

FOR LEASE ±52,744 SF\*

# 400 LANCASTER STREET OAKLAND, CALIFORNIA

**AVAILABLE IMMEDIATELY**



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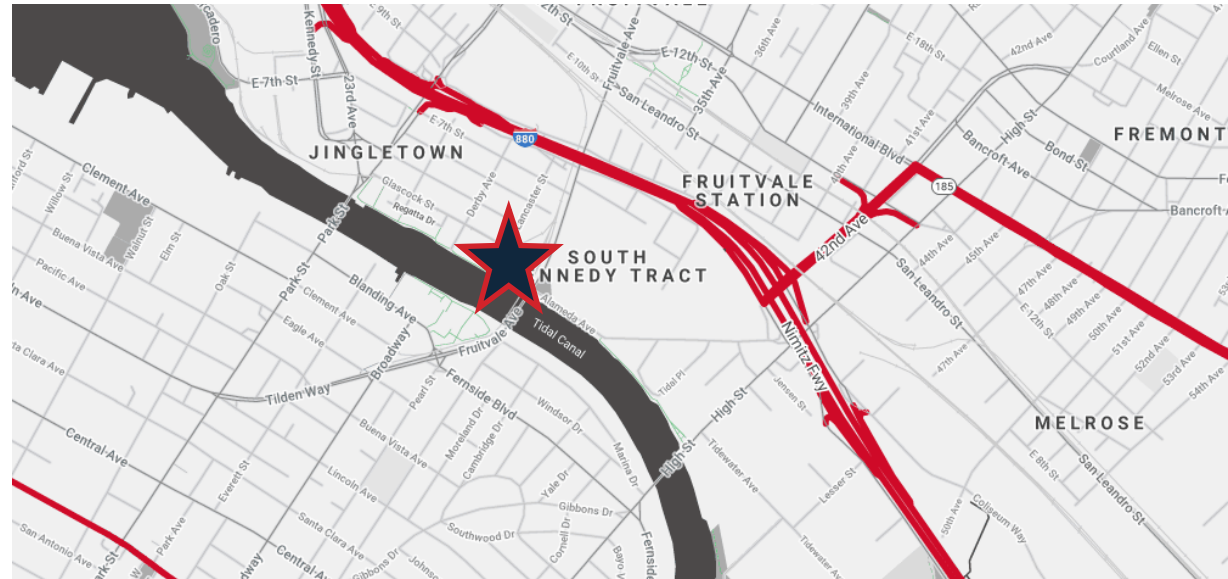




# PROPERTY HIGHLIGHTS

- Up to ±52,744 SF\* Available
  - \* Divisible Down to Smaller Square Footages
- Urban In-Fill Warehouse
- ±1,200 SF Office: Men's & Women's Restroom, Separate Secured Entrance
- Dock Loading on Lancaster & Fruitvale
- One (1) Grade Level Door
- ±20 Foot Clear Height
- Fire Sprinklers Throughout
- Heavy Power, Well Distributed
- Zoning: D-CE-3 / S-19, Check with City of Oakland for Approved Uses
- ±30,000 SF Rocked Yard (Additional Cost)

**ASKING RATE: \$0.90/SF/Month IG**



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