

725

85th Avenue
Oakland, CA



FOR LEASE: ±40,176 SF
Elmhurst Business Center

John H. McManus, MCR

Vice Chairman

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Senior Director

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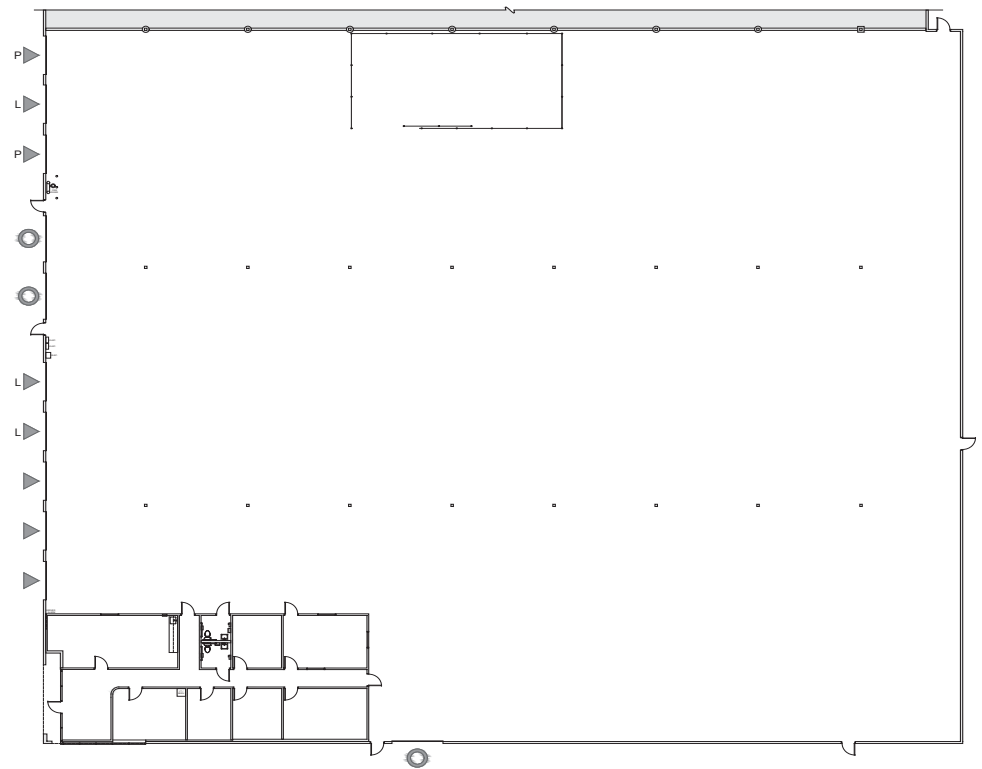
andrew.schmieder@cushwake.com

LIC #01828740



PROPERTY HIGHLIGHTS

- » $\pm 40,176$ SF - Unit K
- » Office Area: $\pm 2,468$
- » $\pm 22'$ Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Eight (8) Dock High Doors
- » Three (3) Drive In Doors
- » Large Truck Court
- » New Roof Installed in 2025
- » Excellent Port Access
- » Available Now
- » Asking Rate: \$1.15 NNN
- » OpEx: \$0.32

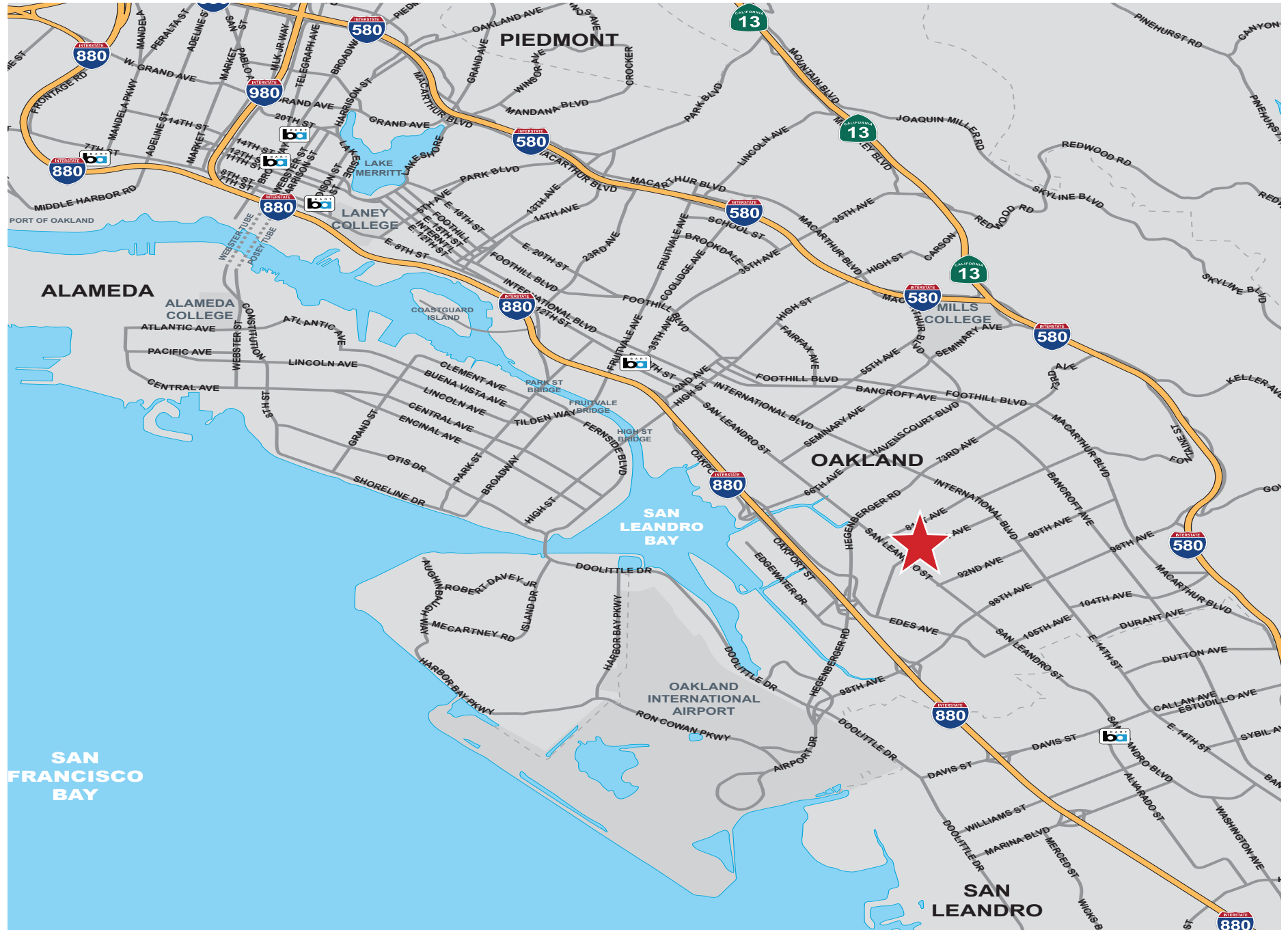


SITE SPECIFIC SECURITY:

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

LOCATION HIGHLIGHTS

725 85th Avenue, Unit K is located in the Elmhurst Business Park in Oakland, California. The property is ideally located with excellent access to I-880, the Port of Oakland and the Oakland Airport.



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