

ADJACENT TO THE PORT OF OAKLAND - TRUCKING USES PERMITTED



6% PROCURING FEE FOR A LEASE EXECUTED BY DECEMBER 31, 2025



FOR LEASE: ±22,624 SF FREE STANDING BUILDING WITH LARGE YARD

306 ADELINE STREET

OAKLAND, CA

Owned By:



FORTRESS

JAY HAGGLUND

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BRADY THOMSON

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OAKLAND, CA

Property Features

Building Size:	±22,624 SF Free-Standing Building
Yard:	±0.62 AC (±26,789 SF)
Loading:	Four (4) Drive in Loading Doors; Two (2) Dock High Doors
Clear Height:	±14'
Office Space:	±863 SF
Zoning:	Zoned CIX-1A/T, check with City of Oakland for approved uses
Electrical:	400 AMP, 277/480 V, 3 Phase "Tenant to Confirm"

Notes: Insulated building with drive through capability. Yard has curb cuts on both Adeline and Chestnut providing drive through access as well.

Great Access to the Port of Oakland, I-880, 980 and 80

Lease Rate: ~~\$1.20 NNN~~ \$1.05 NNN

Sale Price: Owner will Entertain an Option to Purchase

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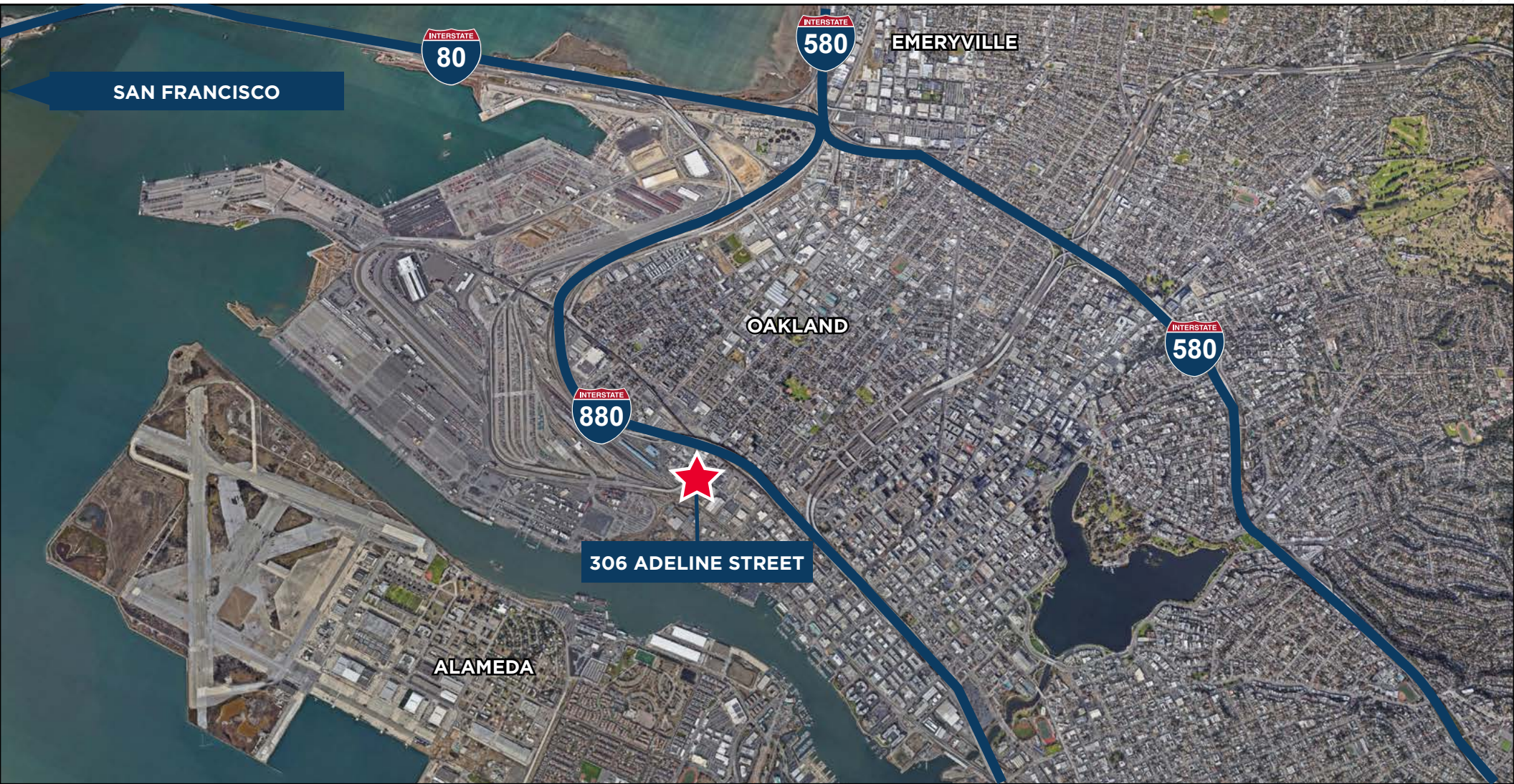
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EXCELLENT ACCESS TO A MAJOR FREEWAY NETWORK



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