

460

HEGENBERGER RD
OAKLAND, CA

Freeway Frontage Development Site, Now For Sale

Commercial Land. Room to Build

AVAILABLE
±3.8 Acre Site
(±165,528 SF)



**CUSHMAN &
WAKEFIELD**

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TRAFFIC COUNT:
<200K cars per day,
via the I-880 freeway

Property Now Offered For Sale, Long-Term Lease Considered

Contact Brokers to Discuss Development Potential

// HIGHLIGHTS

PARCEL SIZES:

APN 044-5078-1-1: ±3.33 ACRES (±145,054 SF)
APN 044-5078-45: ±0.47 ACRES (±20,697 SF)

CURB CUTS:

TWO (2) BOTH ON HEGENBERGER LOOP

INCENTIVES:

PROPERTY LOCATED WITHIN A QUALIFIED
OPPORTUNITY ZONE

ZONING:

CR-1, REGIONAL COMMERCIAL

OCCUPANT TO CONFIRM ACCEPTABLE USES

LOCATION:

I-880, HEGENBERGER ROAD AND HEGENBERGER LOOP FRONTAGE
EXCELLENT FREEWAY AND OAKLAND AIRPORT ACCESS

SITE CHARACTERISTICS:

LEVEL SITE
PARTIALLY PAVED
FULLY SECURED
FORMER OFFICE BUILDING IMPROVEMENTS HAVE BEEN REMOVED
LIGHTED
APPROXIMATELY 475' OF HEGENBERGER ROAD FRONTAGE

PRICING:

\$11,000,000.00

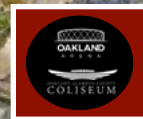
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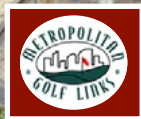
// 460 HEGENBERGER ROAD
Oakland, CA



// PROPERTY AERIAL



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