

14624 WICKS BLVD, SAN LEANDRO, CA

Central East Bay Location with On-Site Parking



INDUSTRIAL WAREHOUSE WITH STOREFRONT SPACE FOR LEASE

SIZE: ± 1,100 rsf | **LEASE RATE:** \$1.75 psf/month Industrial Gross

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CENTRALLY LOCATED OFF I-880 FREEWAY. Just 2.5 miles from thriving Downtown San Leandro, BART and Tech Campus – the new 7.3-acre state-of-the-art technology development.

PROPERTY FEATURES

- Skylight
- Restroom
- Roll-up door with driveway access
- On-site parking in front and at rear of property
- Excellent signage opportunity on Wicks Boulevard
- Across from the Coca-Cola Bottling Plant, and on same block as Pavel's Yogurt Company headquarters. Numerous businesses in the vicinity
- Easy freeway access to I-880 (Oakland/San Jose), I-580, I-238, as well as I-92 (the San Mateo-Hayward Bridge linking the East Bay with SF Peninsula)
- Close to the new Kaiser Medical Center, San Leandro
- Near 3 major airports: 4 miles from OAK, 28 miles from SFO, 32 miles from SJC
- Zoned I-P (Industrial Park District)



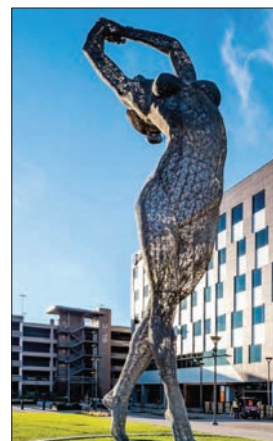
SAN LEANDRO ECONOMY, DEVELOPMENT, INNOVATION

THE CITY OF SAN LEANDRO is a thriving, dynamic community, which includes many new projects, businesses and amenities. It is home to the world's largest 3D printing coalition at The Gate 501 (a former auto factory) and Ghirardelli Chocolate has been headquartered in San Leandro since the early 1960s. Other highlights:

- Well-served by public transportation and the central BART station
- Adjacent to BART, the new Tech Campus has brought a wave of business activity, employees, and innovation to the city. The 55-foot steel sculpture, *Truth is Beauty* (by artist Marco Cochrane) symbolizes the transformation taking place in Downtown San Leandro as a center of technology, innovation and human potential
- The first of three buildings at the Tech Campus has been leased by OSIsoft (a computer software company)
- A public/private partnership named "Lit San Leandro" offers state-of-the-art fiber optic internet connections to businesses in the fiber loop
- The first official coworking space in Downtown San Leandro, Station SL, recently opened at 1455 Hays Street, just 2 blocks from BART
- 553,200 square feet of Class-A industrial space for high-tech manufacturing, assembly, and distribution is being developed as the San Leandro Business Center
- Vibrant downtown area with craft breweries, new restaurants, a weekly farmer's market, monthly "Truth Thursdays" (a community food truck event with live music), annual Cherry Festival (in its 109th year) – all bring new vitality to the city



OSIsoft®



Lit San Leandro



AERIAL VIEW



COMPANIES BASED IN SAN LEANDRO

- Ghirardelli Chocolate
- Pavel's Yogurt
- San Francisco Foods
- Columbia Cosmetics Manufacturing Inc
- Georgia-Pacific Corp
- Mi Rancho
- Spar Sausage Company
- Will's Fresh Foods
- Otis Spunkmeyer
- Coca-Cola Bottling
- Best Marble & Granite
- Dependable Furniture Manufacturing
- FreeWire Technologies
- Bearing Engineering
- Cleophus Quealy Beer Company
- Drake's Brewing Company
- California Caster & Hand Truck Company
- Cal Steam
- TAP Plastics
- Mr. Plastics
- Emser Tile
- San Francisco Hat Company
- 21st Amendment Brewery

LOCATION

14624 Wicks Boulevard, San Leandro, CA is centrally located in the East Bay, amidst an excellent transportation network, and 2 BART stations. Coca-Cola's Bottling Plant is located across from the property. Ghirardelli chocolates are made in San Leandro. Other companies headquartered here include: Drake's Brewing, Pavel's Yogurt, Galant Food, San Francisco Foods, Otis Spunkmeyer, 21st Amendment Brewery and Georgia-Pacific Corporation. Nearby companies also manufacture/fabricate steel, plastic, diesel exhausts, desalination and computer control systems. The city has a dynamic business environment and strong potential for further growth.

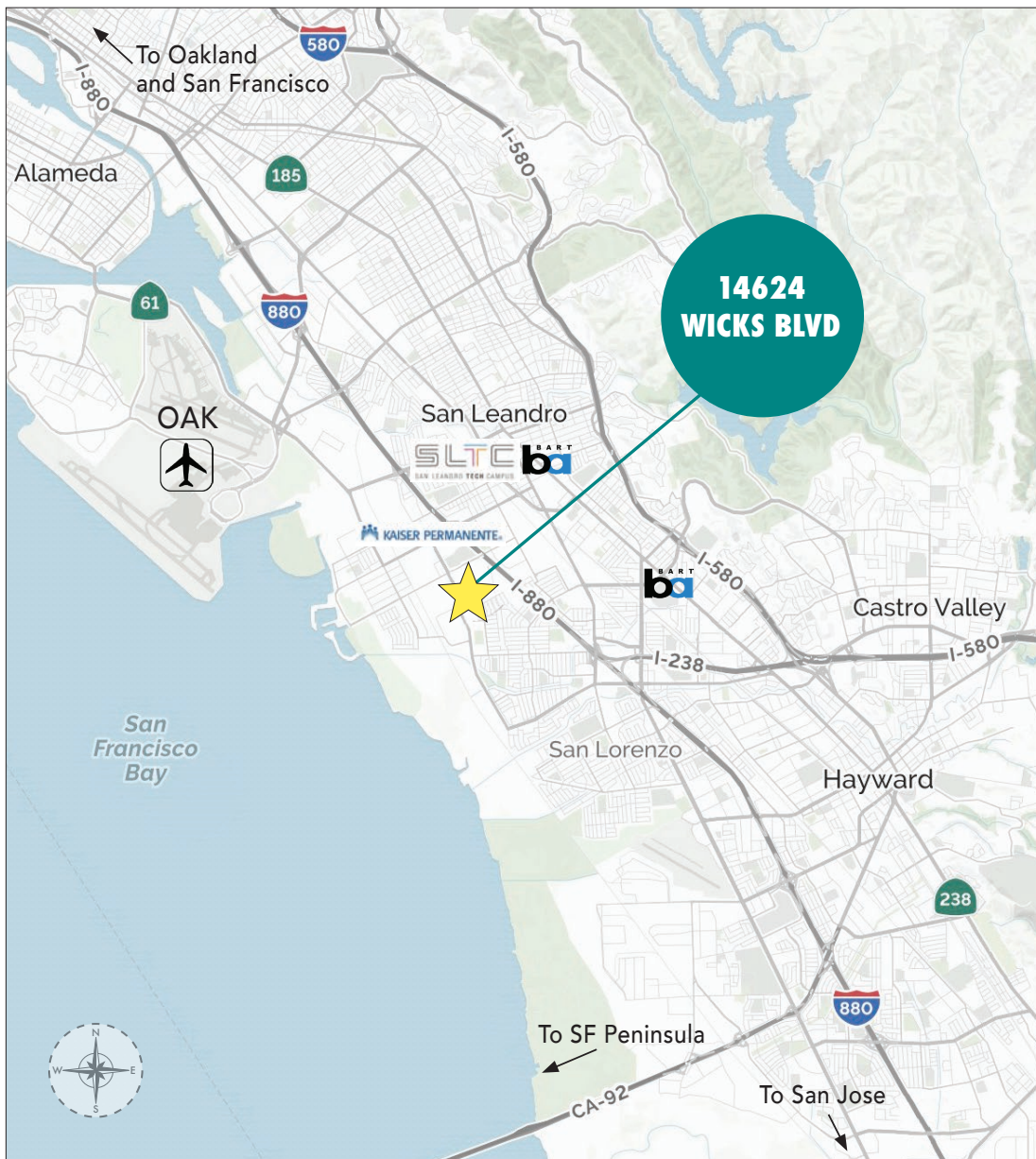


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The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale.

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