

1401

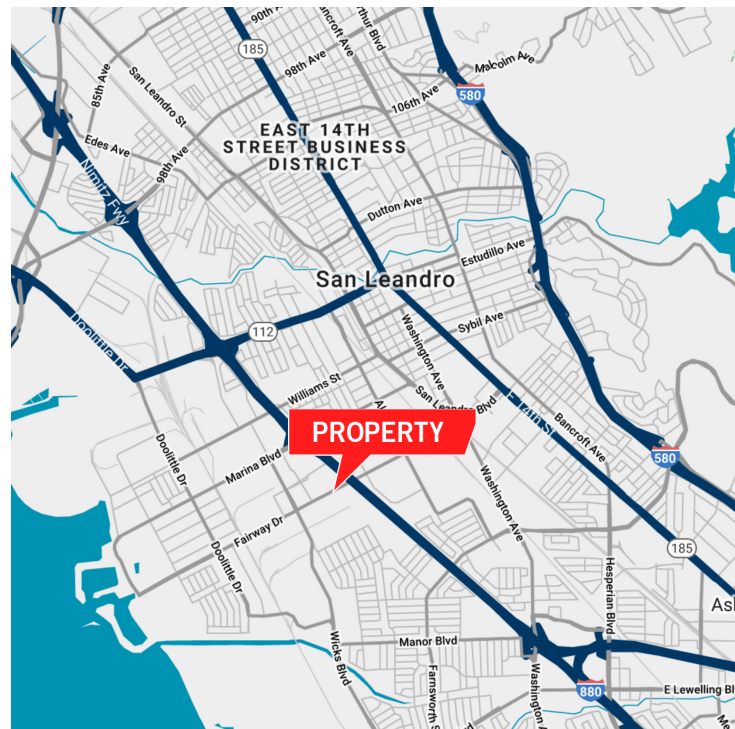
FACTOR AVENUE
san leandro, ca

± 62,900 SF FOR SUBLEASE
MANUFACTURING/WAREHOUSE WITH 49,500 SF FENCED YARD



PROPERTY HIGHLIGHTS:

- ±62,900 SF for Sublease
- Building Exterior Re-Painted
- ±2,913 SF of Administrative Office with New Storefront Entrance
- ±49,500 SF Large Fenced and Paved Yard Area
- Concrete-Tilt-Up Construction
- Six (6) Dock High Doors
- Nine (9) Grade Level Doors
- ±18' Clear Height
- Fully Sprinklered (0.20/1500 gpm)
- New T-5 Warehouse Light Fixtures with Motion Sensors
- Improved Loading Access and Flexibility
- Excellent Freeway Access from I-880
- Signage Visibility Available from I-880
- 800 Amps @ 277/480 Volt Power
- Available: April 1, 2026
- Lease Rate: \$0.85 Industrial Gross
~~\$0.90 Industrial Gross~~
~~\$1.00 Industrial Gross~~
- LED: January 31, 2028



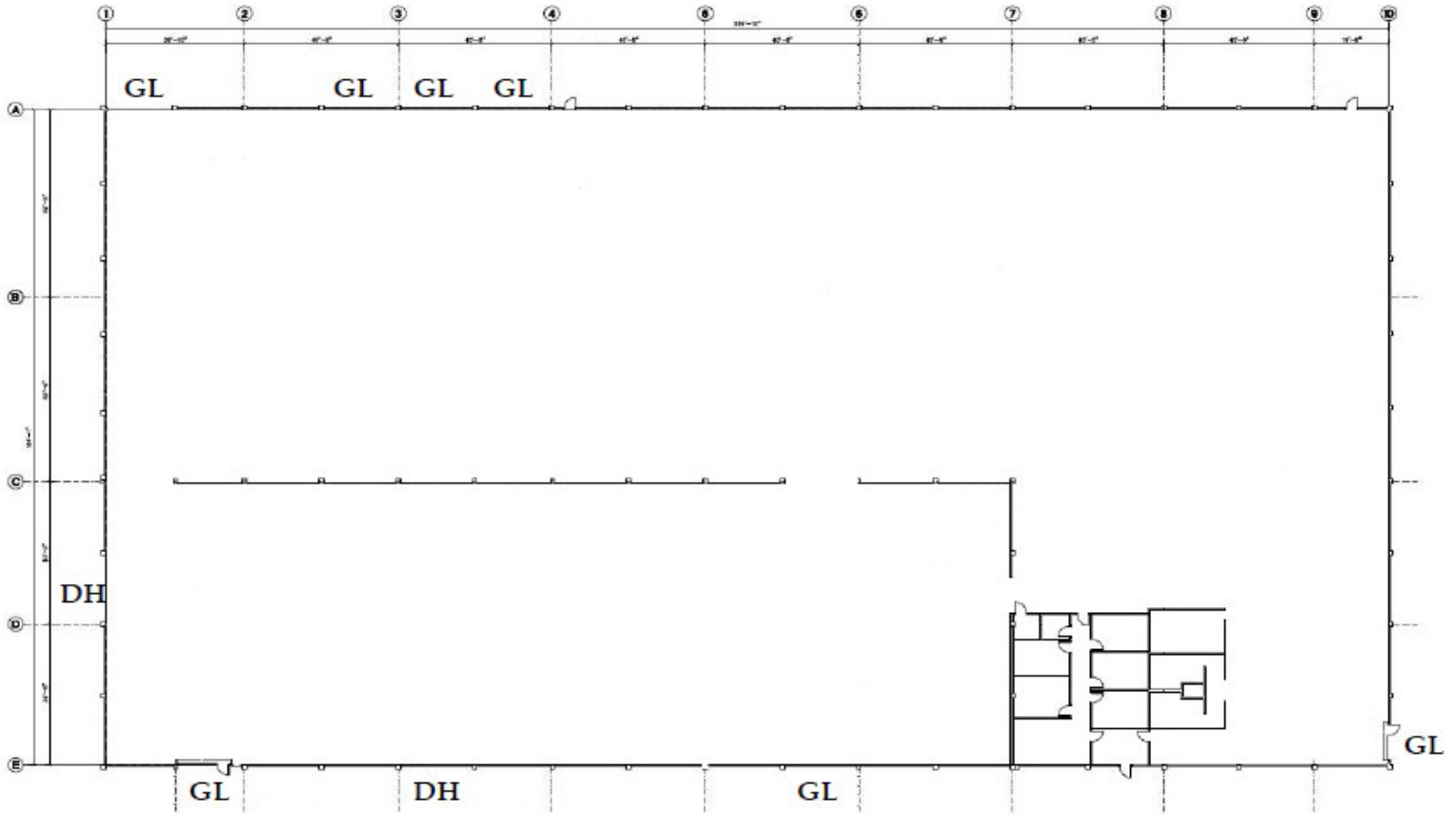
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