

# Crane-Served Warehouse/Manufacturing Facility with Office/ Showroom + Yard & Exclusive Gated Off-Street Parking

## FOR LEASE

## ± 29,019 SF | ± 1.13 ACRES OF LAND



**New Divisibility Concepts!**

## 641 GILMAN STREET

BERKELEY, CA

Professionally Managed by:





# PROPERTY HIGHLIGHTS



± 29,019 SF

- ±4,928 SF OF 1ST LEVEL OFFICE/  
SHOWROOM

- ±1,224 SF 2ND LEVEL OFFICE



± 11,000 SF FENCED AND PAVED YARD SPACE



THREE (3) ELECTRICAL PANELS (TO BE  
CONFIRMED)

- 400 AMPS, 480V, 3-PHASE
- 400 AMPS, 480V, 3-PHASE
- 800 AMPS, 480V, 3-PHASE



EXISTING CRANES

- TWO (2) 5-TON
- ONE (1) 10-TON



GRADE LEVEL LOADING WITH DRIVE -  
THROUGH CAPABILITY



MANUFACTURING (M) ZONING



EXCLUSIVE GATED OFF-STREET PARKING



POTENTIAL TO DEMISE

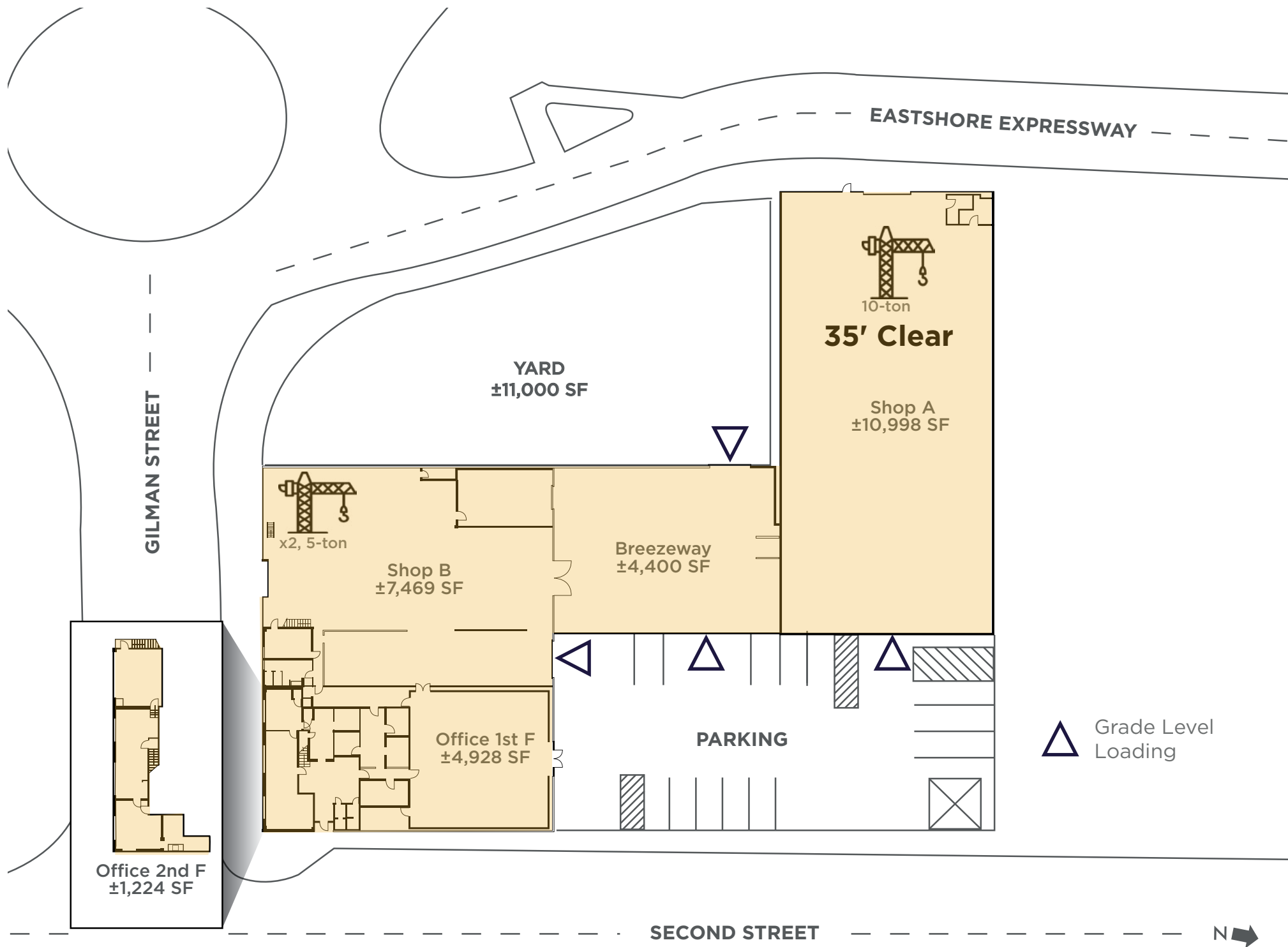
**Incredible Signage Opportunity off I-80**



**Freeway Visibility & Access**

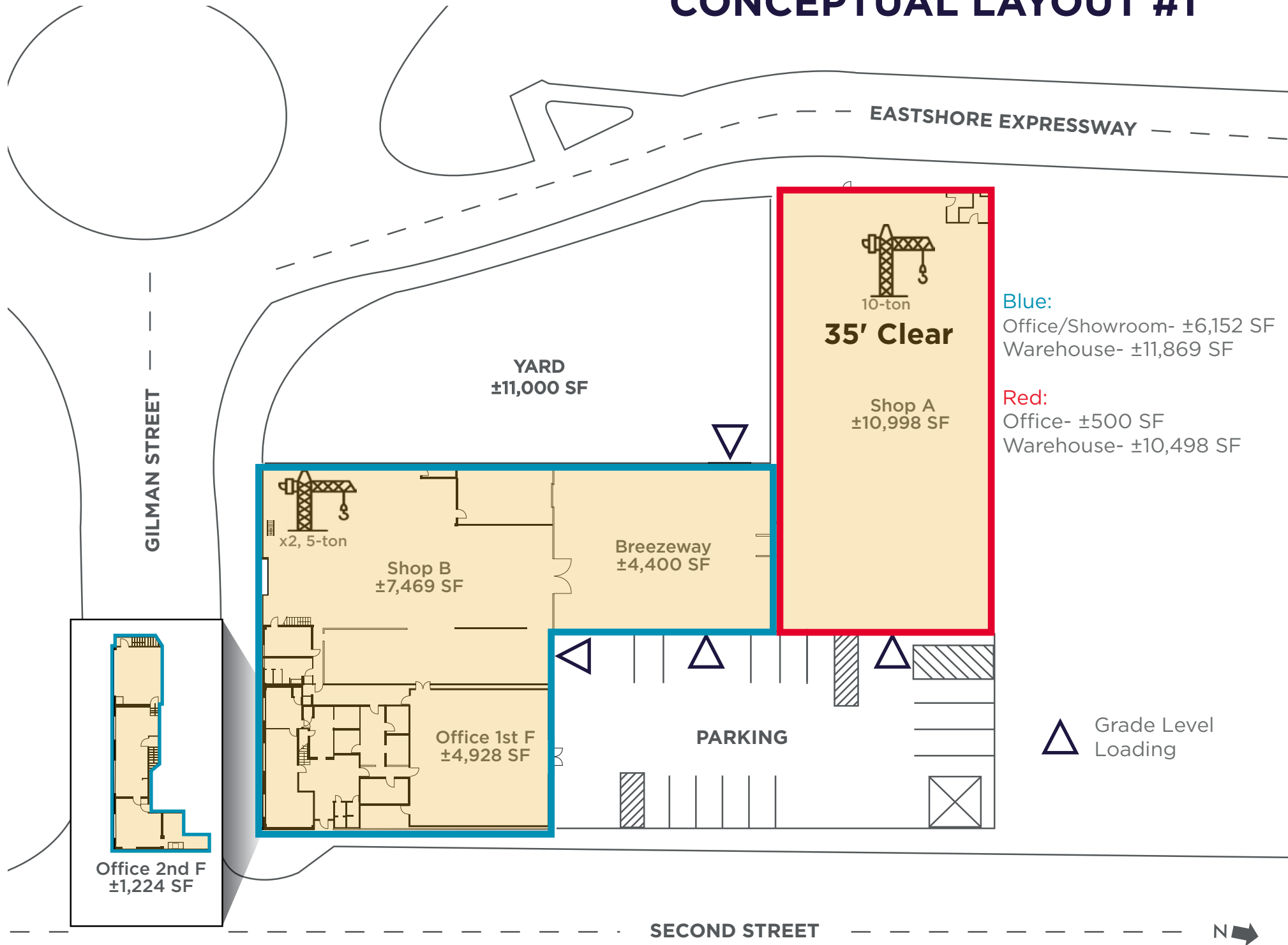


# // SITE PLAN



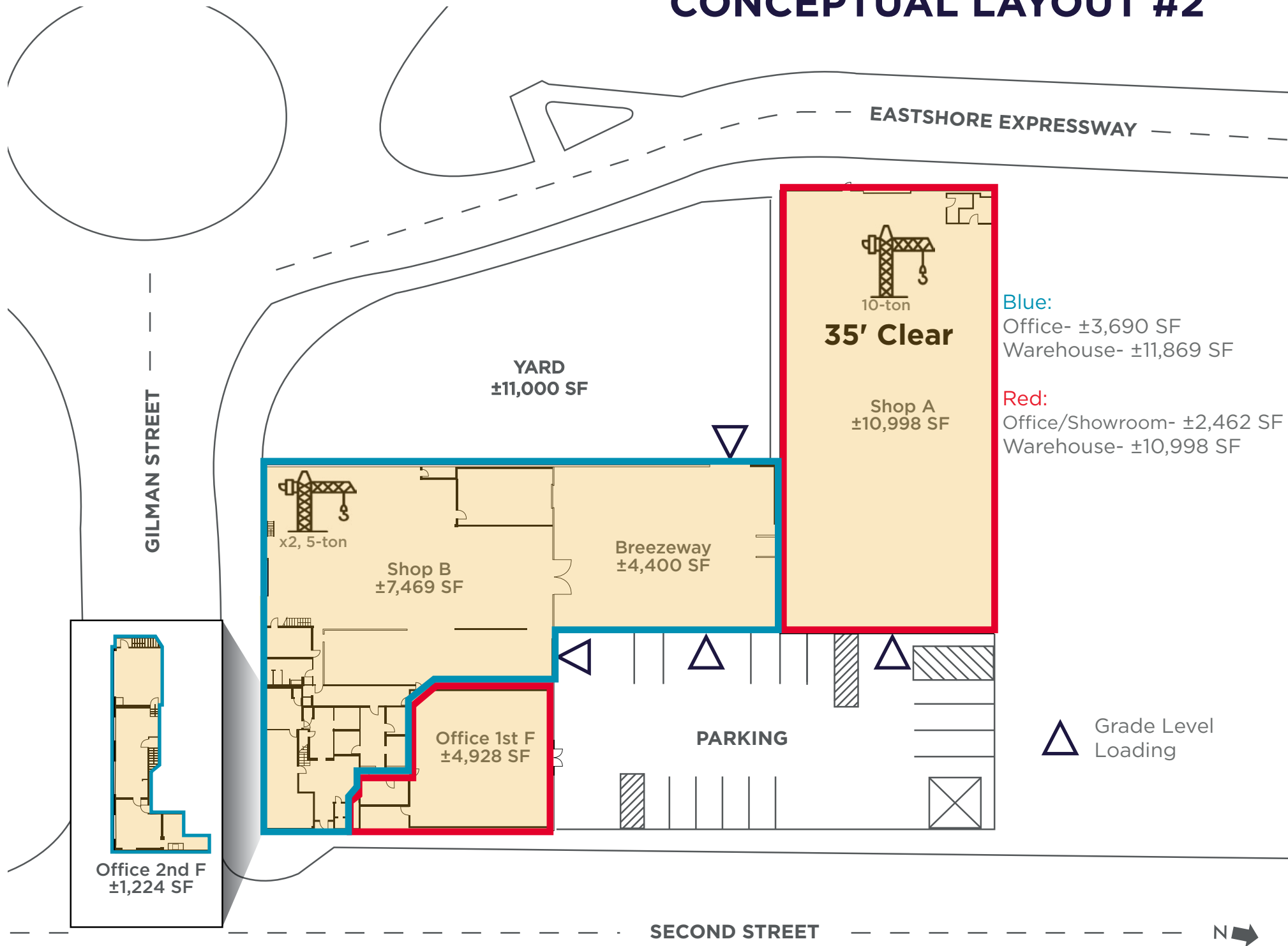
# // SITE PLAN

## CONCEPTUAL LAYOUT #1



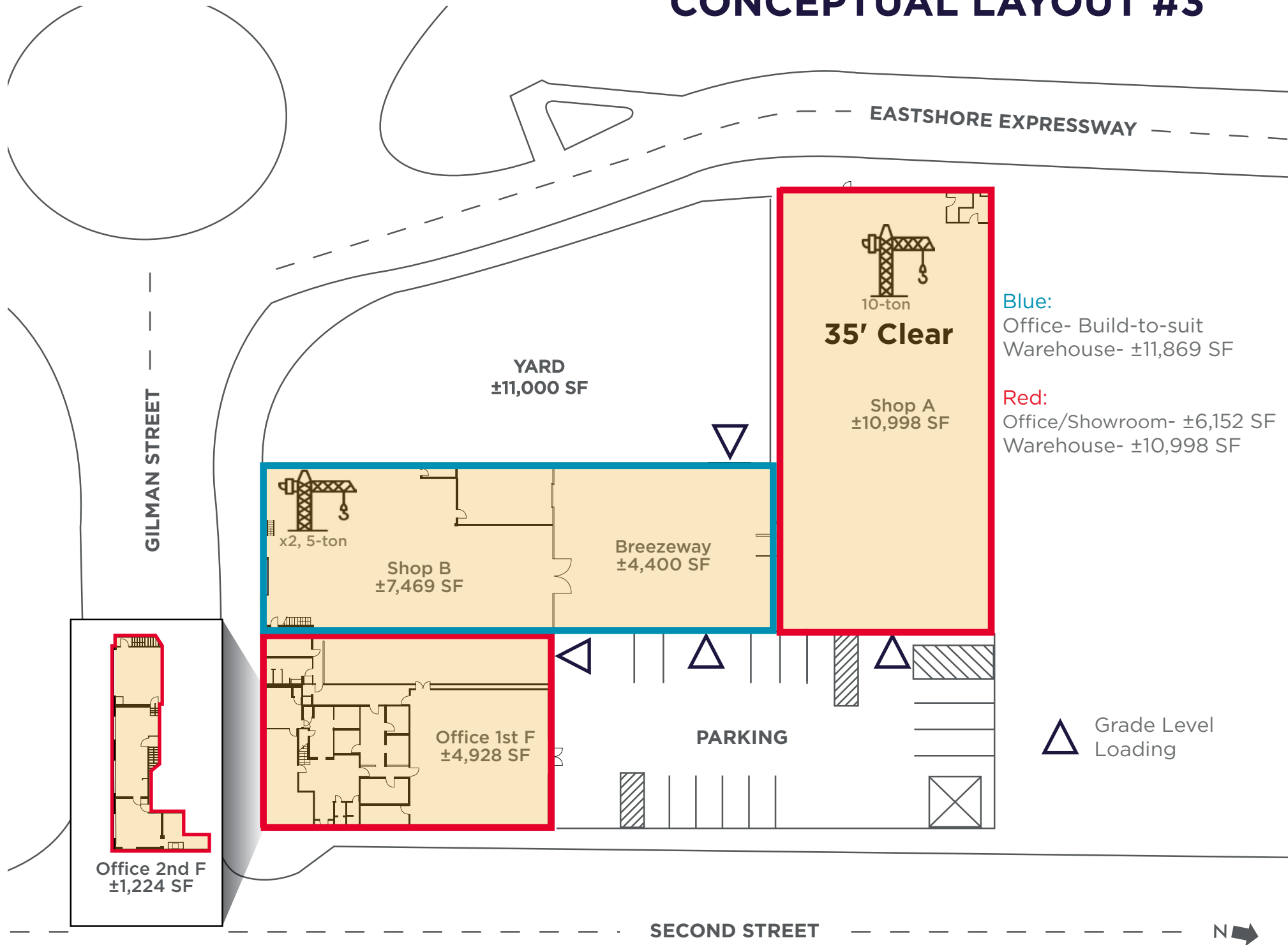
# // SITE PLAN

## CONCEPTUAL LAYOUT #2



# // SITE PLAN

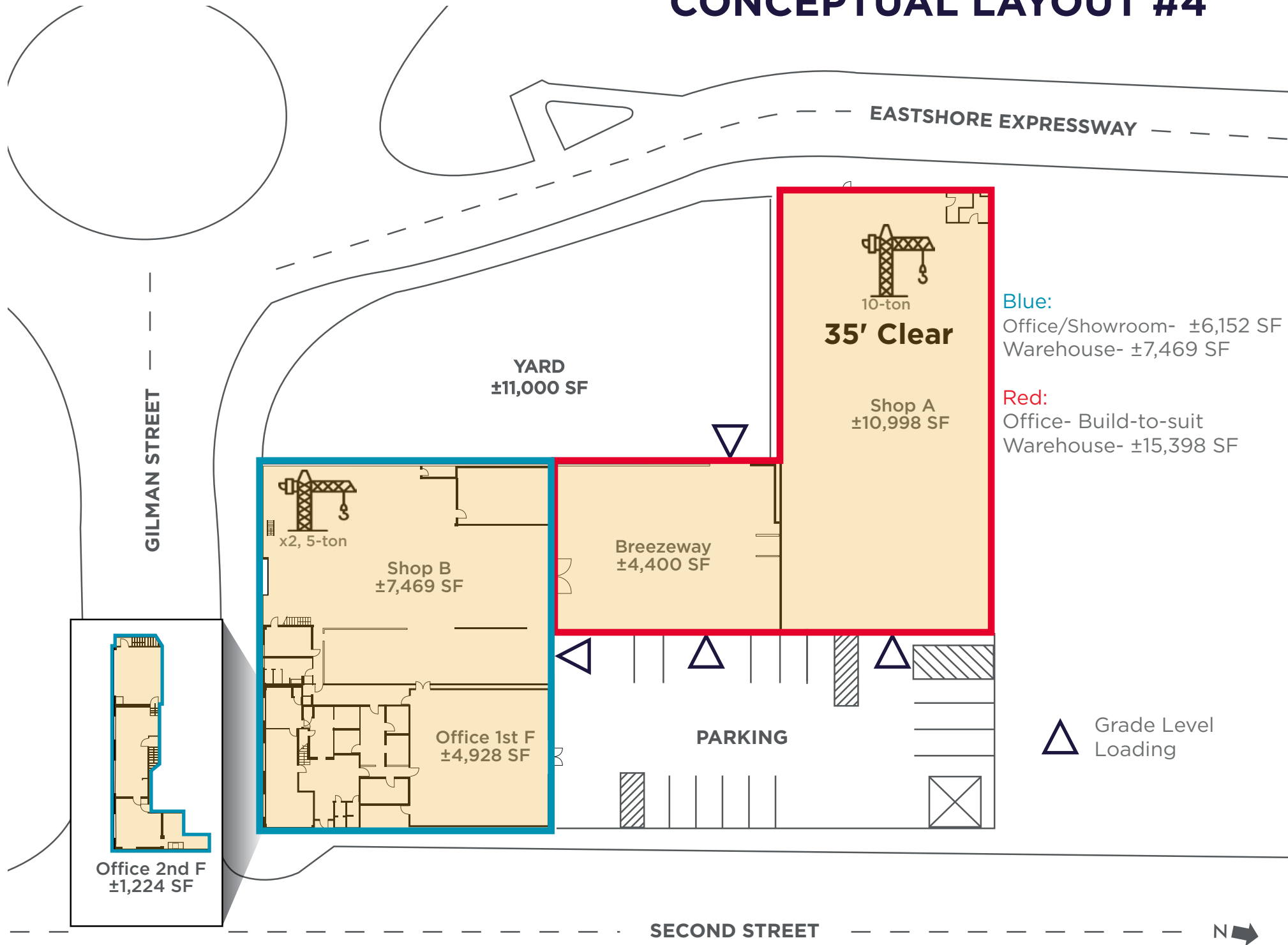
## CONCEPTUAL LAYOUT #3





# // SITE PLAN

## CONCEPTUAL LAYOUT #4



# LOCAL NEIGHBORS

Gilman & I-80 | Berkeley, CA

1	Golden Gate Fields
2	Public Storage
3	LL Flooring
4	Toyota Service Center
5	Target
6	Trillium
7	USDA
8	UC Berkeley Village





# CONTACT INFORMATION

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