

# 2301

MONARCH ST  
alameda, ca



**FOR LEASE OR SALE**

**FORMER WINERY  
PRODUCTION SPACE**

**±14,997 SF - ±63,000 SF  
\$1.35/SF/MO NNN**



## BUILDING 24



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# PROPERTY HIGHLIGHTS



±63,000 SF  
Three-Bays with  
±10,000 SF Office/  
Flex Space



Former  
Production  
Winery



Rental Rate:  
\$1.35/SF/Month NNN



Huge Clear Height



Heavy Gas and  
Electrical Service

\*tenant to confirm



Parking and  
Outdoor Space  
Available



Zoning: AP-AR  
Adaptive Reuse\*

\*tenant to confirm approved uses



Large, Grade-Level  
Bay Doors\*



Potential  
Event Space\*

\*requires use permit



Sprinklers



Functional Office  
Space (in addition)



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# SITE OVERVIEW

OFC/FLEX  
±10,000 SF

BAY 3  
±13,000 SF

BAY 1  
±20,000 SF

BAY 2  
±20,000 SF



# EXTERIOR GALLERY





## INTERIOR GALLERY

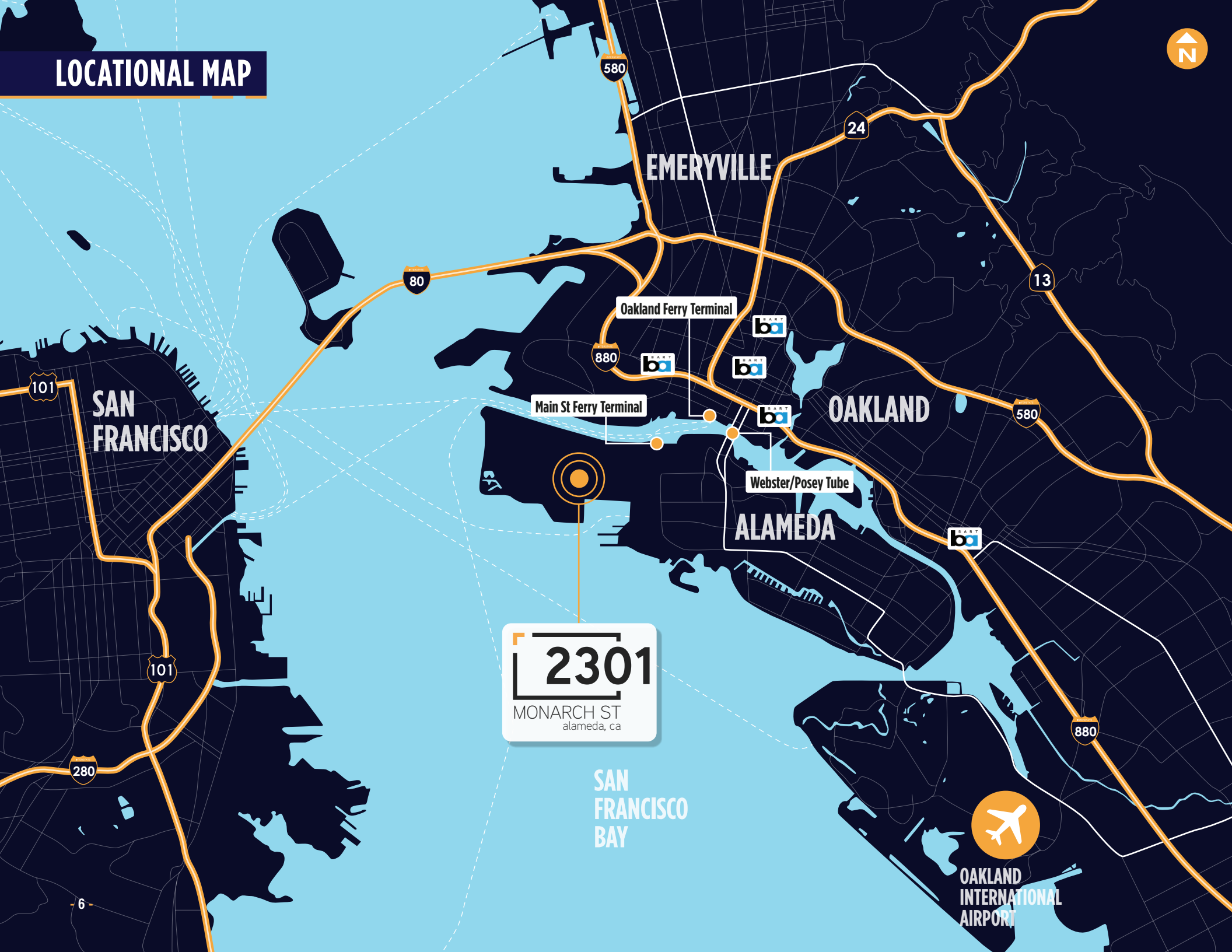


Photos by Maurice Ramirez

# BUILDING 24



# LOCATIONAL MAP



**2301**  
MONARCH ST  
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SAN  
FRANCISCO  
BAY

OAKLAND  
INTERNATIONAL  
AIRPORT



# SITE PLAN

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SAN FRANCISCO IN ±15 MINS

ALAMEDA SEAPLANE LAGOON FERRY TERMINAL

SITE A NEW HOUSING DEVELOPMENT

FERRY POINT

BLADIUM SPORTS & FITNESS CLUB

PYKA

Rain

Google

SAILORONE

URBAN LEGEND

brix BEVERAGE

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NATEL ENERGY

Kairos Power

HUMBLE SEA

STORE HOUSE LOFTS

saltbreaker EAT + DRINK

PAN'AM AVENUE

WEST MIDWAY AVENUE

WEST TOWER AVENUE

RESHAP/WEST MIDWAY DEVELOPMENT AREA

ADMIRAL MALTINGS

Firebrand

Almanac

DOER  
Deep Ocean Exploration and Research

FACTON BREWING

THE ORIGINAL GOLD BAR WHISKY

ST GEORGE SPIRITS  
INDEPENDENTLY BOTTLED

MICHAAN'S AUCTIONS  
Antiques & Fine Art

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