

FOR LEASE:
FOOD AND BEVERAGE
WAREHOUSE AND DISTRIBUTION SPACE

2935-2939 Adeline Street
Oakland, CA



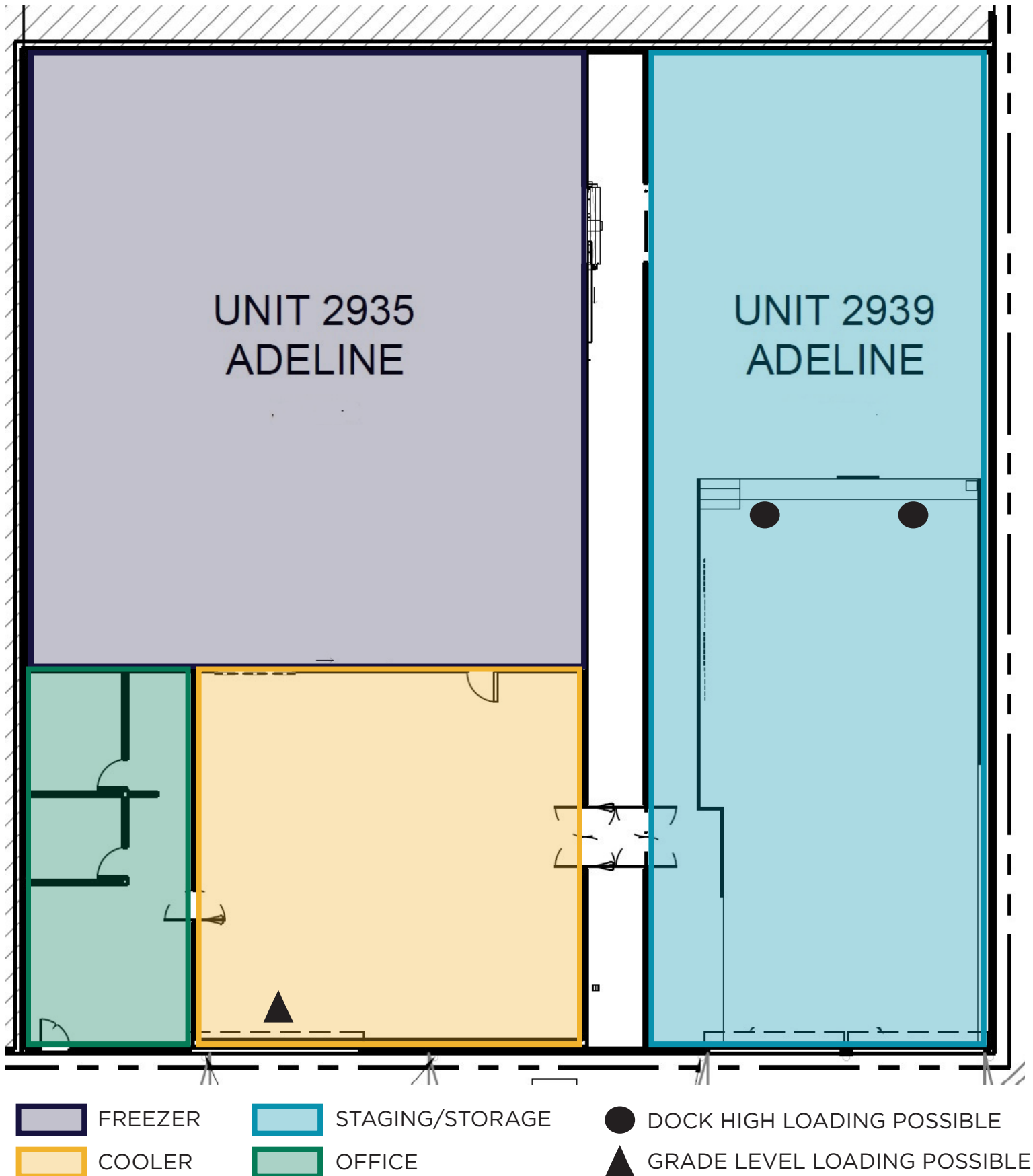
IMPROVEMENTS COMPLETED IN 2022/23

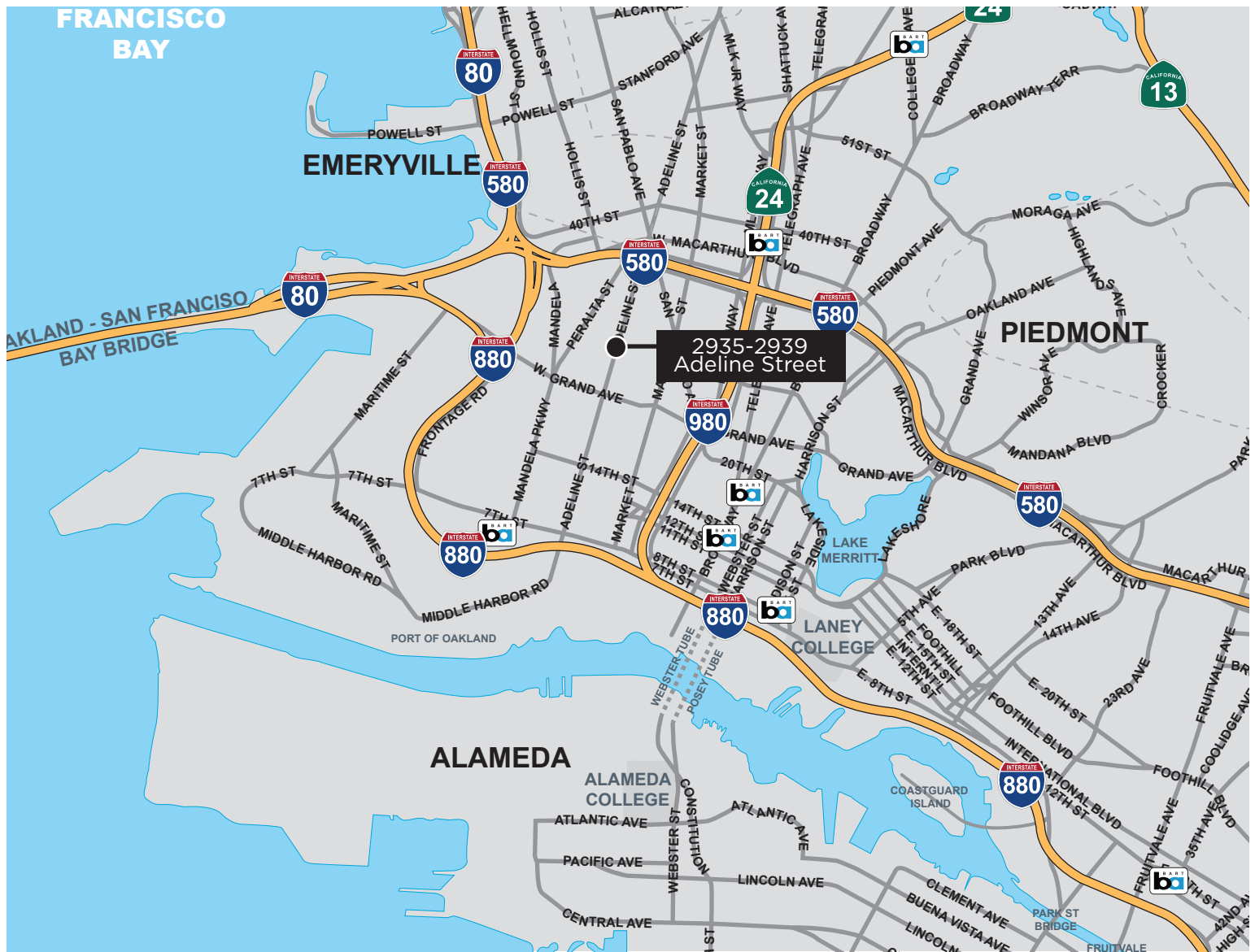
PROPERTY FEATURES

- $\pm 10,000$ SF Space
- ± 630 SF of Existing Office
 - * One (1) Restroom
- Heavy Well Distributed Power
 - * 400 Amp, 480V Service In-Place (Serving Premises, Including Freezer/Cooler)
 - * Potential to Add Two (2) Additional 200 Amp, 240V 3-Phase Power Services
- $\pm 3,900$ SF of Existing Freezer Space (Cooler Possible, $\pm 24'$ Clear Height) - Renovated in 2022
- $\pm 1,400$ SF of Existing Cooler Space (12' Clear Height) - Constructed in 2023
- Floor Drains Possible
- One (1) Dock-High Loading Portion (2nd possible)
- One (1) Grade Level Door Possible
- Seismically Upgraded
- End-Unit
- Great Food and Beverage Community
- **Asking Rent: \$1.50/SF/Month NNN + \$0.19/SF/Month OpEx**

SITE PLAN

2935-2939 Adeline Street
Oakland, CA





2935-2939 Adeline Street Oakland, CA

FOR MORE INFORMATION CONTACT:

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