

745

85th Avenue, Units M&N
Oakland, CA

**BROKER
TOURING
INCENTIVE:
\$250
GIFT-CARD**
(FOR A QUALIFIED TOUR)

FOR LEASE: ±24,480 SF
Elmhurst Business Center

John H. McManus, MCR

Vice Chairman
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LIC #01129064

Ted J. Anderson

Managing Director
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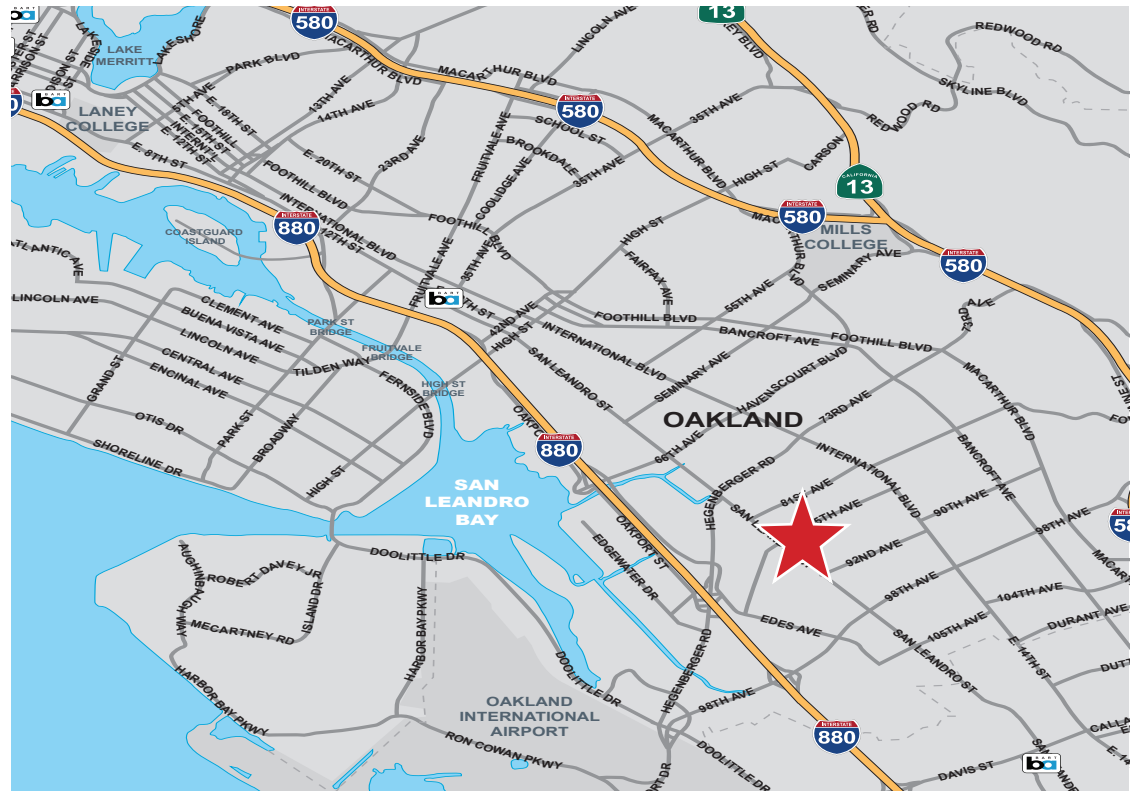
Andrew Schmieder

Senior Director
510 891 5834
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PROPERTY HIGHLIGHTS

- » ± 24,480 SF
(Can combine with Unit L for ± 36,720 SF)
- » Office Area: ± 780
- » ± 24' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Five (5) Dock High Doors
- » One (1) Drive-In Door
- » Large Truck Court
- » New Roof Installed in 2025
- » Excellent Port Access and I-880 Access
- » Most Functional Warehouse Distribution Space Available in Oakland Today
- » Available January 1, 2026
- » Asking Rate: \$1.20/SF/Month NNN



SITE SPECIFIC SECURITY:

- Secured perimeter fencing surrounding project
- Controlled site access with posted guard (24/7/365)
- Existing security industry tenant in place
- Exterior Monitored Security Cameras

SITE PLAN



SUITE M-N
AREA SUMMARY:

OFFICE:	780 SQ.FT.
WAREHOUSE:	23,662 SQ.FT.
ELEC. PRORATE:	38 SQ.FT.
TOTAL:	24,480 SQ.FT.

LEGEND:

-  (N) CONST. TO MATCH (E).
 (E) CONST. TO REMAIN.
 TRANSFORMER
 DOCK DOOR
 DRIVE IN DOORS



ENLARGED FLOOR PLAN - (EXISTING)
SCALE: 1/16" = 1'-0"

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