

FOR LEASE

Up To ±105,488 SF

400 LANCASTER STREET
OAKLAND, CALIFORNIA

**AVAILABLE
IMMEDIATELY**

ANDREW SCHMIEDER

Senior Director

510 891 5834

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LIC #01828740

TED J. ANDERSON

Managing Director

510 891 5833

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LIC #01332000



**CUSHMAN &
WAKEFIELD**

555 12th Street, Suite 100
Oakland, CA 94607

PROPERTY HIGHLIGHTS

- ±105,488 SF, Divisible to ±52,744* SF
 - » Ownership Will Consider Smaller Divisibility
- Urban In-Fill Warehouse
- ±7,000 SF Office: Men's & Women's Restroom, Separate Secured Entrance
- Dock Loading on Lancaster & Fruitvale
- One (1) Grade Level Door
- ±20 Foot Clear Height
- Fire Sprinklers Throughout
- Heavy Power, Well Distributed
- Zoning: D-CE-3 / S-19, Check with City of Oakland for Approved Uses
- ±30,000 SF Rocked Yard (Additional Cost)
- Excellent I-880 Access via 29th Avenue Exit

ASKING RATE: \$1.05/SF/Month NNN
LOW OPERATION EXPENSES

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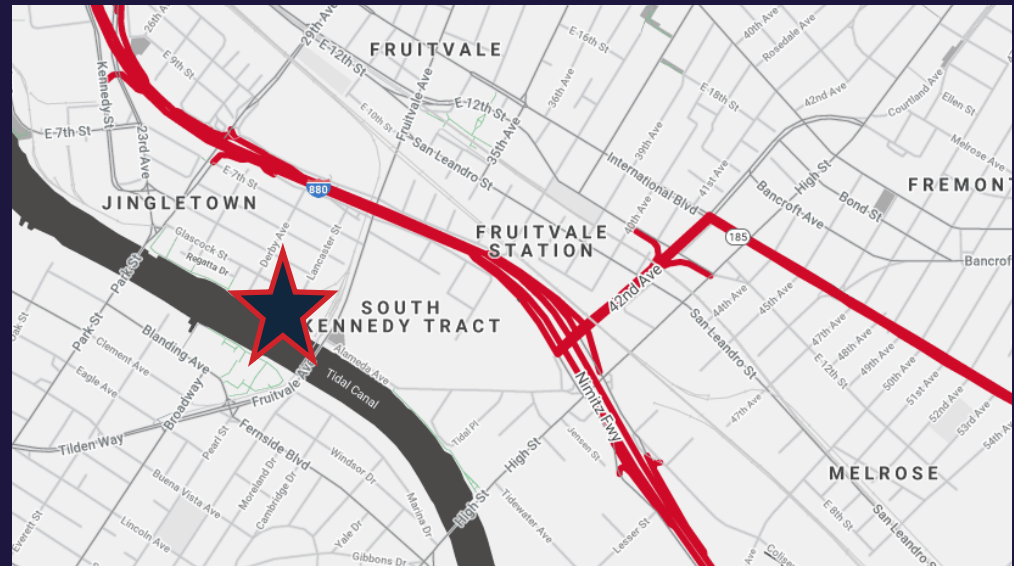
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PROPERTY AERIAL



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