

AVAILABLE FOR SALE

175 SECOND STREET | OAKLAND, CA



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PROPERTY FEATURES:

- 70,190± SF Industrial/Manufacturing Space
- Full City Block Totaling 1.33± Acres
- 8 Covered Dock Positions
- 1 Loading Ramp
- 18' - 20' Clear Height - Ground Floor
- 14' - 16' Clear Height - Upper Floors
- Great Natural Light on Upper Floors and Views of the Estuary South to the North & Bay Bridge
- Fully Sprinklered
- 800 Amps @ 480 Volts & 600 Amps @ 440 Volts Power
- Freight Elevator: 8' x 10' Door Size w/ 6,000lb Capacity
- 22 Parking Spaces on Site w/ Gated Yard Areas
- Opportunity Zone Location
- Amtrack Oakland Station Platform Right off the Rear of the Building Step off the Property & Step onto the Amtrack Platform
- Close Proximity to Restaurants, Wine Tasting Rooms, Breweries and More!
- APN #: 1-159-5
- Built in 1949 - Renovated/Expansion in 1974
- Immediate Access to Hwy 880 both North & South Bound



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SQUARE FOOTAGE BREAKDOWN:

- Industrial/Manufacturing/Showroom:

» 46,131± SF Total on Ground Floor (Divisible)

Ground Floor Unit 1: 33,862± SF

- Stand Alone Identity
- Offices with Restrooms
- 8 Covered Dock Positions
- Small Shop
- Inside Parking Separately Metered

Ground Floor Unit 2: 11,391± SF

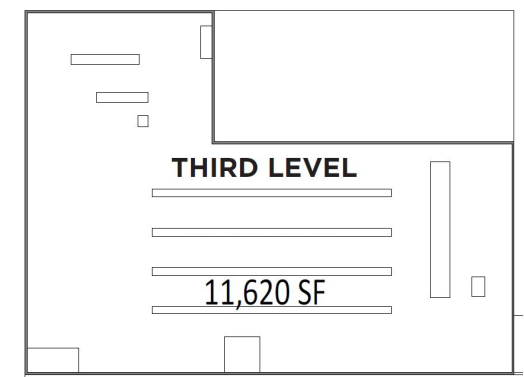
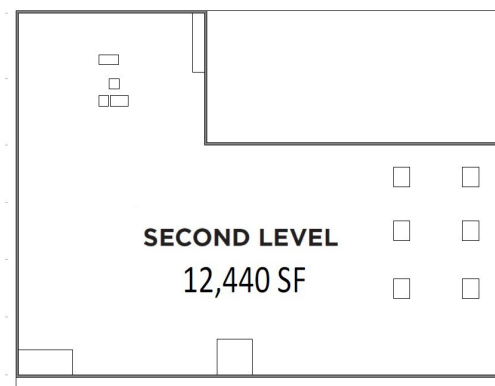
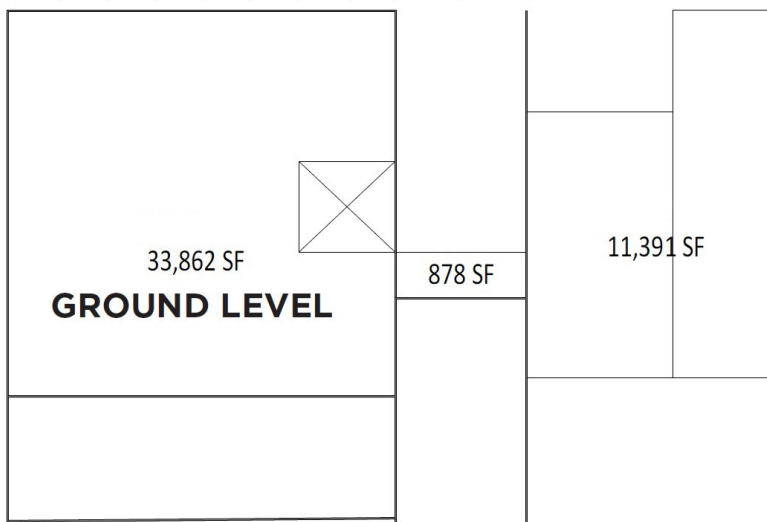
- Stand Alone Identity
- Great Natural Light
- Clear Span
- 2 Recessed Docks
- Separately Metered

» 2nd Floor: 12,440± SF, Serviced by Freight Elevator Services

» 3rd Floor: 11,620± SF, Serviced by Freight Elevator Services

TOTAL SQUARE FOOTAGE:

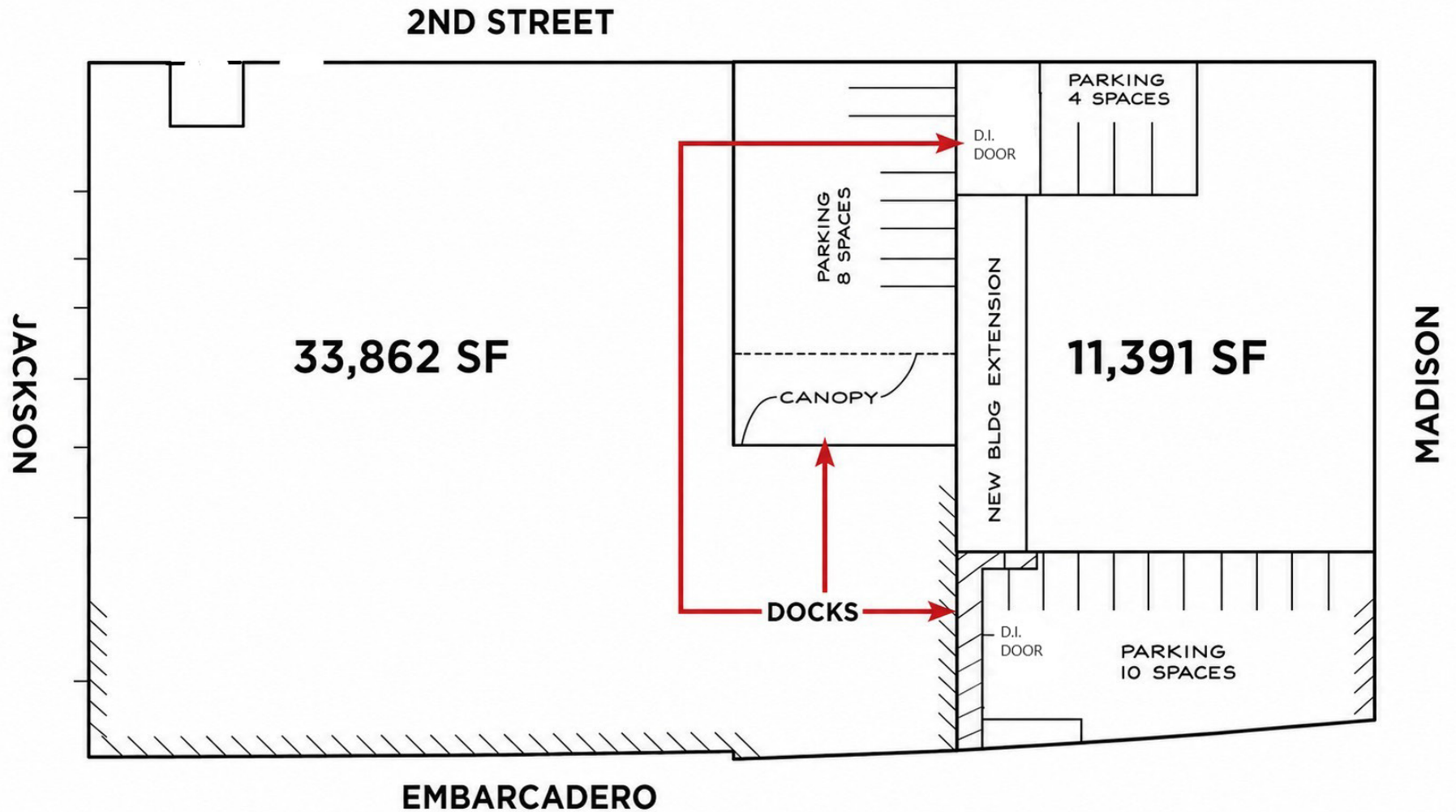
- **70,190± SF**
- Great Natural Light on 2nd & 3rd Floors
- Freight Elevator Services
 - 2nd & 3rd Floor w/ 8' x 10' Door
 - 6,000lb Capacity



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SITE PLAN



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