

ALAMEDA POINT

WHERE INNOVATION TAKES FLIGHT

FROM NAVAL AVIATION HUB TO THE BAY AREA'S
PREMIER INNOVATION CAMPUS



FOR LEASE - B41

118,041 RSF



THE FUTURE IS TAKING FLIGHT

Alameda Point isn't just about preserving history, it's about writing the next chapter of American innovation.

Where naval aviators once prepared for missions that shaped the world, today's entrepreneurs and manufacturers are preparing technologies that will define our future.

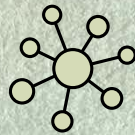
This is where the Bay Area's next great innovation district is being born. Where companies don't just find space, they find their runway to scale.

UNPARALLELED SCALE MEETS PRIME LOCATION



2,500 Acres of Possibility

- Massive hangars perfect for large-scale manufacturing
- Aviation-grade power and utilities infrastructure
- Waterfront access with deep-water capabilities
- Flexible spaces from startup-sized to Fortune 500 scale



Bay Area Connectivity Without Bay Area Constraints

- 15 minutes to Oakland International Airport
- 20 minutes to downtown San Francisco
- Direct highway access to Silicon Valley
- Island location with room to grow and expand



Built for Big Ideas

- High-ceiling hangars accommodate oversized equipment
- Heavy-duty power systems support energy-intensive operations
- Runway infrastructure enables unique logistics capabilities
- Waterfront positioning perfect for maritime innovation



EMERYVILLE

Oakland Ferry Terminal

Main St Ferry Terminal

OAKLAND

Webster/Posey Tube

ALAMEDA

ALAMEDA
SEAPLANE
FERRY

SAN
FRANCISCO

SAN FRANCISCO BAY

OAKLAND
INTERNATIONAL
AIRPORT



Alameda Power

Alameda Power offers a significant advantage to tenants with heavy power needs. Not only is the time to an upgrade significantly shorter compared to PG&E timelines, but occupiers receive a significant cost savings.



Space to Scale

In a Bay Area where industrial space is increasingly scarce and expensive, Alameda Point offers what growing companies need most: room to expand, experiment, and manufacture at scale.



Infrastructure That Delivers

Military-grade utilities, communications, and structural systems provide the robust foundation that advanced manufacturing, aerospace, and technology companies require.



Waterfront Innovation

Direct San Francisco Bay access opens possibilities for maritime technology, offshore energy, autonomous vessels, and blue economy innovations that can't be accommodated anywhere else in the region.



Ready-to-Go Assets

Existing buildings and infrastructure mean faster move-in times and lower development costs compared to ground-up construction in today's challenging development environment.

THE ALAMEDA POINT ADVANTAGE

650 W TOWER AVENUE AT ALAMEDA POINT

BUILDING FACTS

B41 offers 118,041 square feet of adaptive reuse opportunity within a distinctive 1945 aircraft maintenance hangar at 650 W Tower Avenue, Alameda.

This two-story warehouse features dramatic 50-foot interior bay heights and impressive east-west hangar doors providing 30-foot high, 315-foot wide openings - ideal for large-scale operations requiring expansive clearances.

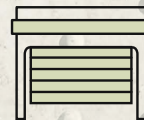
The property includes substantial outdoor space with a 140,000 square foot yard, freight elevator access, and existing office spaces distributed across both floors. B41 represents a compelling long-term opportunity for tenants seeking significant scale and character.



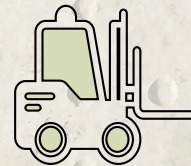
±118,041 SF



Heavy Power
4,000 amps @ 480V 3 phase



Large, Grade-Level Hangar Doors



140,000 SF dedicated Yard Space



Built in 1941



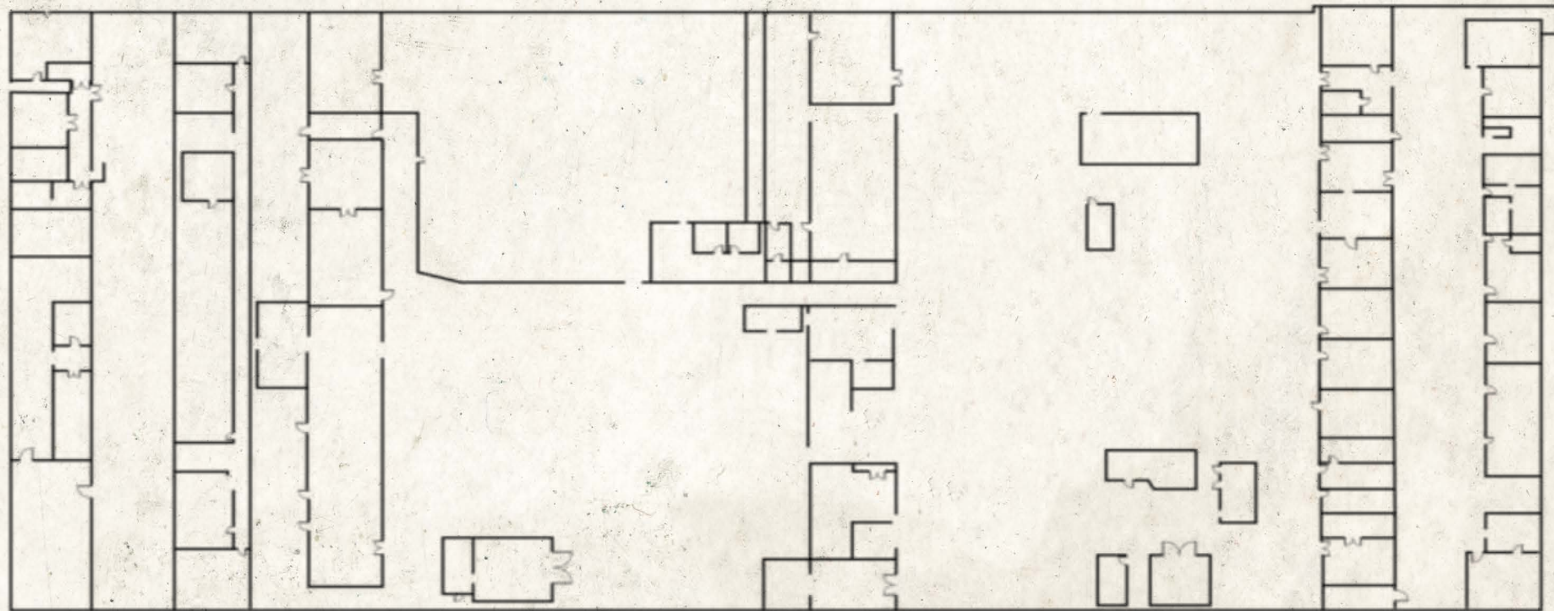
50' Interior Bay Heights

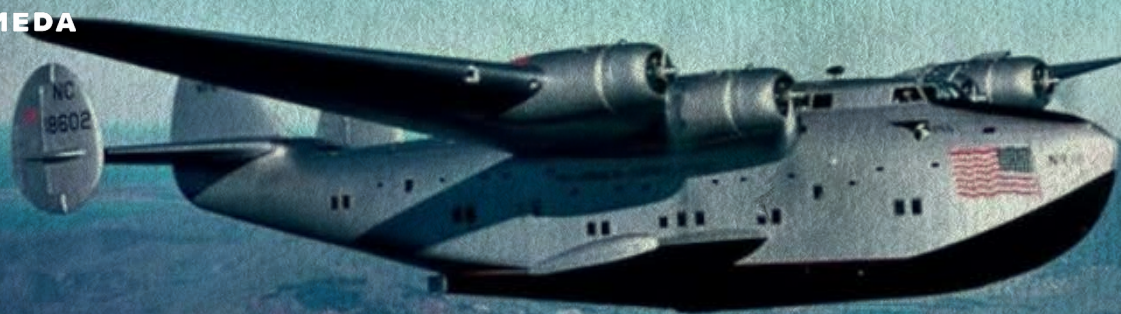


Unique High-Functioning Hangar
Building

B41 FLOOR PLAN

118,041 RSF





READY FOR TAKE OFF?

Francisco Torres

+1 510 213 3580

francisco.torres@jll.com

LIC #: 02031635

Greg Matter

+1 650 480 2220

greg.matter@jll.com

LIC #: 01380731

Kristi Childers

+1 510 465 9408

kristi.childers@jll.com

LIC #: 01997043

Ada Wong

+1 415 395 7277

aday.wong@jll.com

LIC #: 02024607

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