

±3,000 Amp Electrical Service!

FOR SALE

±24,700 SF FREESTANDING HEAVY MANUFACTURING / INDUSTRIAL BUILDING
8383 Baldwin Street | Oakland, CA

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PROPERTY SUMMARY

An approximately 24,700 square foot freestanding heavy manufacturing / industrial building situated on approximately 0.69 acres. Abundant natural lighting and extensive upgrades/improvements throughout including: 9,000 Amp electrical service, overhead cranes, roof mounted solar and extensive security system. Excellent location with immediate access to Interstate 880 via the Hegenberger Road exit.

Please call to schedule property tour.

PROPERTY HIGHLIGHTS

Building Size	±24,700 SF	Primary Office	±3,000 SF with overhead mezzanine
Lot Size	0.69 Acres APN's: 42-4318-17, 42-4318-18	Shop Office	±1,000 SF with locker/restrooms
Drive-In Doors	5 (oversized)	Clear Height	±26-28'
Power	Heavy - ±3,000 Amps @ 277/480 Volt, 3 Phase (Subject to verification)	Fire Sprinklers	Fully sprinklered
Overhead Cranes	One (1) - 20 ton overhead crane One (1) - 10 ton overhead crane One (1) - 8 ton overhead crane One (1) - 7.5 ton overhead crane Two (2) - 5 ton overhead cranes Two (2) - 2 ton overhead cranes (manual chain pull)	Yard	±7,000 sq. ft. rear yard/parking area – Fenced/Secured
Jib Cranes	Four (4) - 1 ton jib cranes One (1) - 1/4 ton jib crane	Solar	100KW Roof mounted solar system
		Roof	2018
		Security	Upgraded perimeter security fencing and steel plate security covering on all loading doors (recently installed)
		Zoning	IO/ Green Zone

PRICE: Available upon request.

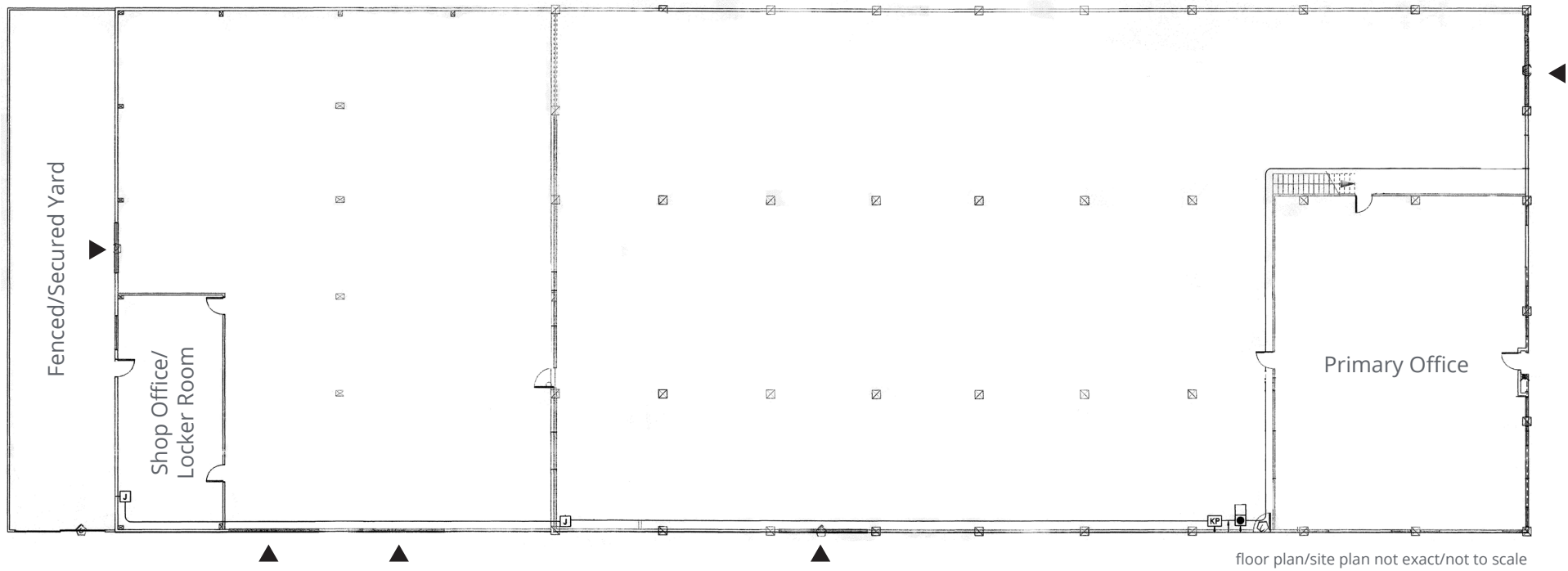
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FLOOR PLAN

▼ = Oversized Drive-In Doors



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