Alarm System with Video Monitoring
- LED Lighting
- Multiple Warehouse Floor Drains
- Epoxy Floors
- 6" High Pressure Gas Distribution
- 2" Water Service
- Active Neighborhood Association Group
- Small Enclosed Fenced Yards
- Easy Freeway Access to I-880
- Zoning: D-CE-4/S-19
- Available: Now
- Building Suitable for Warehouse, R&D, Manufacturing and Food Processing Uses

**** Shown By Appointment only. ****

Joyce Cunningham

Managing Director

510 267 6017

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LIC #00868171



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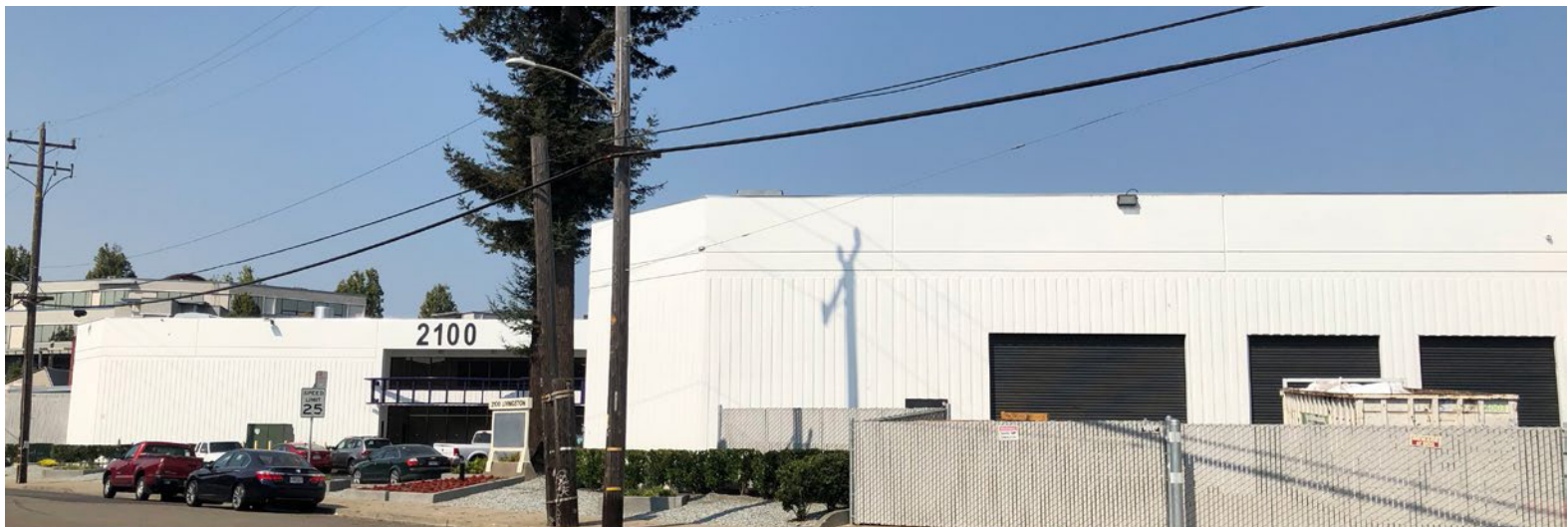
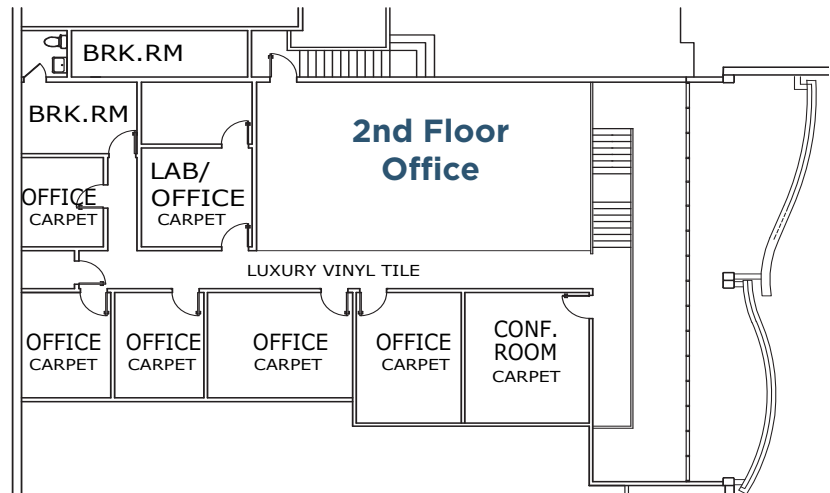
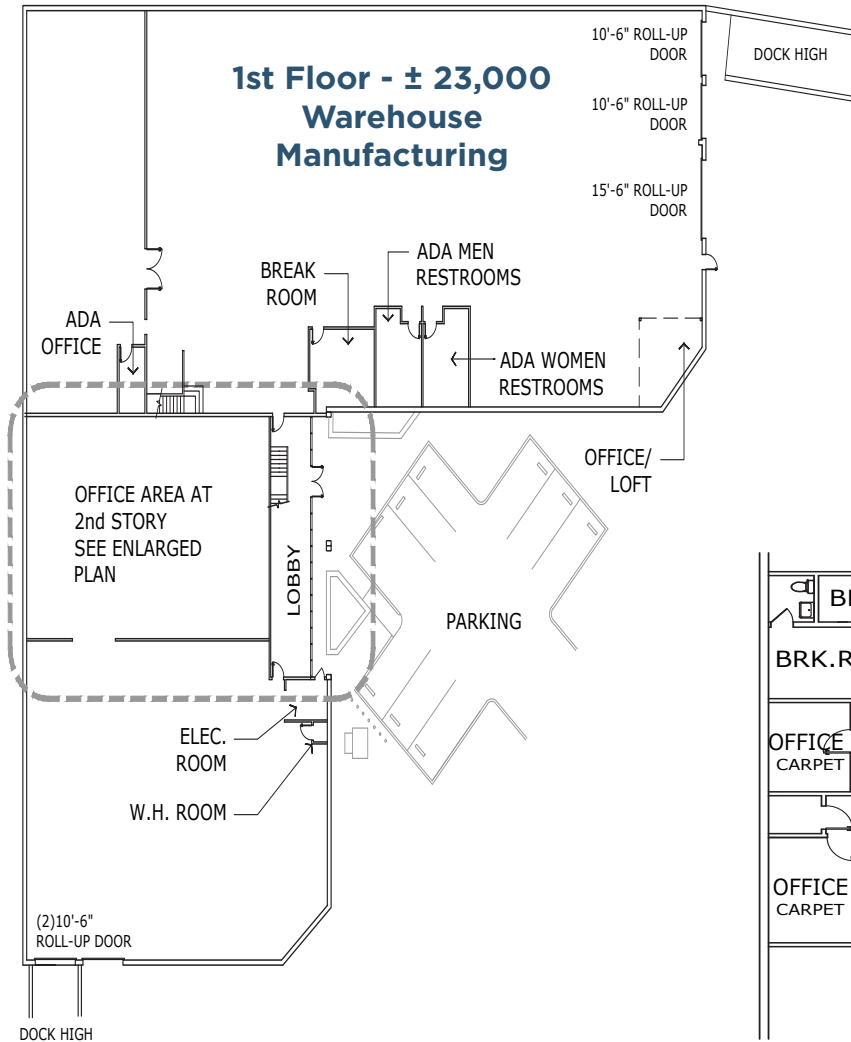


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2100 LIVINGSTON STREET, OAKLAND

BUILDING FLOOR PLAN



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AERIAL



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