

745

85th Avenue, Unit L
Oakland, CA

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

FOR LEASE: ±12,240 SF
Elmhurst Business Center

John H. McManus, MCR

Vice Chairman
510 891 5817
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LIC #01129064

Ted J. Anderson

Managing Director
510 465 8000
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LIC #01332000

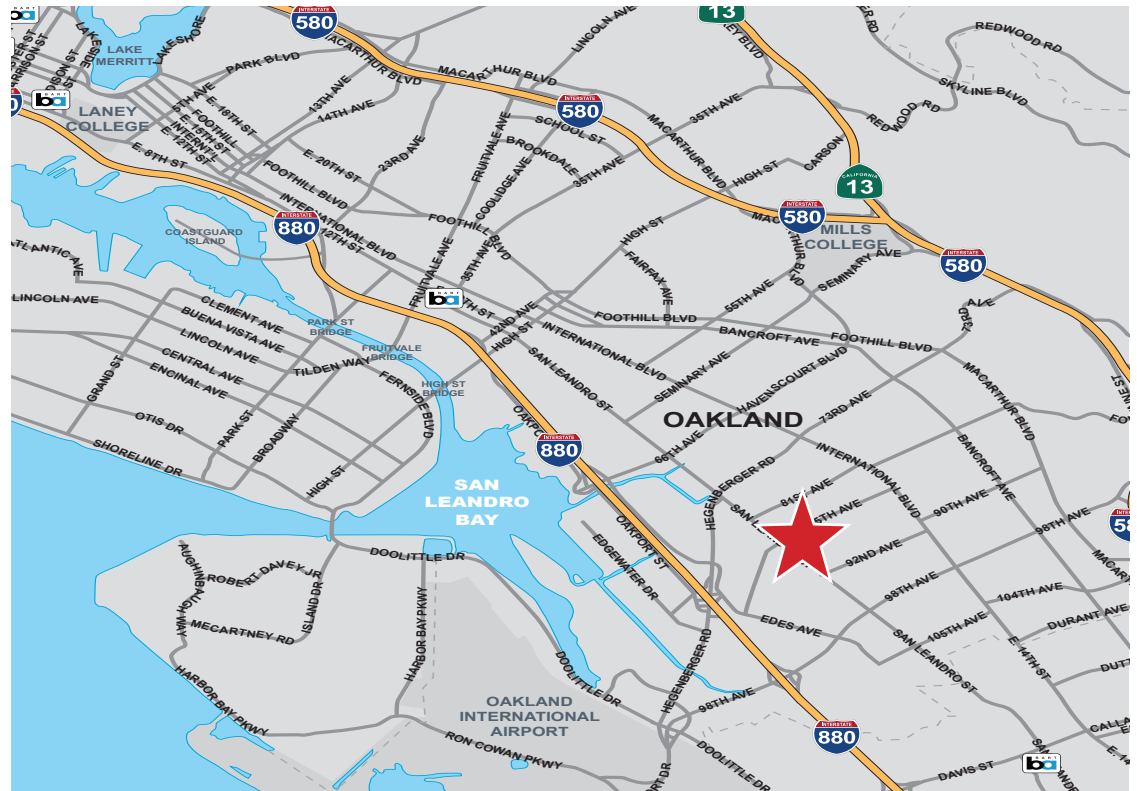
Andrew Schmieder

Senior Director
510 891 5834
andrew.schmieder@cushwake.com
LIC #01828740



PROPERTY HIGHLIGHTS

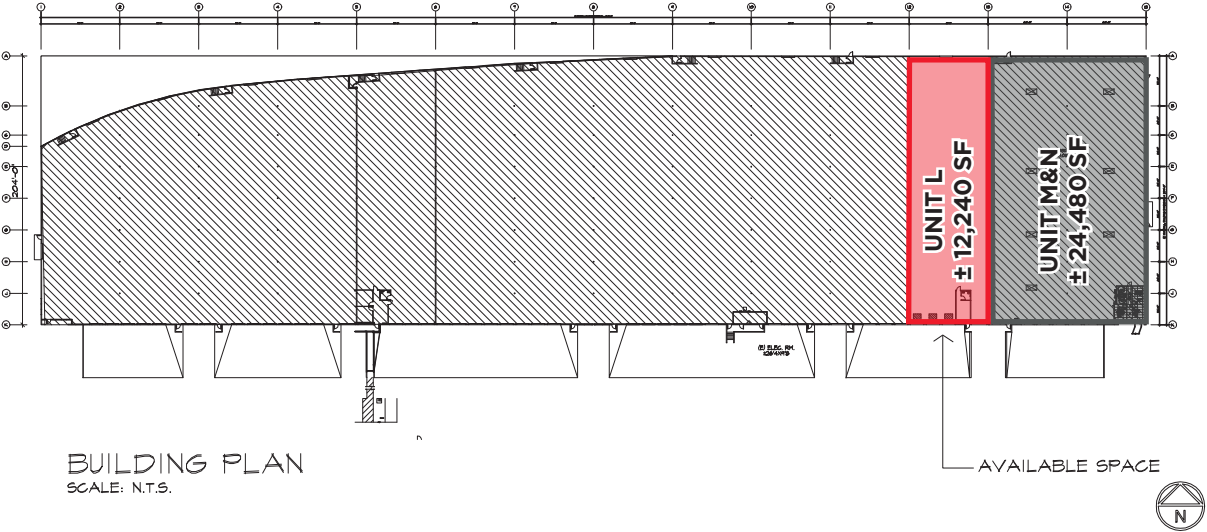
- » ± 12,240 SF
(Can combine with Units M & N for ± 36,720 SF)
- » Office Area: ± 304 SF
- » ± 24' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Three (3) Dock High Doors
- » One (1) Drive-In Door
- » Large Truck Court
- » New Roof Installed in 2025
- » Excellent Port Access and I-880 Access
- » Most Functional Warehouse Distribution Space Available in Oakland Today
- » Available January 1, 2026
- » Asking Rate: \$1.25/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 PLANS

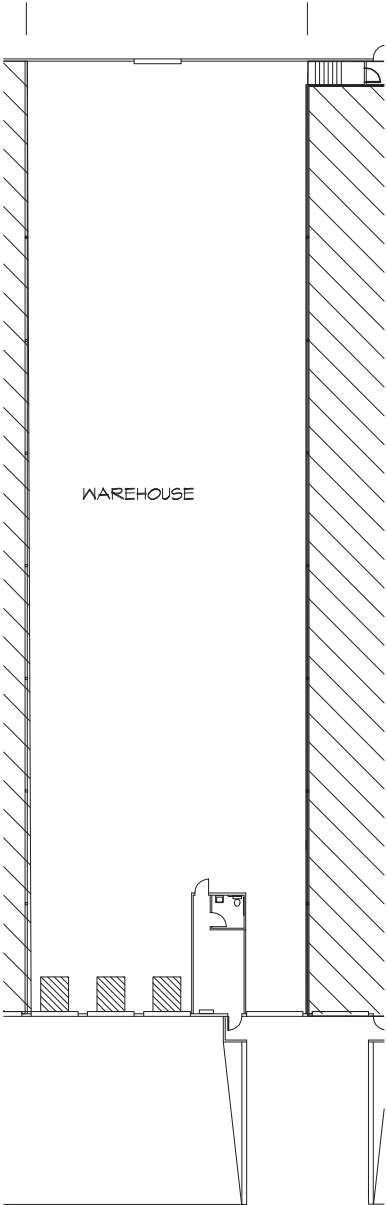


AREA SUMMARY:

OFFICE:	304 SQ.FT.
WAREHOUSE:	11,920 SQ.FT.
ELEC. PRORATE:	16 SQ.FT.
TOTAL:	12,240 SQ.FT.

LEGEND:

- △ DOCK DOOR
- ▲ RAIL DOOR
- DRIVE IN DOORS



ENLARGED PLAN (EXISTING)
SCALE: N.T.S.

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