

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
john.mcmanus@cushwake.com
LIC #01129064

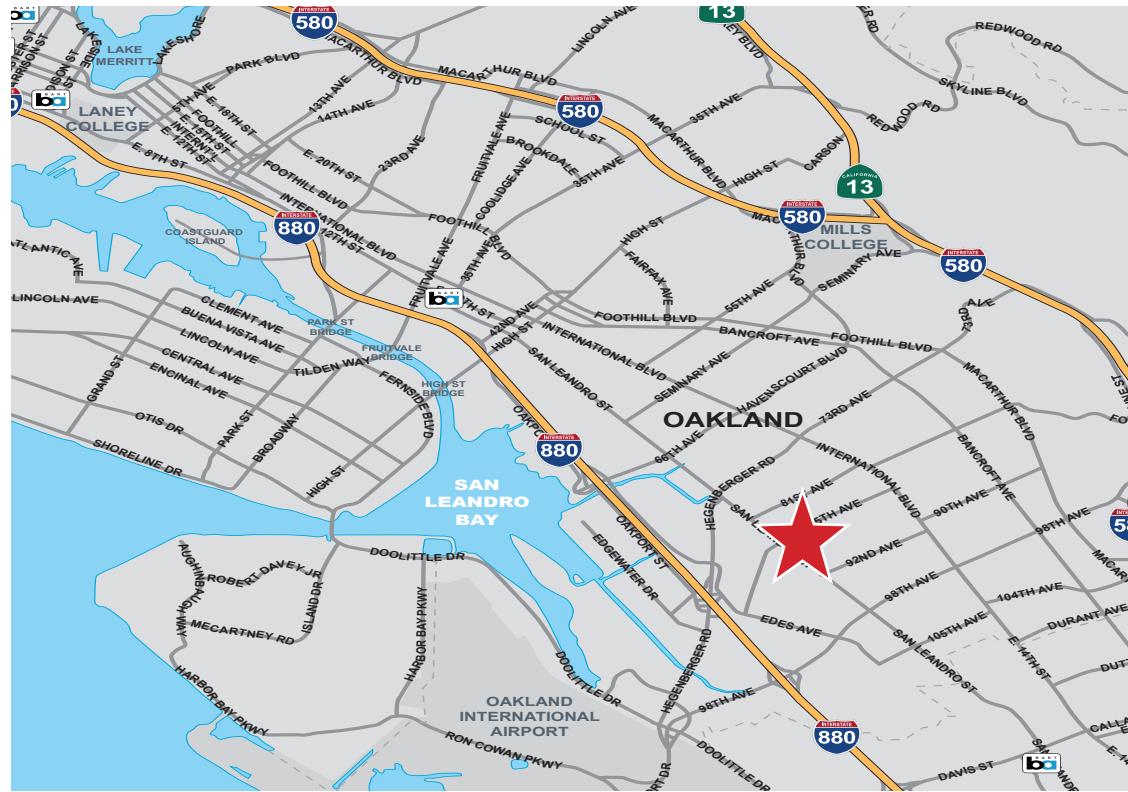
Ted J. Anderson
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Andrew Schmieder
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 **CUSHMAN &
WAKEFIELD**

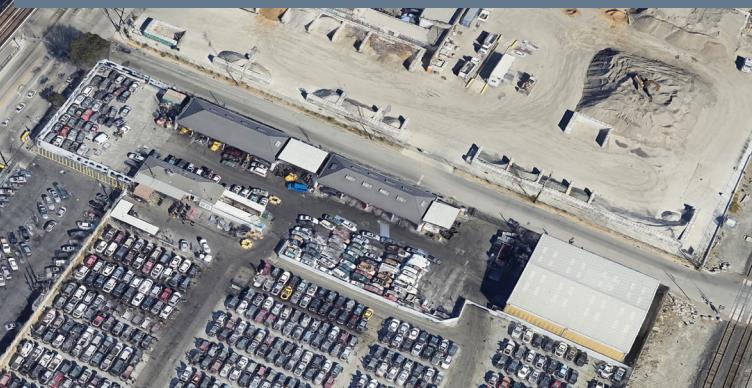
PROPERTY HIGHLIGHTS

- » $\pm 12,240$ SF
(Can combine with Units M & N for $\pm 36,720$ SF)
- » Office Area: ± 304 SF
- » $\pm 24'$ 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

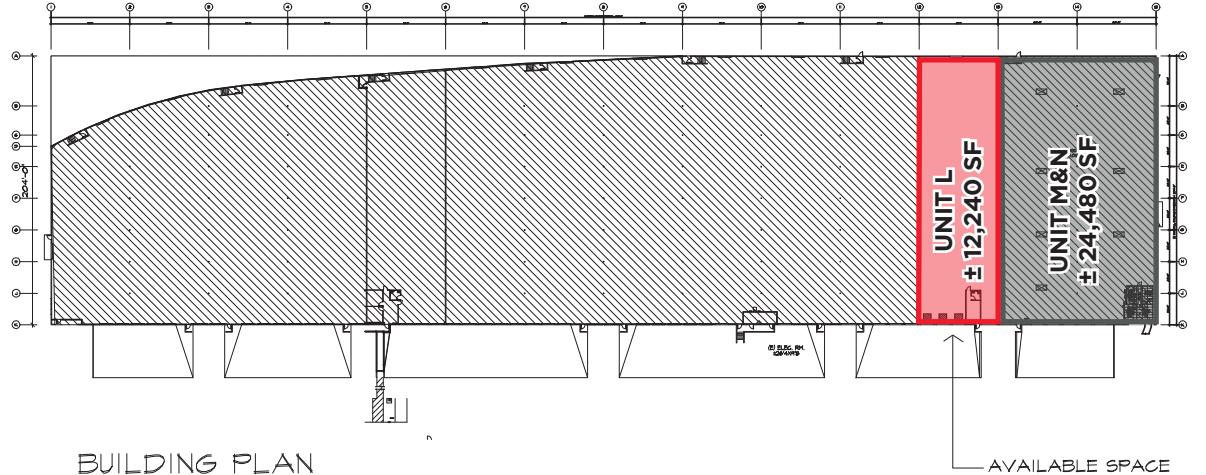


SITE SPECIFIC SECURITY:

- 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

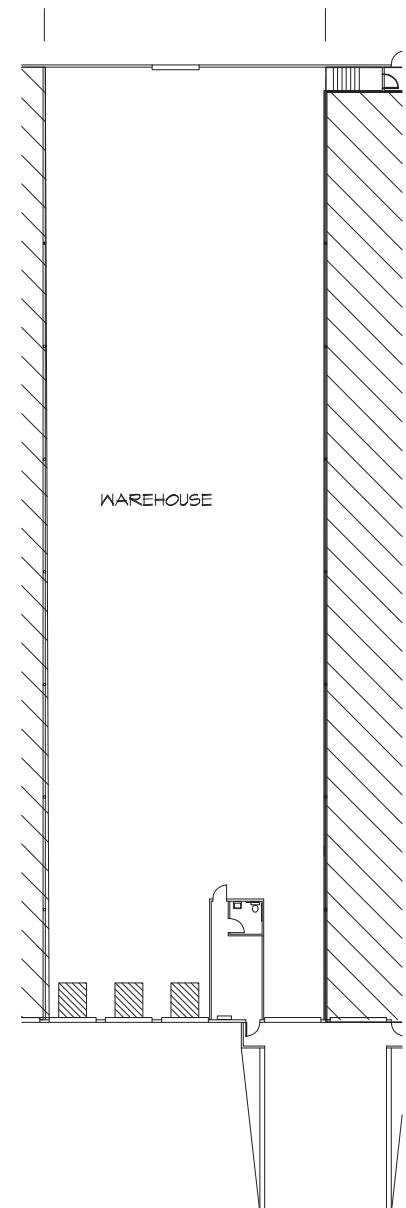


AREA SUMMARY:

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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