

MARINA GATEWAY INDUSTRIAL CENTER

Bay Area's Premier Advanced Manufacturing &
Last Mile Distribution Development

2000 Marina Boulevard, San Leandro, CA
±296,698 Square Feet on 13 Acres



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A "best in class" development of Overton Moore Properties

Premier Construction Specifications

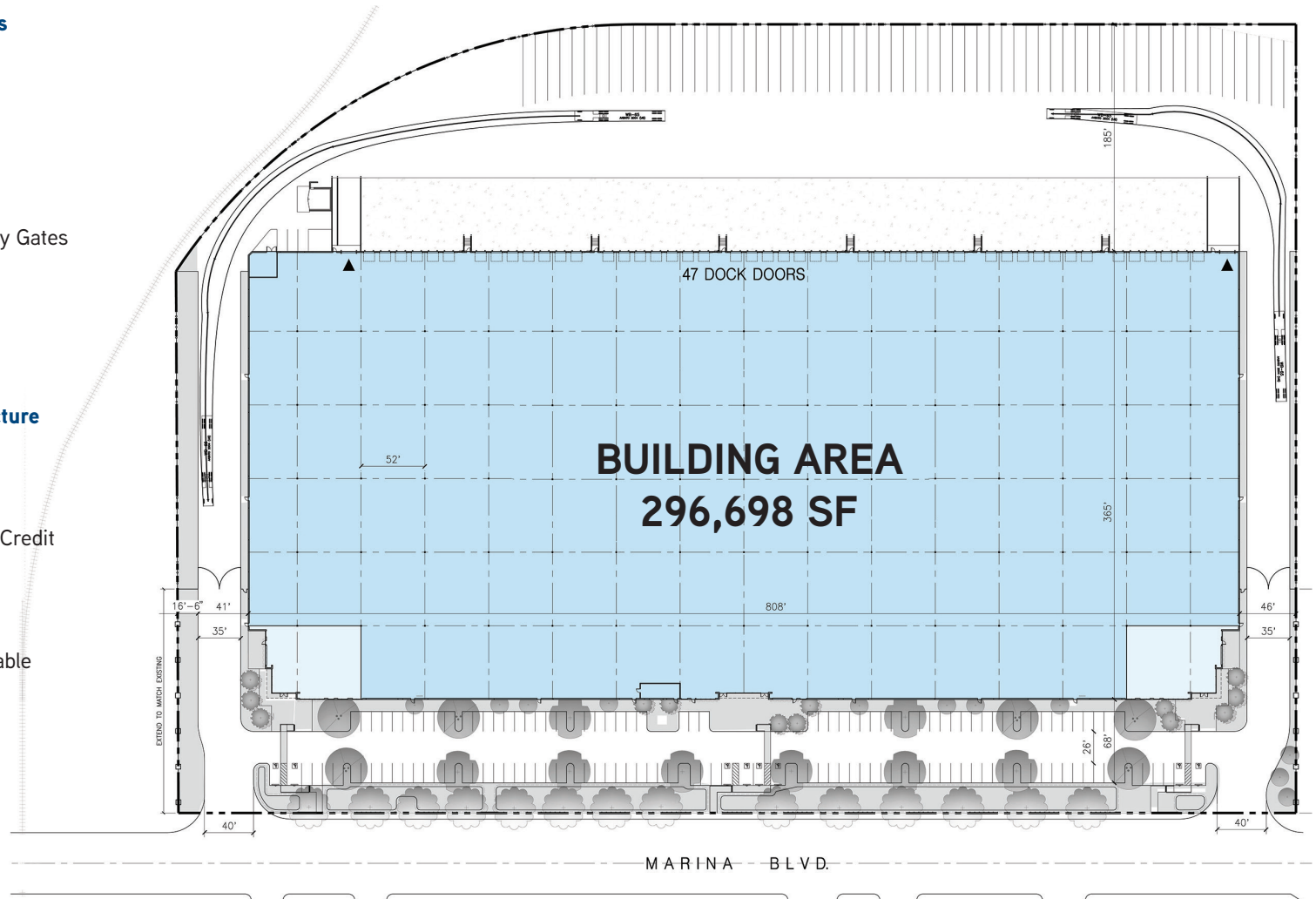
- ±32' minimum clear height
- 47 Dock doors
- ESFR Fire Life System
- 2.5% Skylights
- 7" Reinforced Slab
- 185' Concrete Truck Court
- 100% Perimeter Fencing & Security Gates
- 50' X 52' Column Spacing
- 60' Speed Bay
- Exterior Employee Patios
- Structural Mezzanine

Value Add Manufacturing Infrastructure

- 4,000 AMPS (Expandable to Suit)
- On-Site Dedicated Well
- Roof Structure Solar Ready
- \$4mm Sanitary Sewer Connection Credit
- Floor Drains to Suit
- Natural Gas
- 100% Exterior LED Lighting
- San Leandro Fibre Optic Loop Capable

Superior Location Highlights

- 1/4 Mile from 880
- 1.9 Mles to Bart
- 3 Mles Oakland Airport
- 9 Mles Port of Oakland



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SAN FRANCISCO

PORT OF OAKLAND

OAKLAND

OAKLAND INTERNATIONAL AIRPORT



DAVIS ST

SAN LEANDRO

DOOLITTLE DR

WILLIAMS ST

MARINA BLVD



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