

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

FOR LEASE

± 29,019 SF | ± 1.13 ACRES OF LAND



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



TWO (2) ELECTRICAL PANELS (TO BE
CONFIRMED)

- 400 AMPS, 440V, 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

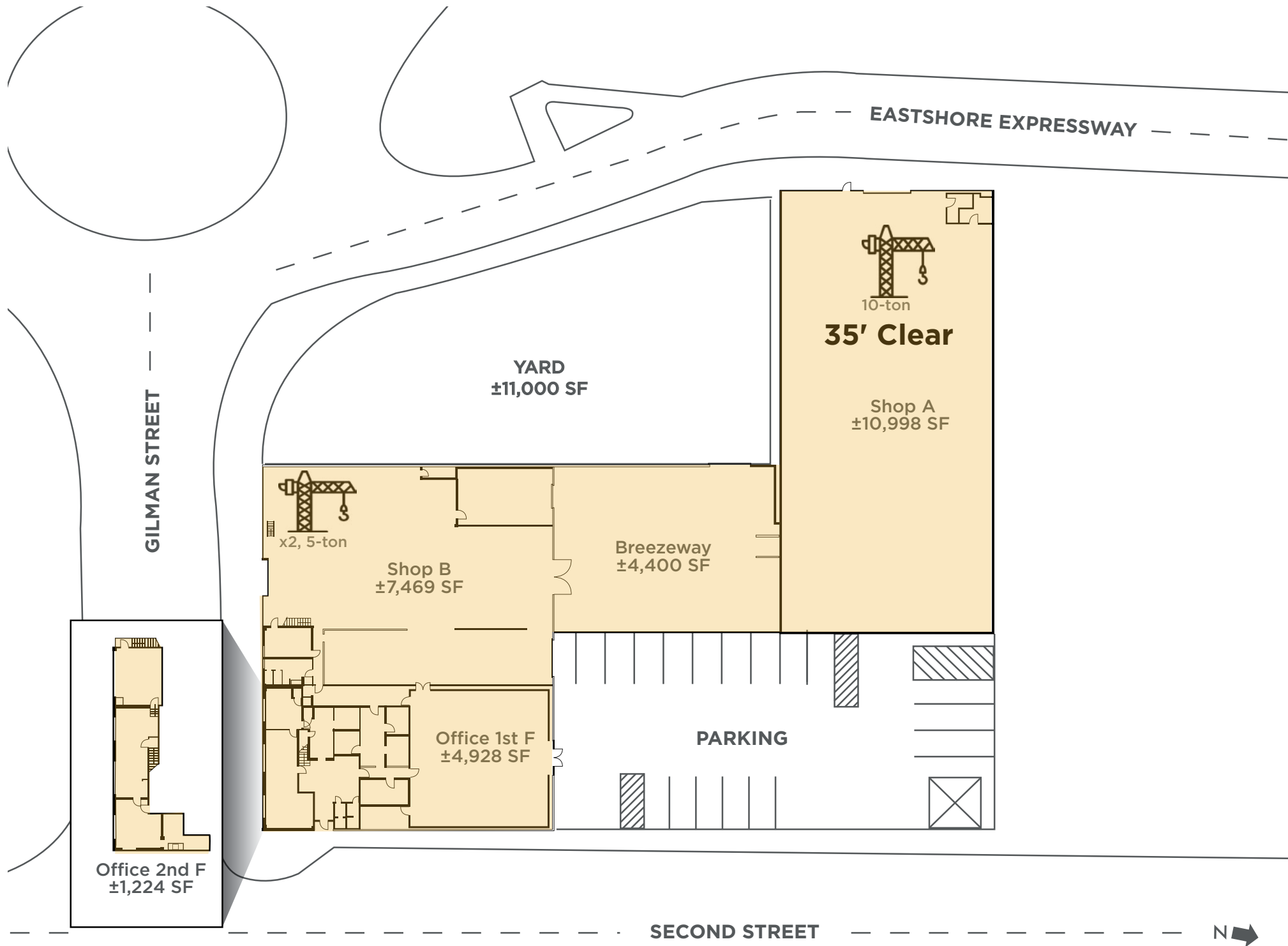


Incredible Signage Opportunity off I-80



Freeway Visibility & Access

// SITE PLAN



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 </td
8	UC Berkeley Village



CONTACT INFORMATION

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