

FOR SUBLEASE

55 ADMIRAL ROBERT TONEY WAY

OAKLAND, CALIFORNIA



**±50,000 SF - ±78,190 SF IN FREE-STANDING BUILDING
LOCATED AT THE PORT OF OAKLAND!**

JOHN MCMANUS, MCR

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JACKSON HAGGLUND

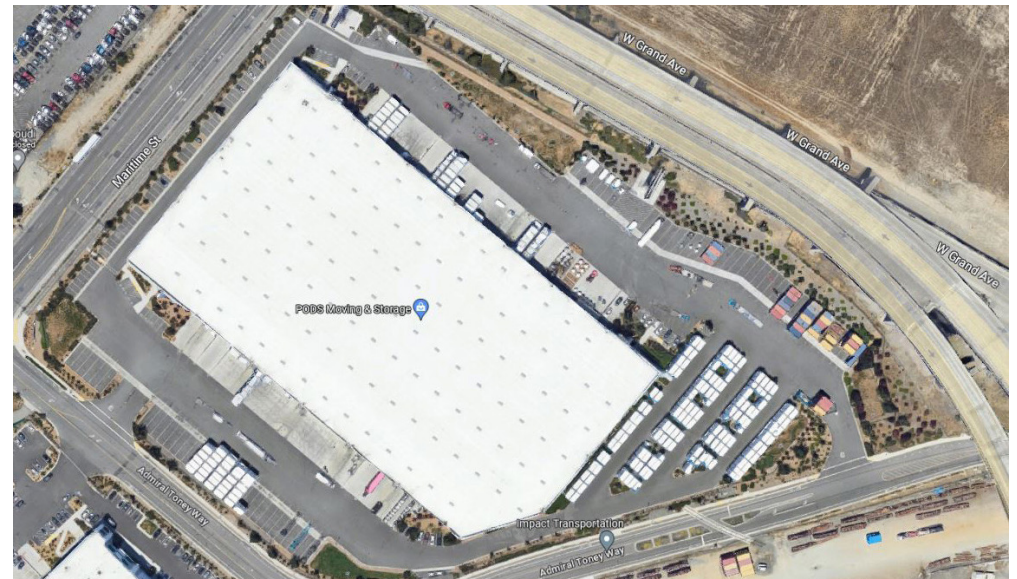
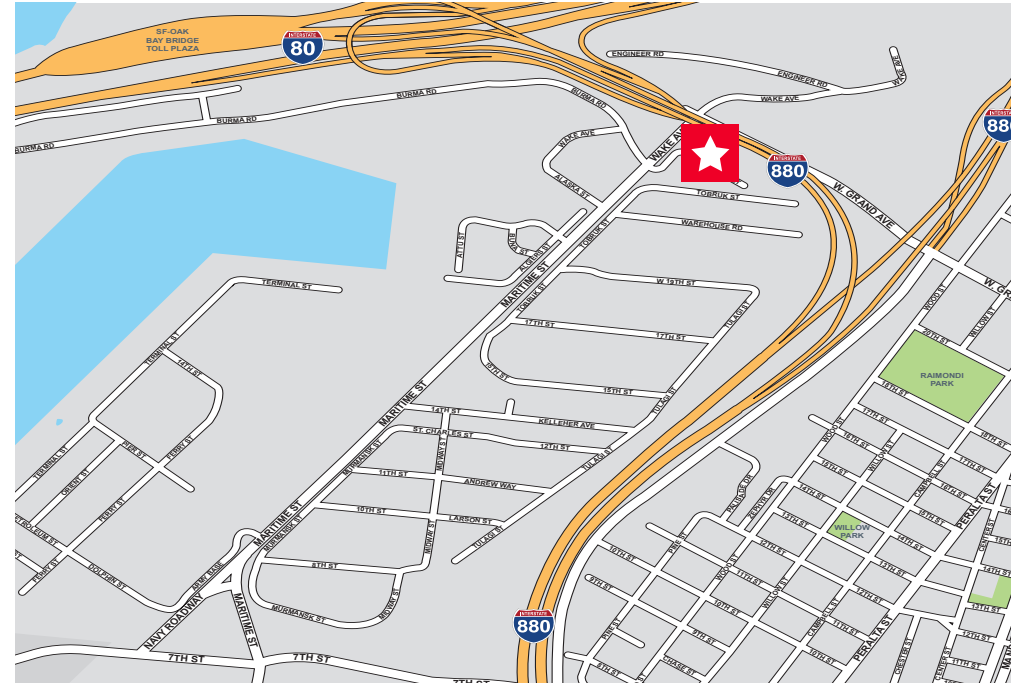
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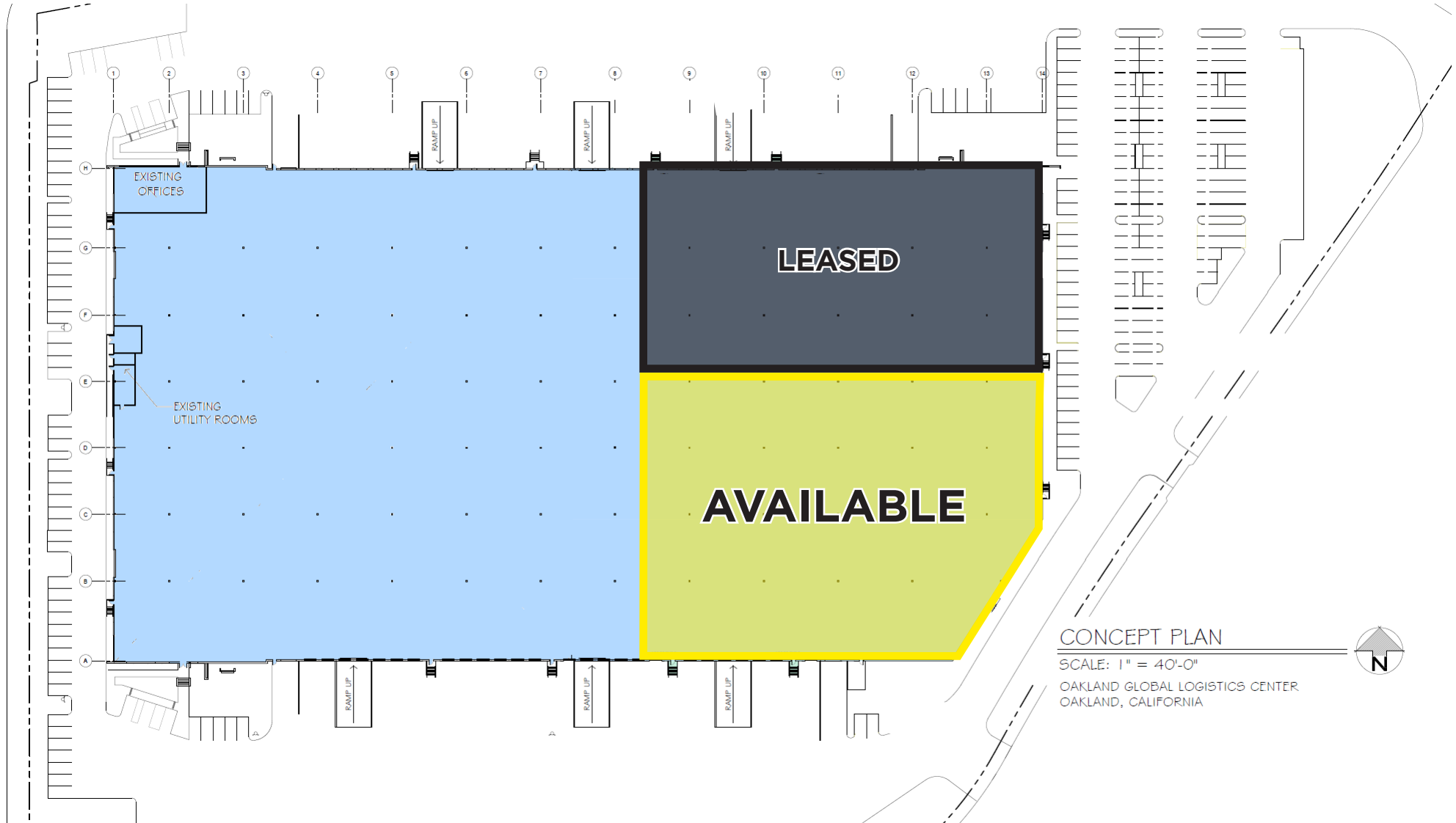


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PROPERTY HIGHLIGHTS

- ±2,500 SF Office Area
- Below Market Rate - LED 6/30/28
- Divisible to ±50,000 SF and ±78,190 SF, Immediately Available
- Outdoor Storage Available
- Concrete Tilt Wall Construction
- TPO Roofing
- Fenced and Secured Premises
- ±36' Clear Height
- 17 Loading Docks
- One (1) Oversized 20' X 20' Roll-Up Door
- One (1) 12' X 14' Roll-Up Door
- Power: ±2,500 amps; 277/480 volts; 3 phase electrical service (Tenant to confirm w/ their electrician)
- ESFR Fire Suppression System
- 60' Speed Bay with 50' X 56' Column Spacing
- 71 Trailer Spots
- 7" Reinforced Concrete Floors
- ±250,000 Cars a Day on I-880 (Excellent freeway visibility)
- Immediate Access to I-80, I-880, and I-580
- Flexible Industrial Zoning
- Adjacent to Oakland Outer Harbor
- Less than 15 Miles from Oakland International Airport
- **Asking Rate of \$0.90/SF ~~1.34/SF~~ Monthly NNN**
 - * ***This pricing is for the shell/unimproved portion of the building***
- **Operating Expenses (TICAM) of \$0.34/SF Monthly**




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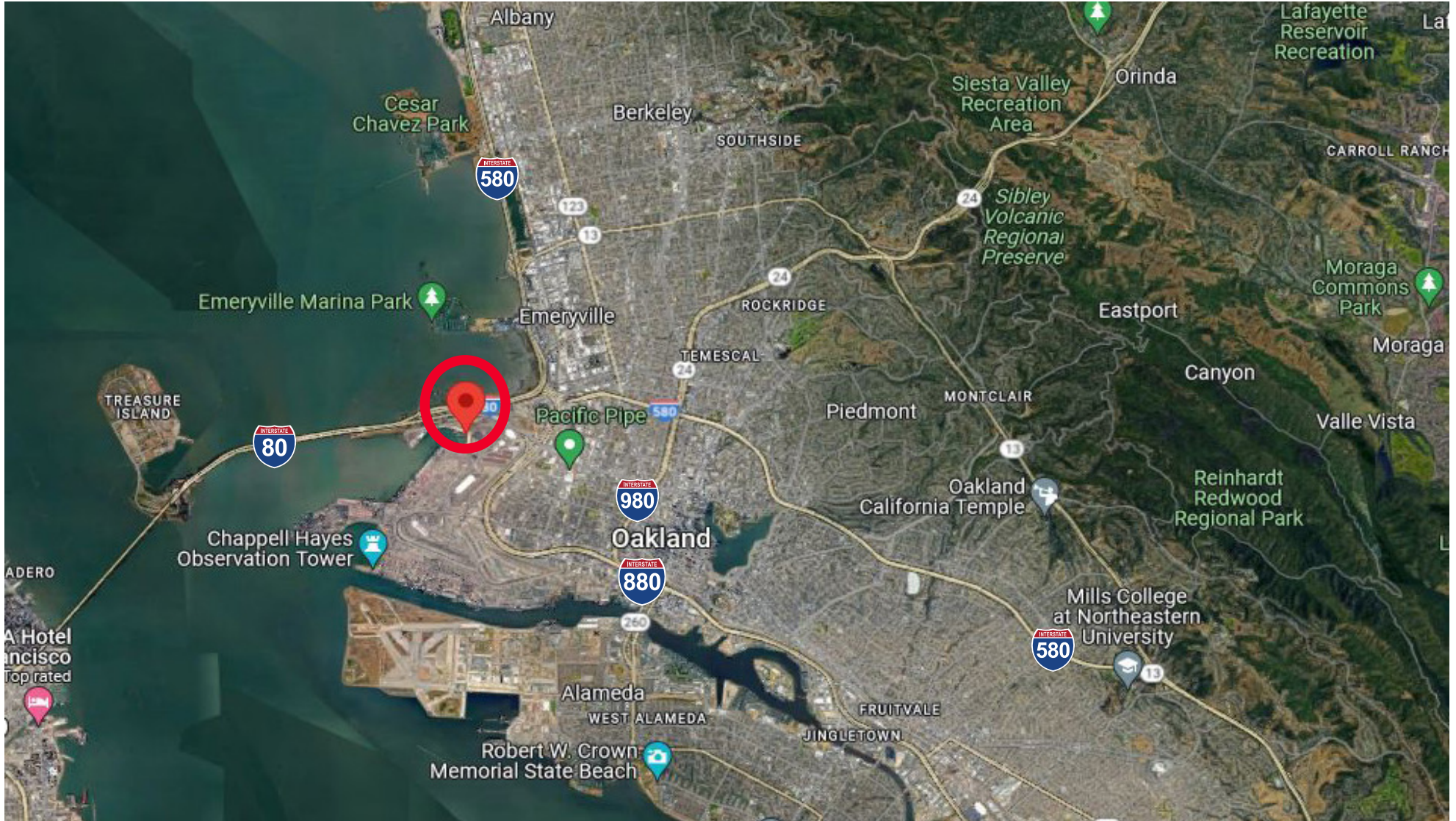
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