



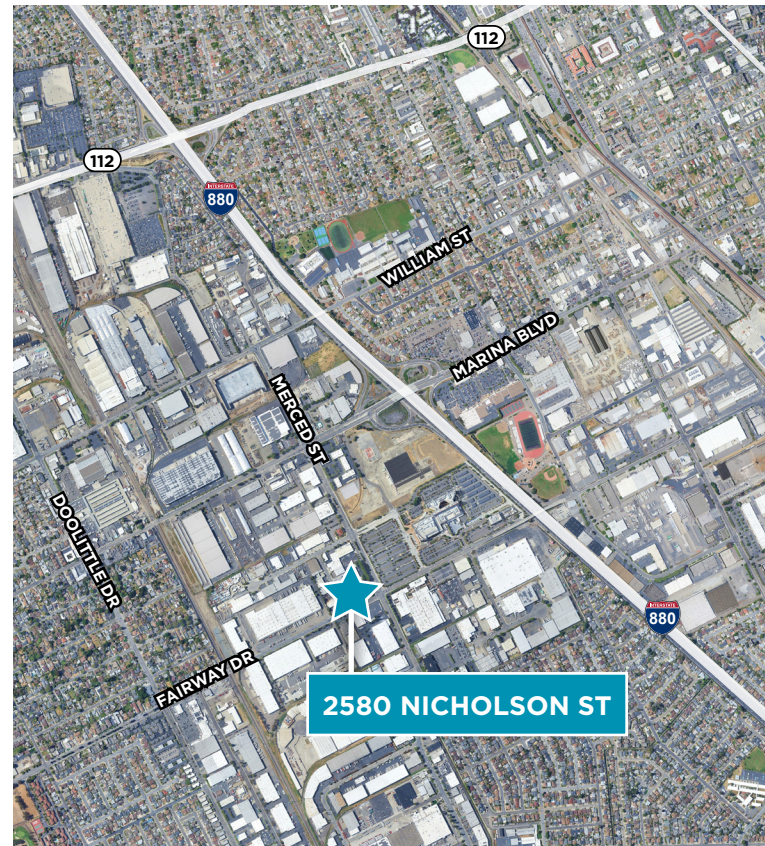
2580 NICHOLSON STREET

San Leandro, CA

PROPERTY HIGHLIGHTS

2580 NICHOLSON STREET

Building SF:	±9,260
Office SF:	±840 (9% of Total)
Lot Size:	±13,679
Construction Type/YOC:	Concrete/1968
Ceiling Height:	±18'
Loading Doors:	Two (2) Grade Level
Cranes:	Two (2) 2-Ton Bridge Cranes <i>Ownership of cranes to be verified during due diligence</i>
Electrical:	120/240v 100a Single Phase 120/240v 400a Three Phase 277/480v 400a Three Phase
Availability:	01/01/2027
Asking Rate:	\$1.55 NNN
Sale Price:	\$290/PSF \$275/PSF





FOR MORE INFORMATION CONTACT



Jay Hagglund
Executive Managing Director
+1 510 267 6011
jay.hagglund@cushwake.com
CA LIC. #00888011

Jackson Hagglund
Director
+1 925 978 3142
jackson.hagglund@cushwake.com
CA LIC. #02138597

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