

INDUSTRIAL SPACE FOR LEASE

±92,400 SF |



13951 WASHINGTON AVE.
SAN LEANDRO, CA

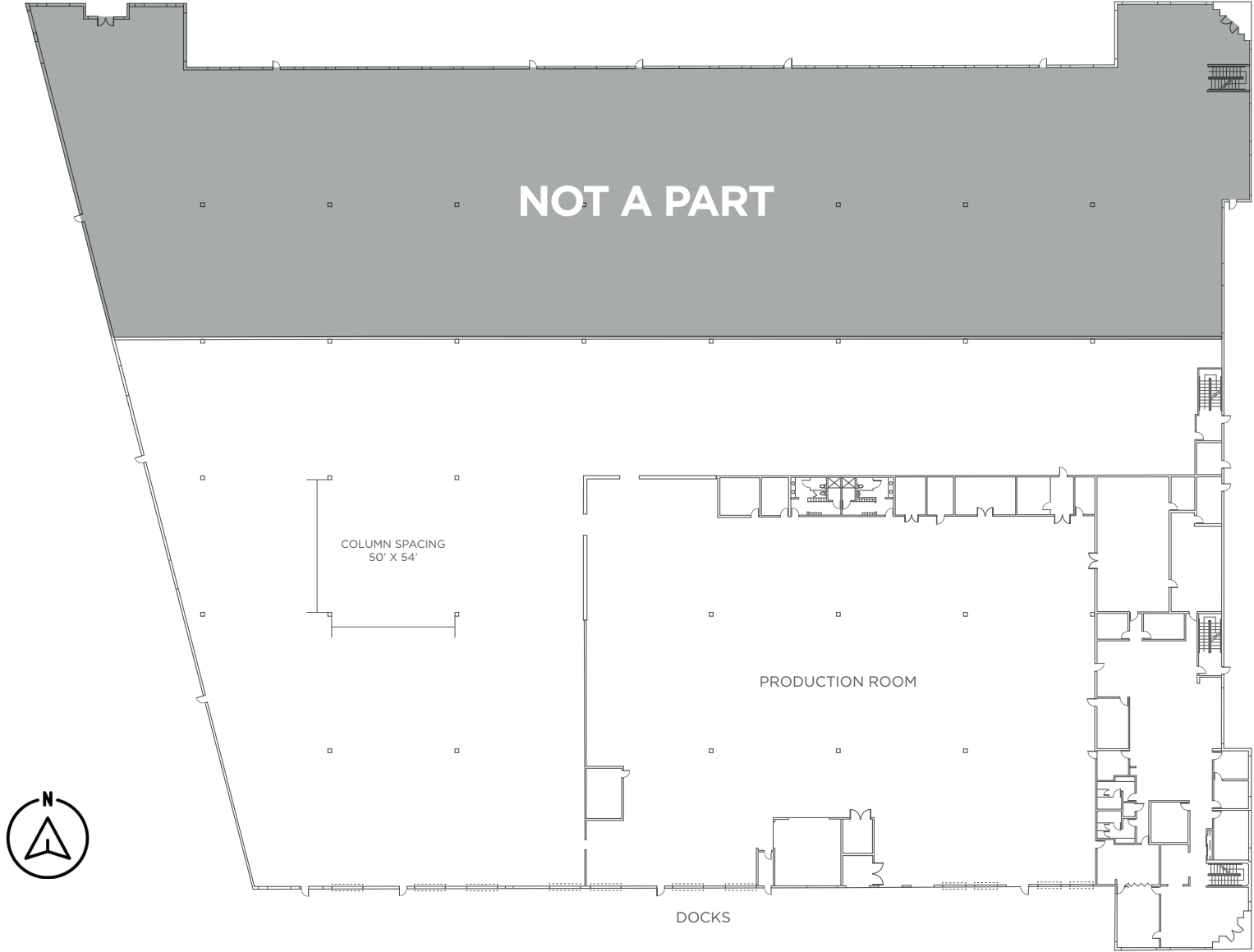
13951 WASHINGTON AVE. | CUSHMAN & WAKEFIELD

OPPORTUNITY HIGHLIGHTS

Available Size:	±92,400 RSF
Office Area:	±9,000* SF
Date Available:	May 2025
Clear Height:	±29'
Parking Ratio:	2.41/1000
Sprinkler Calcs:	0.6 per 3,000 SF
Building Power:	Building switchgear is rated for 3000 AMPS at 277/480 Volts, 3 Phase (to be verified)
South Side Truck Court Depth:	±130'
South Side Loading:	16 docks/3 grade level
Roofing:	Brand New Roof Installed 2023
Asking Rate:	\$1.25 PSF NNN
Operating Expenses:	\$0.15 PSF

*2nd Story Office Area IS NOT included in the Rentable Square Footage





EXISTING FLOOR PLAN

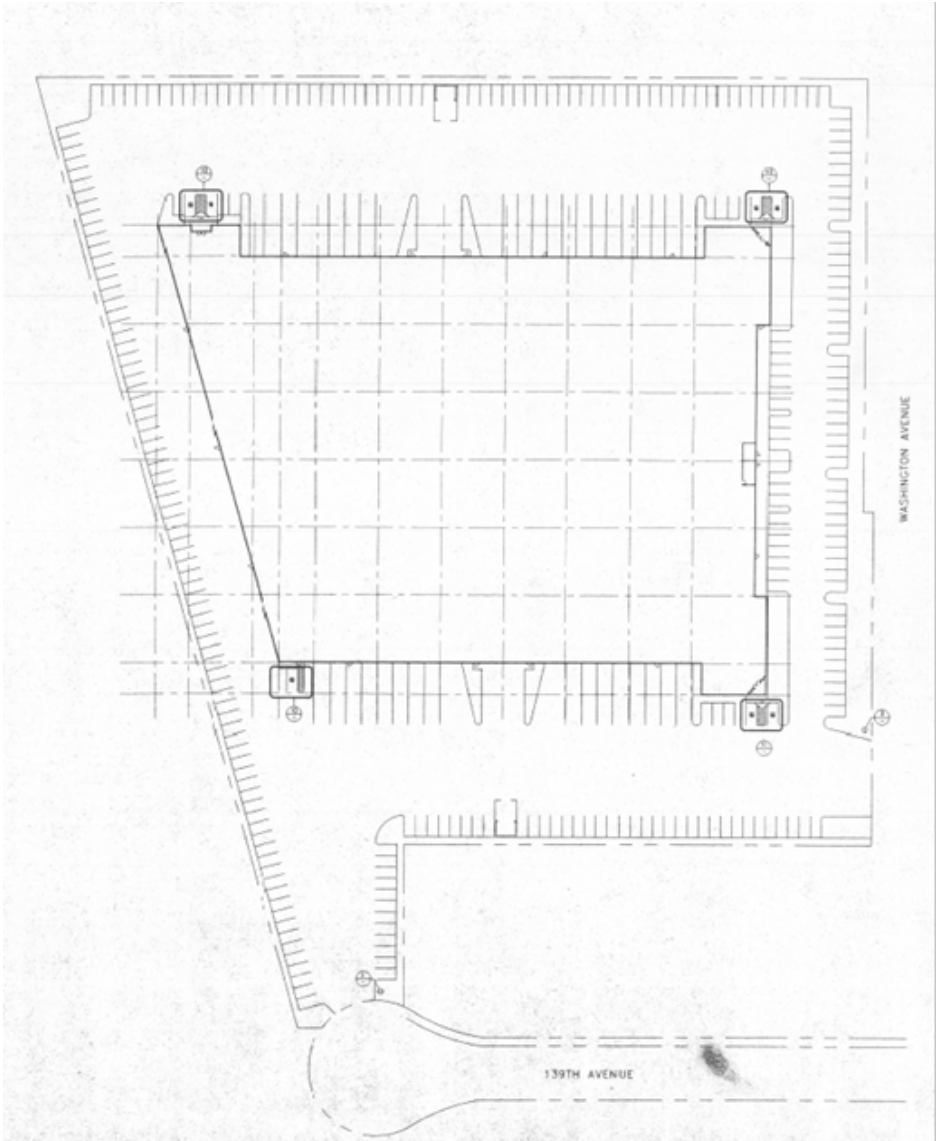
**This drawing is not to scale and broker recommends prospective tenants make their own verifications*

FLOOR
PLAN



FIRST FLOOR

OFFICE PLAN
±9,000 SF



SITE
PLAN








13951 WASHINGTON AVE.
SAN LEANDRO, CA

NORTH BOUND ROUTE
(6 MINS)

SOUTH BOUND ROUTE
(5 MINS)

**FREEWAY
ACCESS**

DRIVE TIMES	
	6 Minutes
	3 Minutes
	6 Minutes
	5 Minutes
	5 Minutes



CONTACT INFORMATION

VICTOR DEBOER

Executive Director
+1 415 542 8503
victor.deboer@cushwake.com
Lic #01910482

JEFF POWERS

Managing Director
+1 510 891 5821
jeff.powers@cushwake.com
Lic #02021074

KALIL JENAB

Vice Chairman
+1 408 810 3428
kalil.jenab@cushwake.com
Lic #00848988

STEVEN JENAB

Senior Director
+1 408 718 1804
steven.jenab@cushwake.com
Lic #2085072



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.