

1225 EIGHTH STREET

BERKELEY CA 94710

DEPRESSED DOCK LOADING
10-SPACE OFF-STREET PARKING



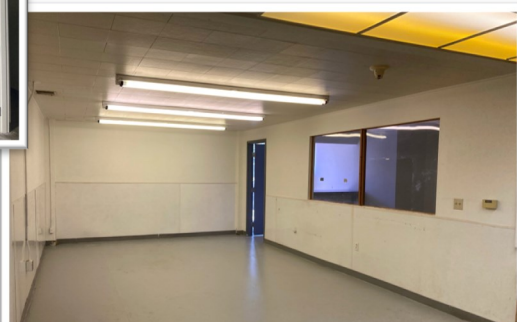
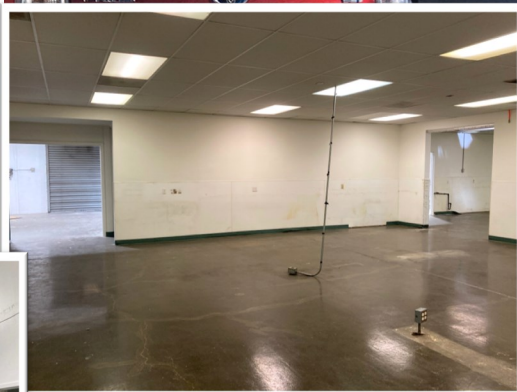
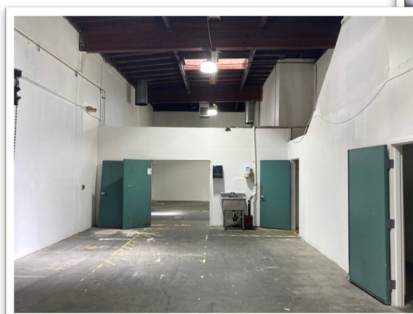
**\$1.55 PSF
MONTHLY / IG**

Located right off Gilman Street in West Berkeley, and walking distance to [Whole Foods](#), [Chipotle](#), [Philz Coffee](#), [REI](#), and both [Fieldwork](#) and [Gilman](#) brewing companies.

This light industrial space was previously used for food production and breaks out into ±5,887 SF on the ground level and ±1,930 SF of upstairs mezzanine area. Features include depressed dock loading, 10 off-street parking spaces, 7 skylights, and more.

The property sits in the MULI zone and is 1.5 miles from North Berkeley BART and 2 minutes from the Gilman Street on ramp with easy access to both I-80 and I-580.

PLEASE CONTACT BROKERS FOR SHOWINGS



[FLOOR PLANS PAGE 2 & 3](#)

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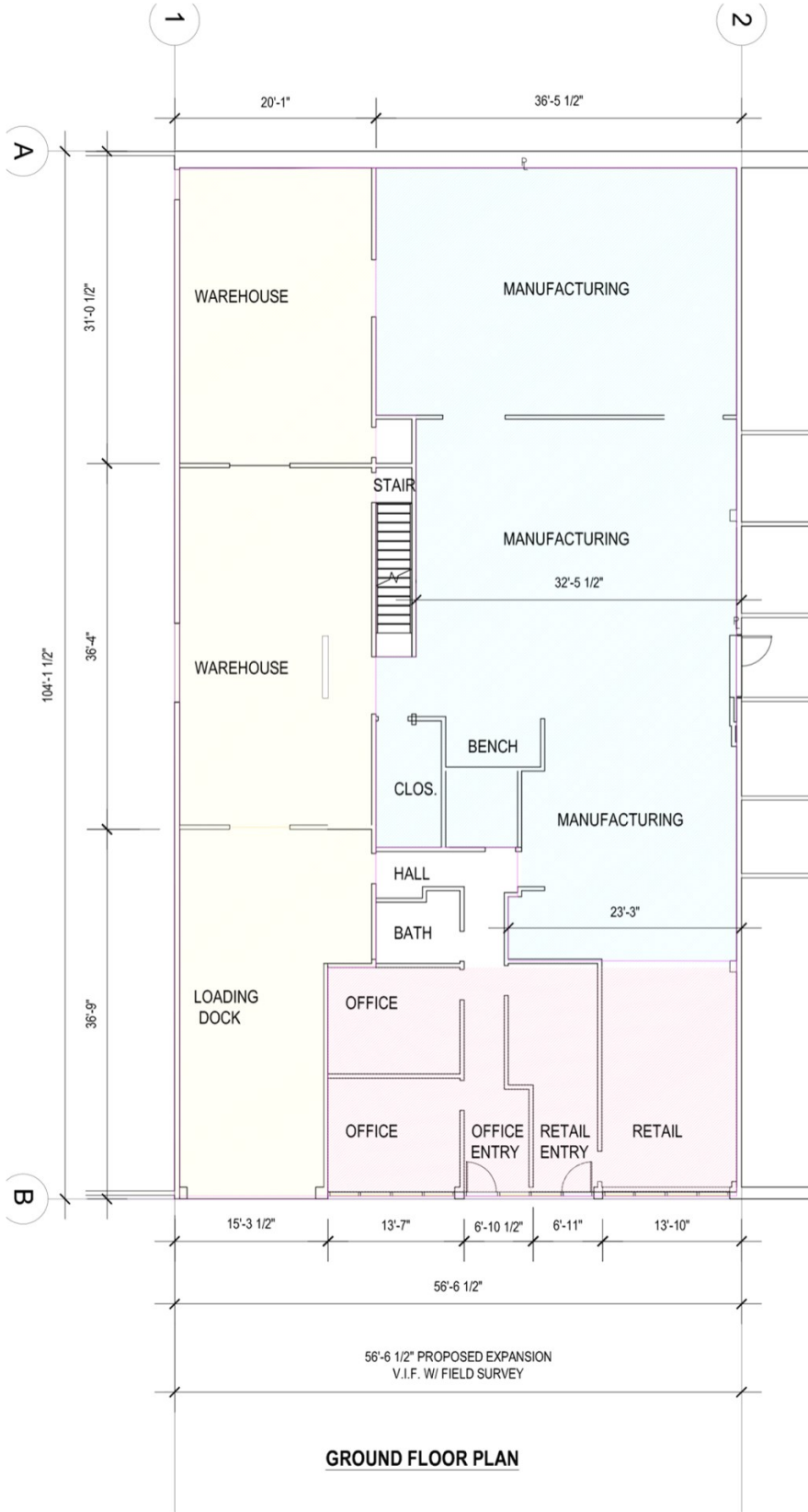
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All information herein is offered in good faith and deemed accurate, but not guaranteed.

1225 8TH STREET



GROUND FLOOR LEGEND:

- MANUFACTURING, +/- 2584 SF TOTAL AREA
- WAREHOUSE, +/- 1945 SF TOTAL AREA, THIS FLOOR
- OFFICE, +/- 908 SF TOTAL AREA, THIS FLOOR

GROUND FLOOR PLAN

01 2 4 8 16

