



# 2020 BRUSH STREET, OAKLAND CA

±4,469 SF

FREE-STANDING INDUSTRIAL/COMMERCIAL BUILDING FOR LEASE OR SALE



# PROPERTY HIGHLIGHTS

2020 Brush Street is a free-standing warehouse spanning approximately  $\pm 4,469$  SF strategically positioned in the center of Oakland between West Grand and Downtown.

- » Freeway Visibility
- »  $\pm 5,154$  SF Parcel
- » APN: 003-0037-005-03
- » Direct Highway Access
- » Half-Mile from BART
- » Digital Video Surveillance System
- » Seperate Front Office Entrance
- » High Ceilings with Skylights
- » One (1) Roll-Up Door with Drive-In Access
- » Surrounded by Amenities such as Grocery Stores, Post Offices, Boutique Stores and Trendy Eateries
- » Zoning: CC-2 Community Commercial - 2 Zone
- » Lease Rate: \$1.35/SF/NNN + \$0.28/SF OpEx
- » Sale Price: \$893,800.00



# LOCATION HIGHLIGHTS



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