

# 745

85<sup>th</sup> 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  
john.mcmanus@cushwake.com  
LIC #01129064

**Ted J. Anderson**

Managing Director  
510 465 8000  
ted.anderson@cushwake.com  
LIC #01332000

**Andrew Schmieder**

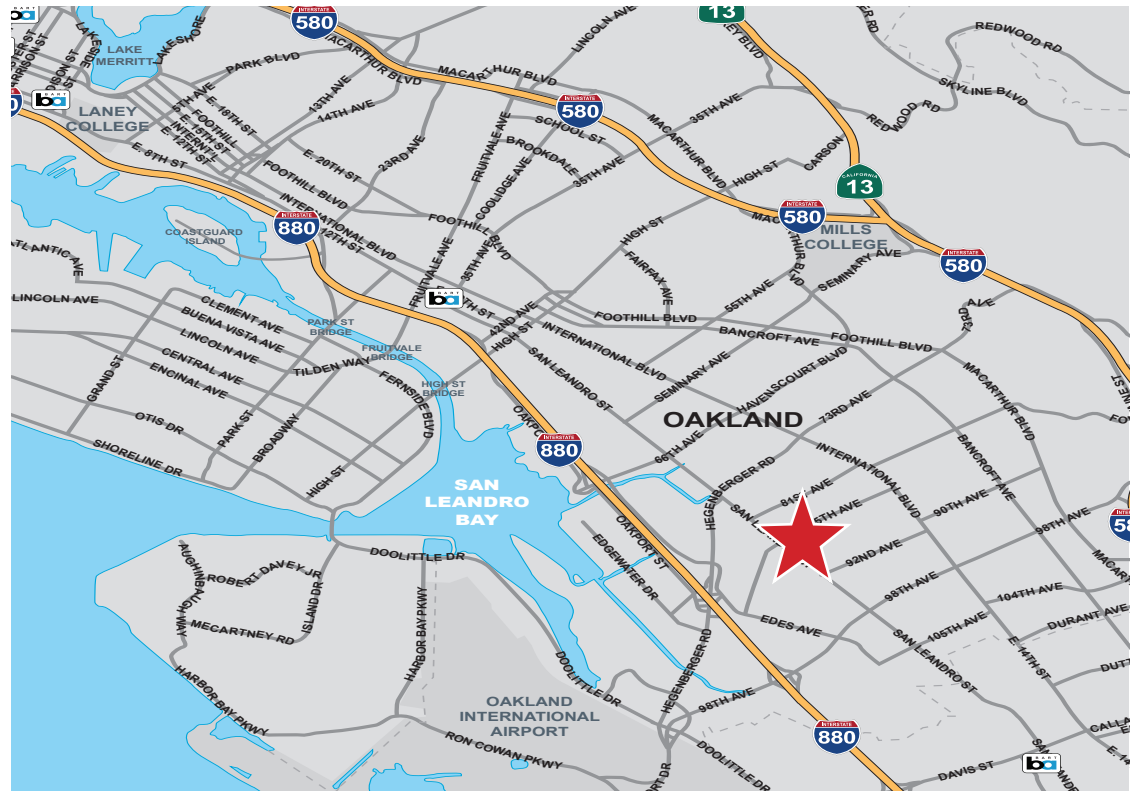
Senior Director  
510 891 5834  
andrew.schmieder@cushwake.com  
LIC #01828740





# PROPERTY HIGHLIGHTS

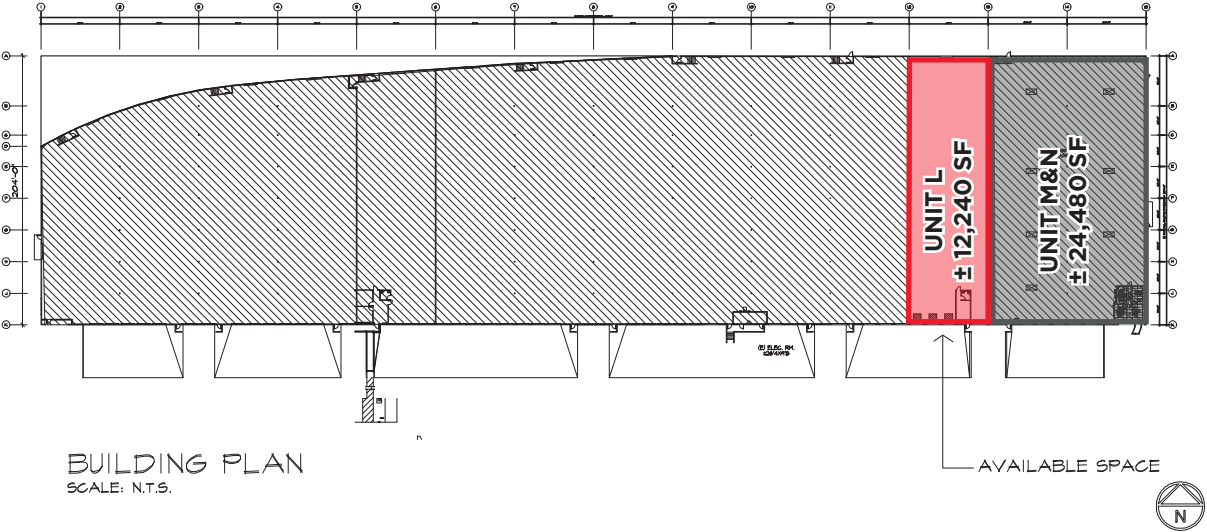
- » ± 12,240 SF  
(Can combine with Units M & N for ± 36,720 SF)
- » Office Area: ± 304 SF
- » ± 24' Clear Height
- » Sprinklers: 0.33 GPM/3,000 SF
- » Column Spacing: 24' X 60' Typical, Clear Span
- » Three (3) Dock High Doors
- » One (1) Drive-In Door
- » Large Truck Court
- » New Roof Installed in 2025
- » Excellent Port Access and I-880 Access
- » Most Functional Warehouse Distribution Space Available in Oakland Today
- » Available January 1, 2027
- » 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

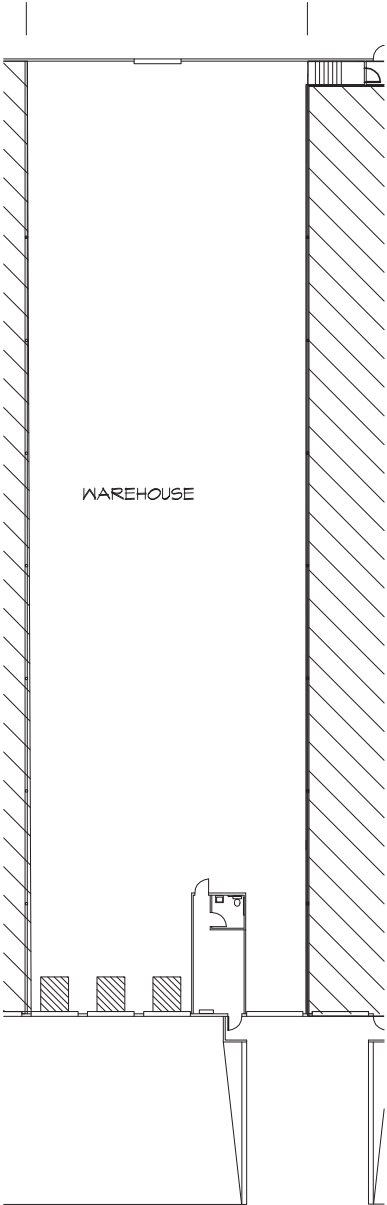


AREA SUMMARY:

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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