

FOR SUBLEASE

55 ADMIRAL ROBERT TONEY WAY

OAKLAND, CALIFORNIA

6% Procuring Fee

(Sublease Needs to be Executed on or Before May 31, 2025)



±256,136 SF FREE-STANDING BUILDING DIVISIBLE TO ±50,000 SF LOCATED AT THE PORT OF OAKLAND!

JOHN MCMANUS, MCR

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JAY HAGGLUND, SIOR

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JACKSON HAGGLUND

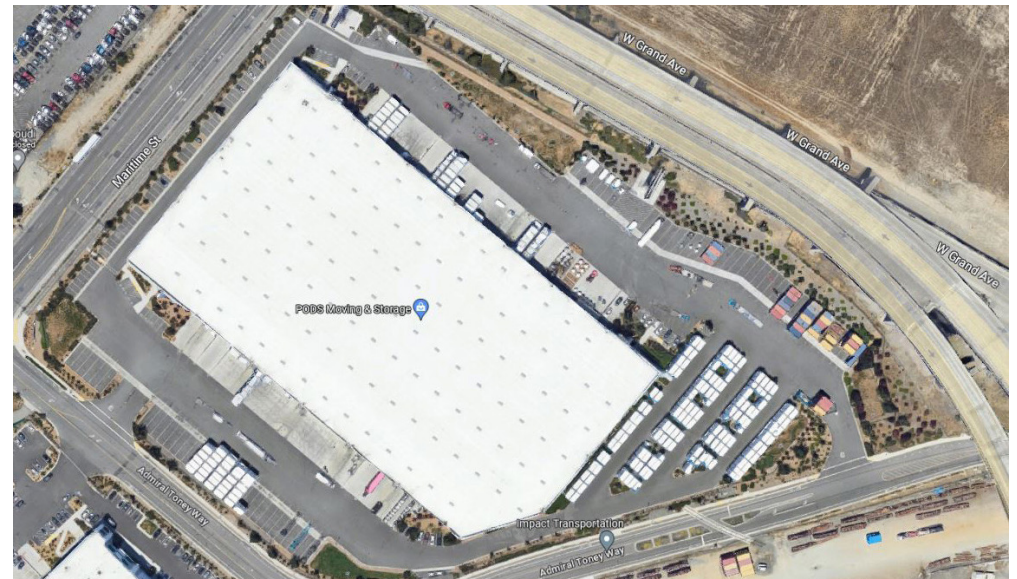
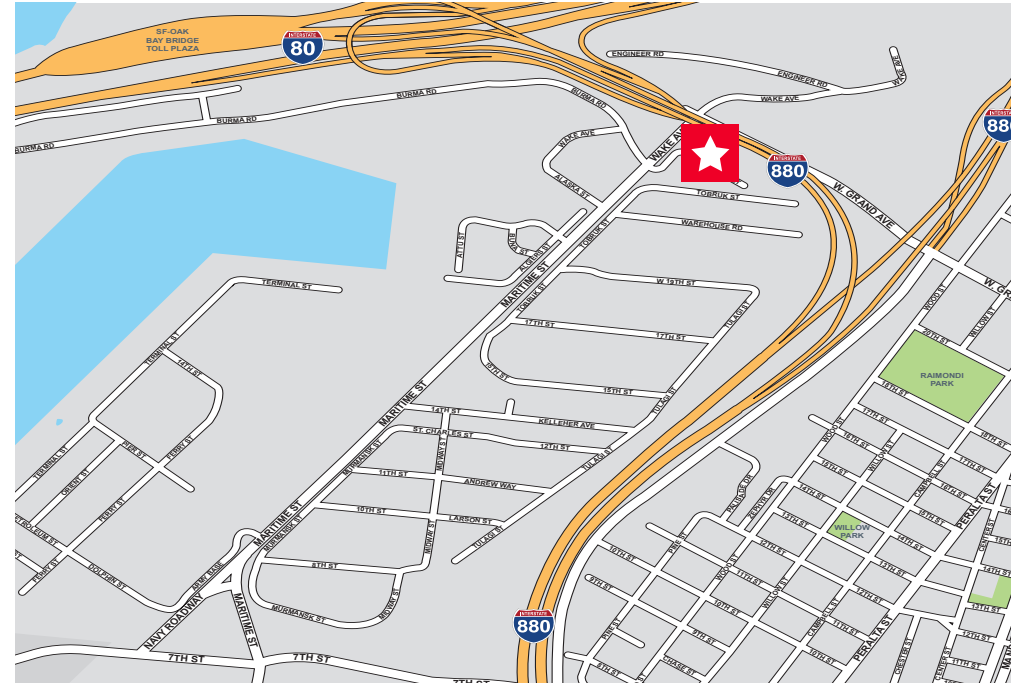
Senior Associate
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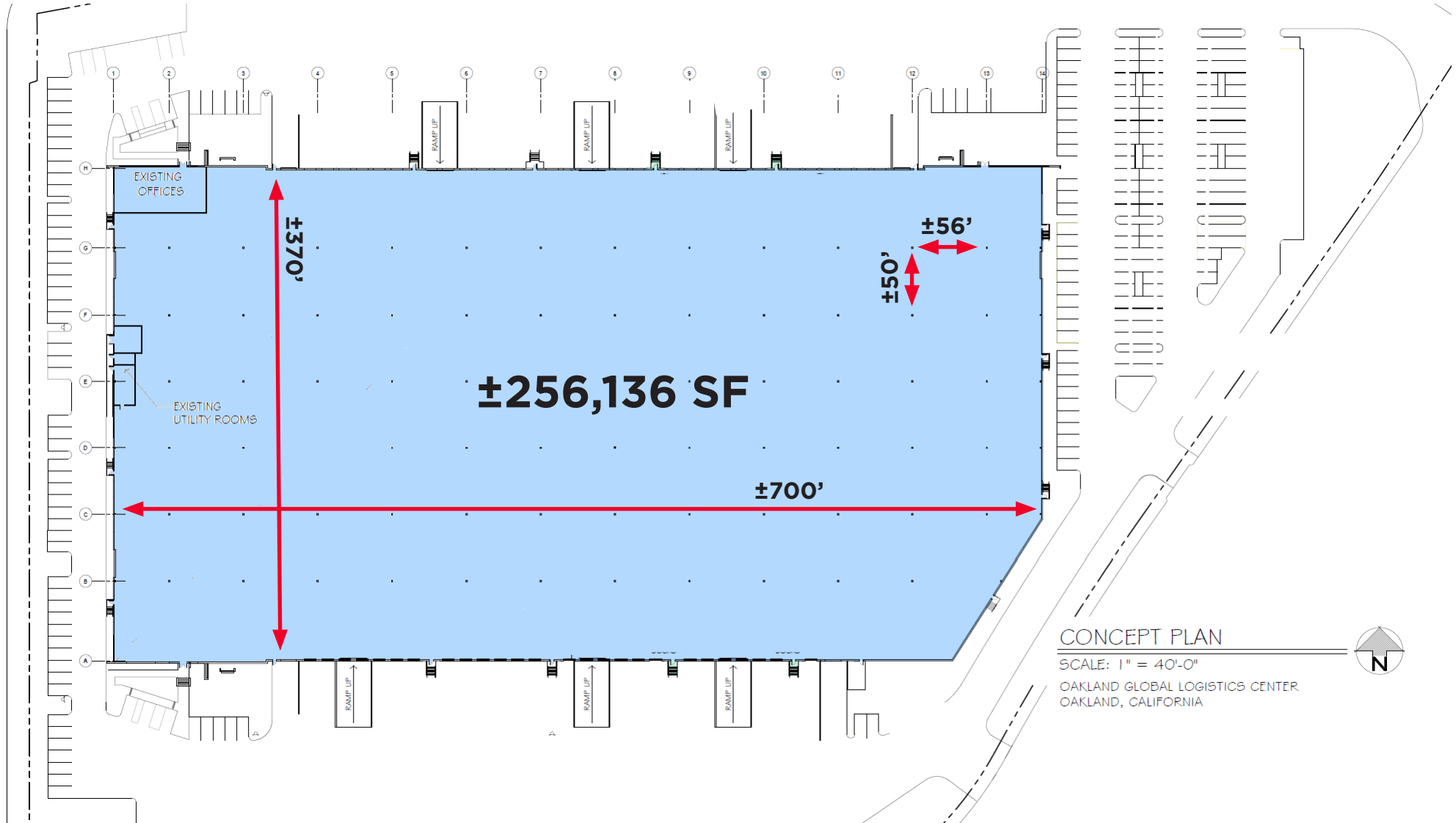
PROPERTY HIGHLIGHTS

- ±2,500 SF Office Area
- Below Market Rate - LED 6/30/28
- Divisible to ±50,000 SF ~~±128,190 SF~~, Immediately Available
- Outdoor Storage Available
- Concrete Tilt Wall Construction
- TPO Roofing
- Fenced and Secured Premises
- ±36' Clear Height
- 48 Loading Docks in Cross-Dock Configuration
- Four (4) Oversized 20' X 20' Drive-In Doors in Drive-Through Configuration
- Four (4) 12' X 14' Drive-In Doors
- 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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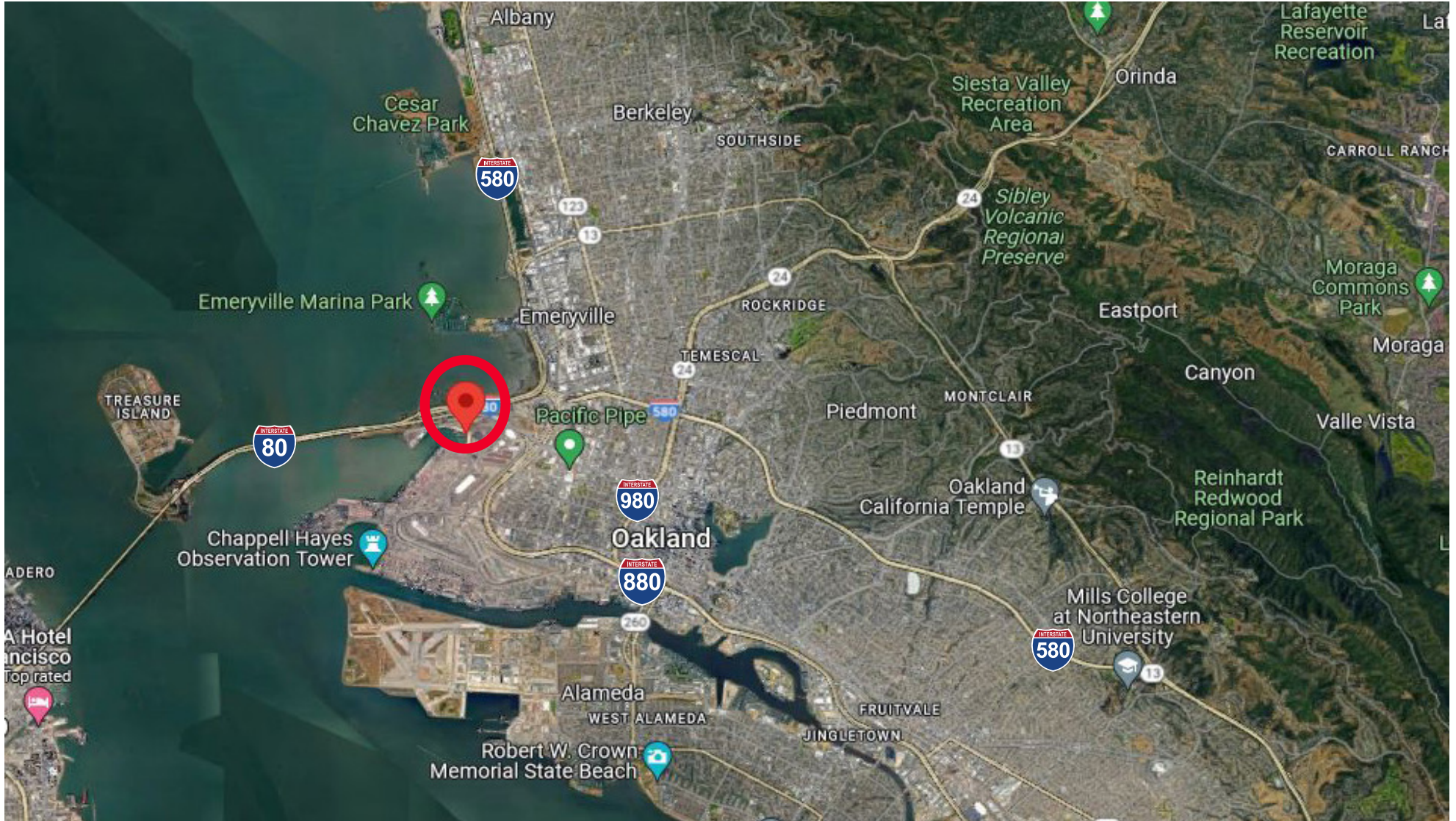
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