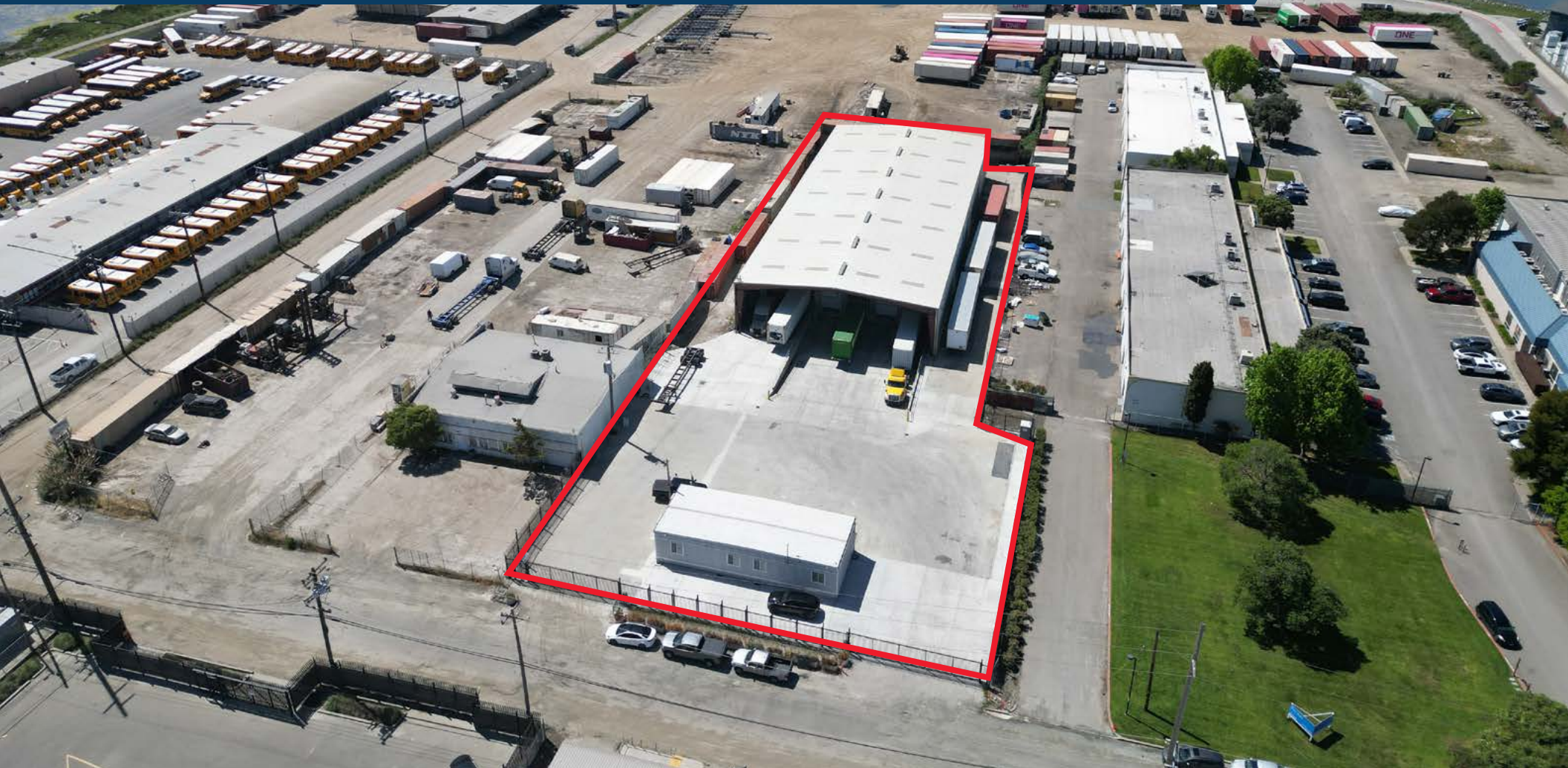


FOR LEASE
±21,581 SF WAREHOUSE ON ±1.3 ACRES

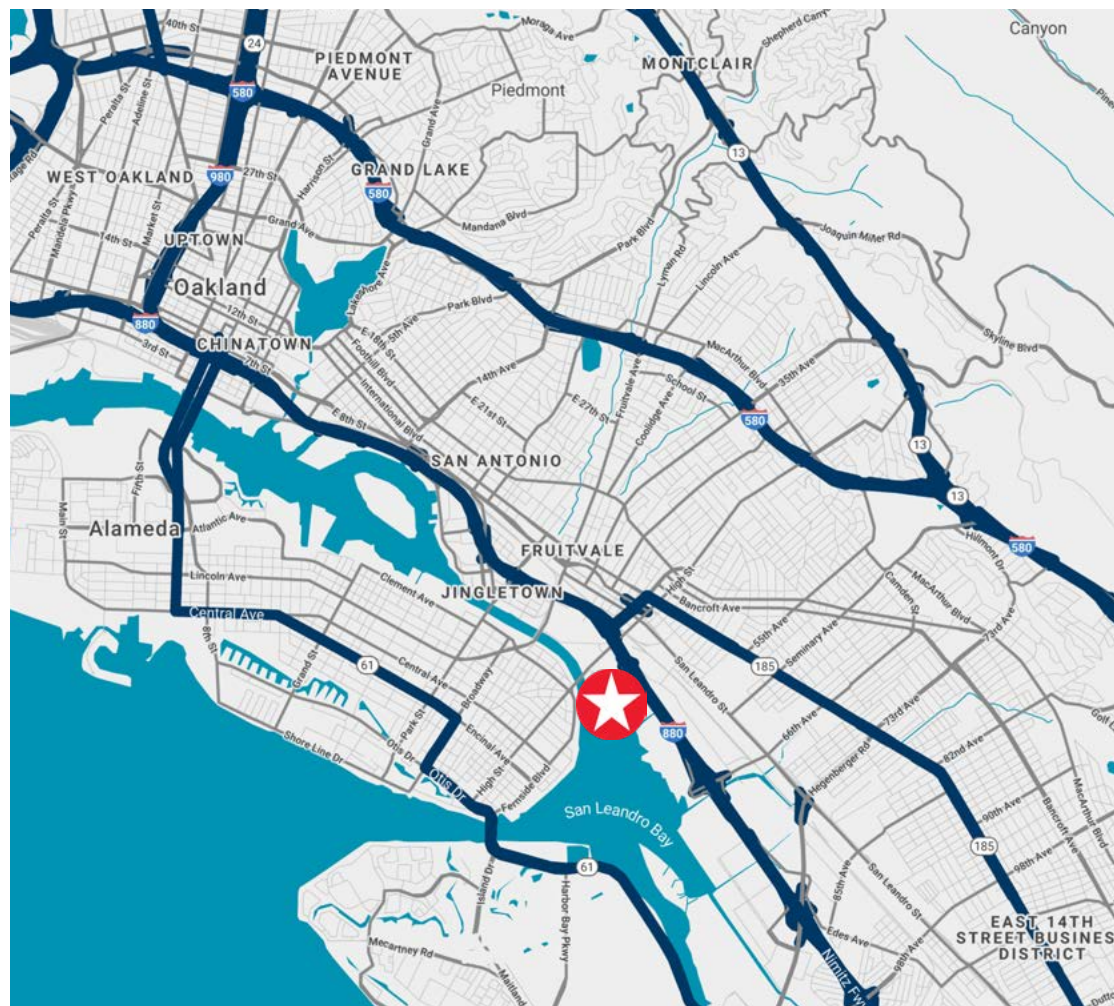


4801 Tidewater Ave
Oakland, CA



PROPERTY FEATURES

- **±21,581 SF Warehouse on ±1.3 Acres of Industrial Land**
- **New ±1,500 SF Modular Office with Sewer/Electrical**
- **Column Free**
- **New Automatic LED Lights**
- **Clear Height: ±20.5' - 25'**
- **Loading:**
 - Three (3) grade-level doors (24' x 14')
 - Four (4) brand new loading dock positions with pit levelers
- **New Concrete Staging Area**
- **New Parameter Fencing with Two (2) Motorized Entrances**
- **Sprinklers**
- **Power:** ±1,200 amps, 480 volts (*Tenant to confirm*)
- **Zoning:** D-CE-5: Central Estuary District-5 Industrial Zone
- **Asking Rent:** \$30,000.00 per mo. Gross



Jeff Powers
Managing Director
925 360 9961
jeff.powers@cushwake.com
Lic# 02021074

Ted Anderson
Managing Director
510 891 5833
ted.anderson@cushwake.com
Lic# 01332000

PROPERTY OVERVIEW



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**SITE
PHOTOS**



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**VICINITY
MAP**