

2434

POLVOROSA AVE
SAN LEANDRO, CA

Prime San Leandro Location with Excellent Port of Oakland and Air Freight Access

Free-Standing Warehouse/Distribution Building



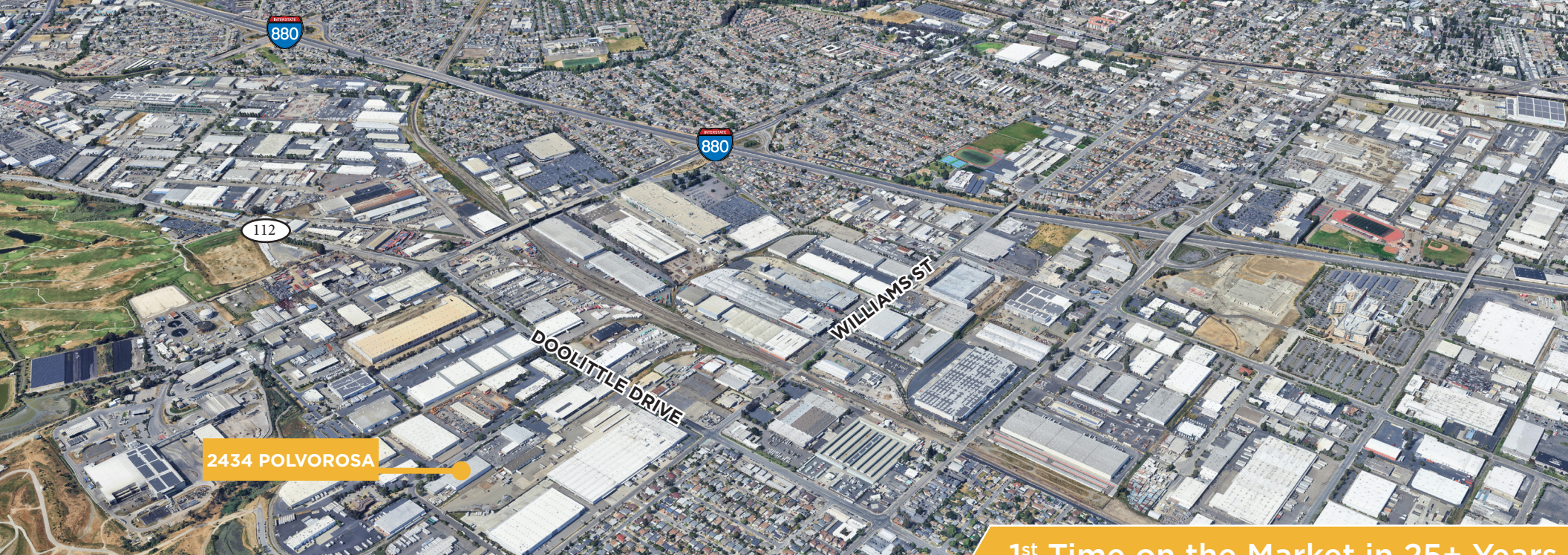
FOR LEASE
±49,866 SF BLDG
±1.65 AC SITE

ANDREW SCHMIEDER
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TED J. ANDERSON
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**CUSHMAN &
WAKEFIELD**



// HIGHLIGHTS

1st Time on the Market in 25+ Years

OFFICE:

±9,220 SF (3,130 SF 2ND FLOOR)

LOADING:

SEVEN (7) TOTAL LOADING DOCKS, WITH PIT-LEVELERS
ONE (1) PONY-DOCK

CLEAR HEIGHT:

±24'

FIRE SPRINKLERS:

YES

COLUMN SPACING:

20' X 55'

TRUCK COURT:

±84' DEEP TRUCK COURT

PARKING SPACES:

13 OFF STREET PARKING SPACES

POWER:

400 AMPS @ 240V, 3-PHASE (TENANT TO CONFIRM)

ZONING:

CITY OF SAN LEANDRO IG ZONING (GENERAL INDUSTRIAL)

ASKING RATE:

\$1.19/SF/MONTH + \$0.21/SF/MONTH OPERATING EXPENSES

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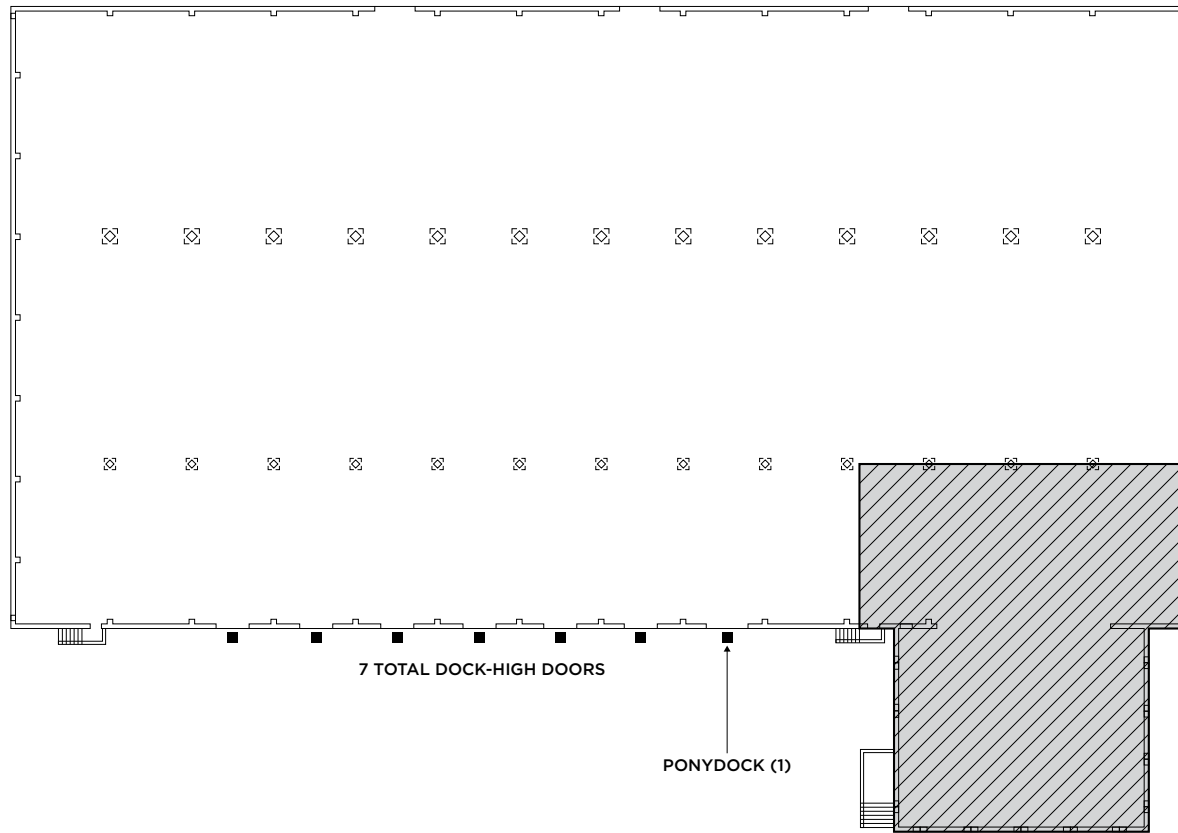
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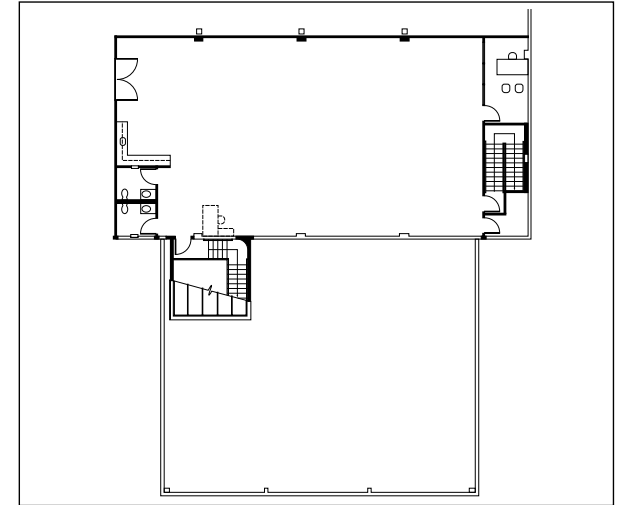
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// **2434 POLVOROSA AVENUE**
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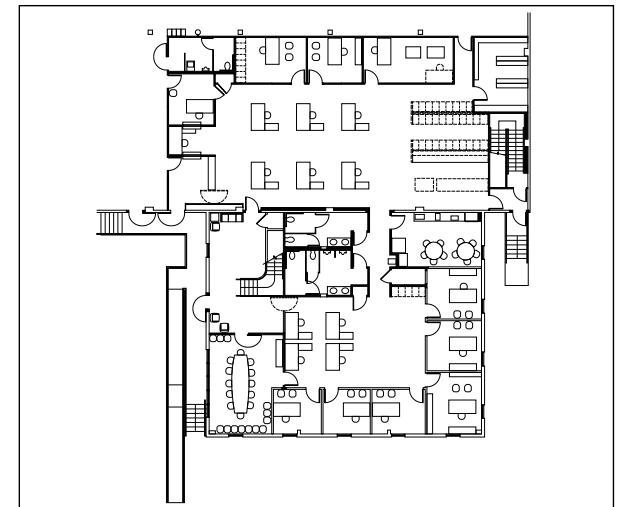
// SITE & FLOOR PLANS



2ND FLOOR



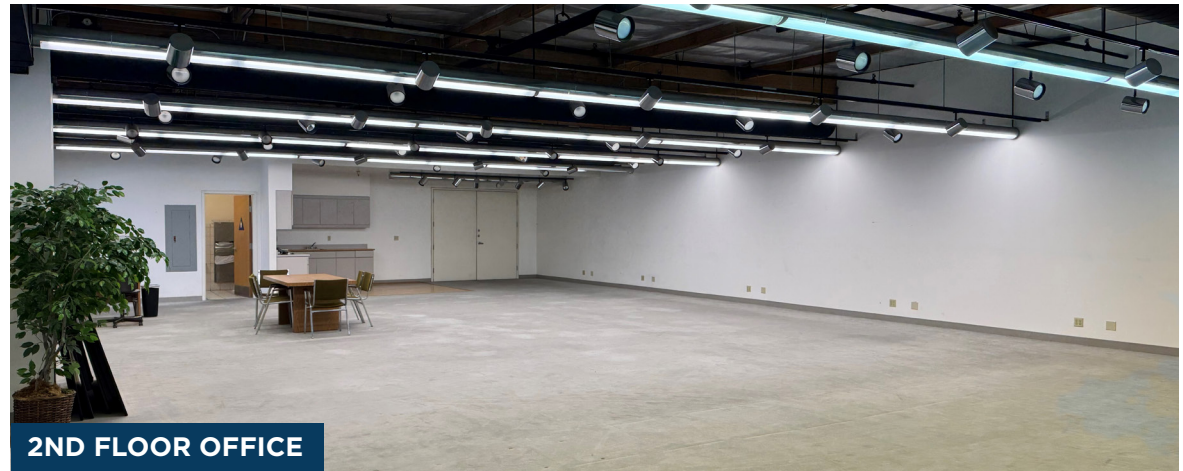
1ST FLOOR



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// WAREHOUSE & OFFICE PHOTOS



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