

FOR SALE | 70,190 SF | FULL CITY BLOCK

**175 SECOND
STREET**
OAKLAND, CALIFORNIA

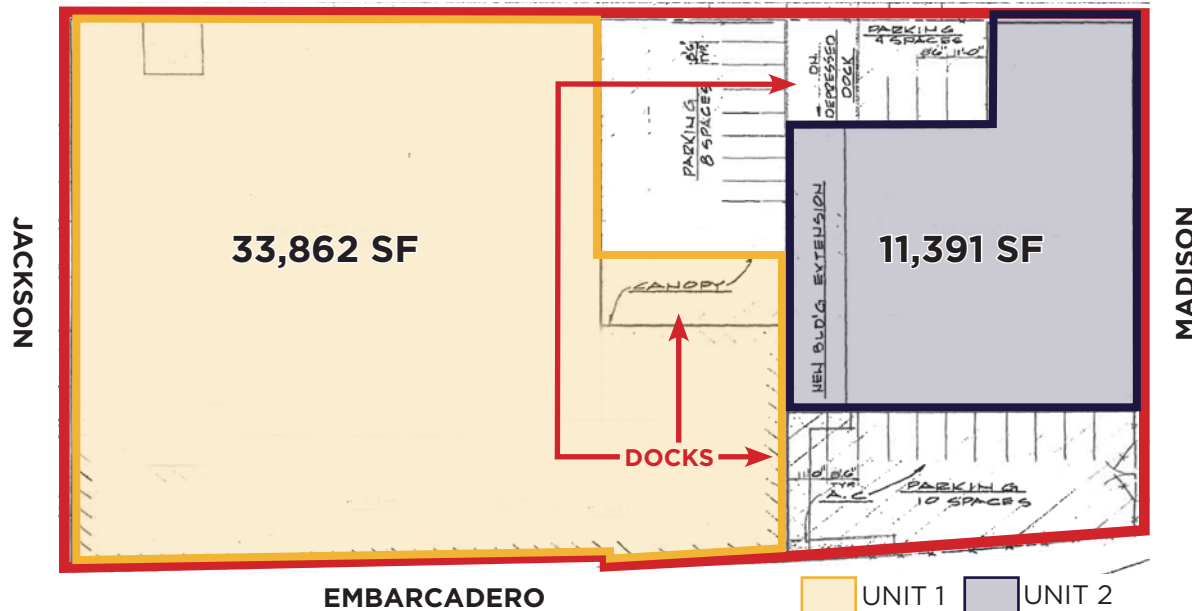


PREMIER JACK LONDON SQUARE WAREHOUSE MANUFACTURING SHOWROOM

PROPERTY OVERVIEW



2ND STREET



SQUARE FOOTAGE BREAKDOWN:

- Industrial/Manufacturing/Showroom:
 - » **46,131 SF Total on Ground Floor (Divisible)**
 - » **Unit 1: 33,862 SF**
 - * Stand Alone Identity. Covered Dock High Platform, 8 Docks. Small Shop or Inside Parking Separately Metered.
 - » **Unit 2: 11,391 SF**
 - * Stand Alone Identity. Great Natural Light. Clear Span. 2 Recessed Docks. Separately Metered.
- 2nd Floor: 12,440 SF**
- 3rd Floor: 11,620 SF**
- TOTAL: 70,190 SF**
 - * **Great Natural Light**, Extensive Glass Line on 2nd & 3rd Floor
 - * **Freight Elevator Services** 2nd and 3rd Floor W/ 8X10 Door and 6,000lb Capacity

PROPERTY HIGHLIGHTS:



Industrial/Manufacturing/Showroom



APN: 1-159-5



1.33 Acres - Full City Block



Built in 1949 - Renovated/Expansion in 1974 by Tulloch Construction



70,190 SF



Sprinklers



**18'-20' Clear Height (Ground Floor)
14'-16' Clear Height (Upper Floors) with Great Natural Light**



**Eight (8) Dock High Doors
One (1) Loading Ramp**



800 Amp/480 Volt and 600 Amp/440 Volt Power Panels



Freight Elevator: 8' X 10' Door Size and 6,000lb Capacity



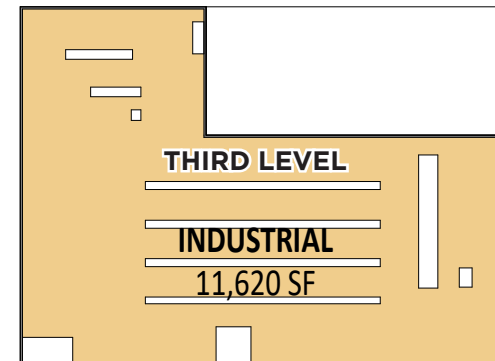
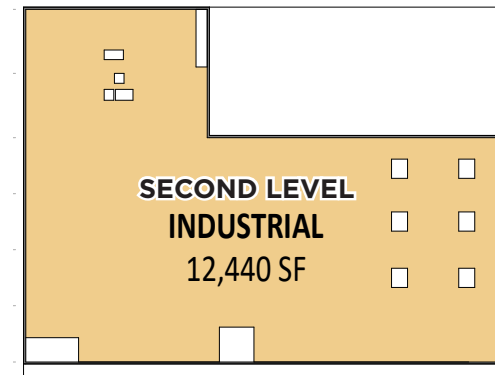
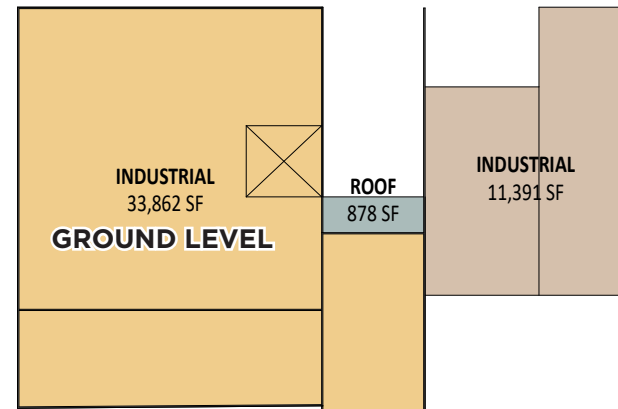
22 Parking Spaces on Site with Enclosed Gated Yard Areas



Opportunity Zone Location

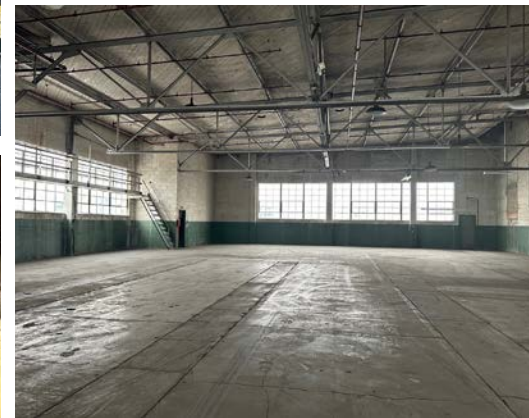


Immediate Freeway Access *PLUS* Walking Distance to Restaurants, BART, AC Transit and SF Bay Ferry. Plus, Amtrak loading platform can be accessed via rear door.



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OAKLAND, CALIFORNIA

PROPERTY PHOTOS:



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NEARBY AMENITIES



SAN FRANCISCO

BAY BRIDGE

SAN FRANCISCO
BAY FERRY

ALAMEDA



175 2ND STREET

WORLD MARKET

ACE
Hardware

FAT LADY

Buttercup

OAKLAND GRILL

ORIGINAL PIZZA

BUCK
WILD

Chop Bar

BevMo!

plank

REGAL

Event Jones

STARBUCKS
COFFEE

UNITED

BARREN & BEE

Large

LEFT BANK

UNITED

SCOTT'S
STEAKHOUSE

SEABREEZE

FARMHOUSE KITCHEN

NIDIO's
Backyard

Jack London
Aquatic Park

PARDEE
HOME MUSEUM

THE COOK & HER FARMER

DOWNTOWN OAKLAND

Bart
12th Station

BA

SQUARE PIE GUYS

Laney Oakland
College

Lake Merritt

mocha
museum of children's art

OM
CA.

HENRY J. KAISER
CENTER FOR ARTS

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**FOR MORE INFORMATION
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