



LEASE

Prime Oakland Industrial Warehouse

550 E 10TH ST
Oakland, CA 94606

PRESENTED BY:

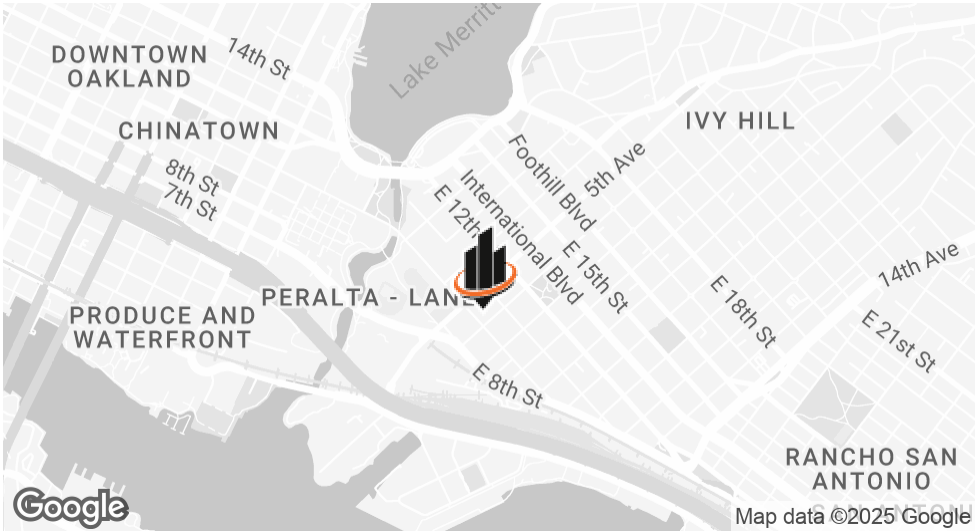
JUSTIN WONG

O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM

O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (MG)
BUILDING SIZE:	4,263 SF

PROPERTY DESCRIPTION

This +/- 4,263 SF warehouse provides a versatile, functional layout in a designated Green Zone. The building features two roll-up doors, a mezzanine, and a separate downstairs office, offering flexible space planning for a variety of operators. The warehouse can also be divided and includes separate utility meters to accommodate multi-tenant or hybrid use configurations.

PROPERTY HIGHLIGHTS

- +/-4,263 SF warehouse with flexible, divisible layout
- Two roll-up doors
- Mezzanine plus ground-floor office space
- Green Zone location suitable for light manufacturing and creative industrial use

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,100 - 4,263 SF	LEASE RATE:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
550 E 10th St	Available	2,100 - 4,263 SF	Modified Gross	\$18.00 SF/yr	Space can be divided

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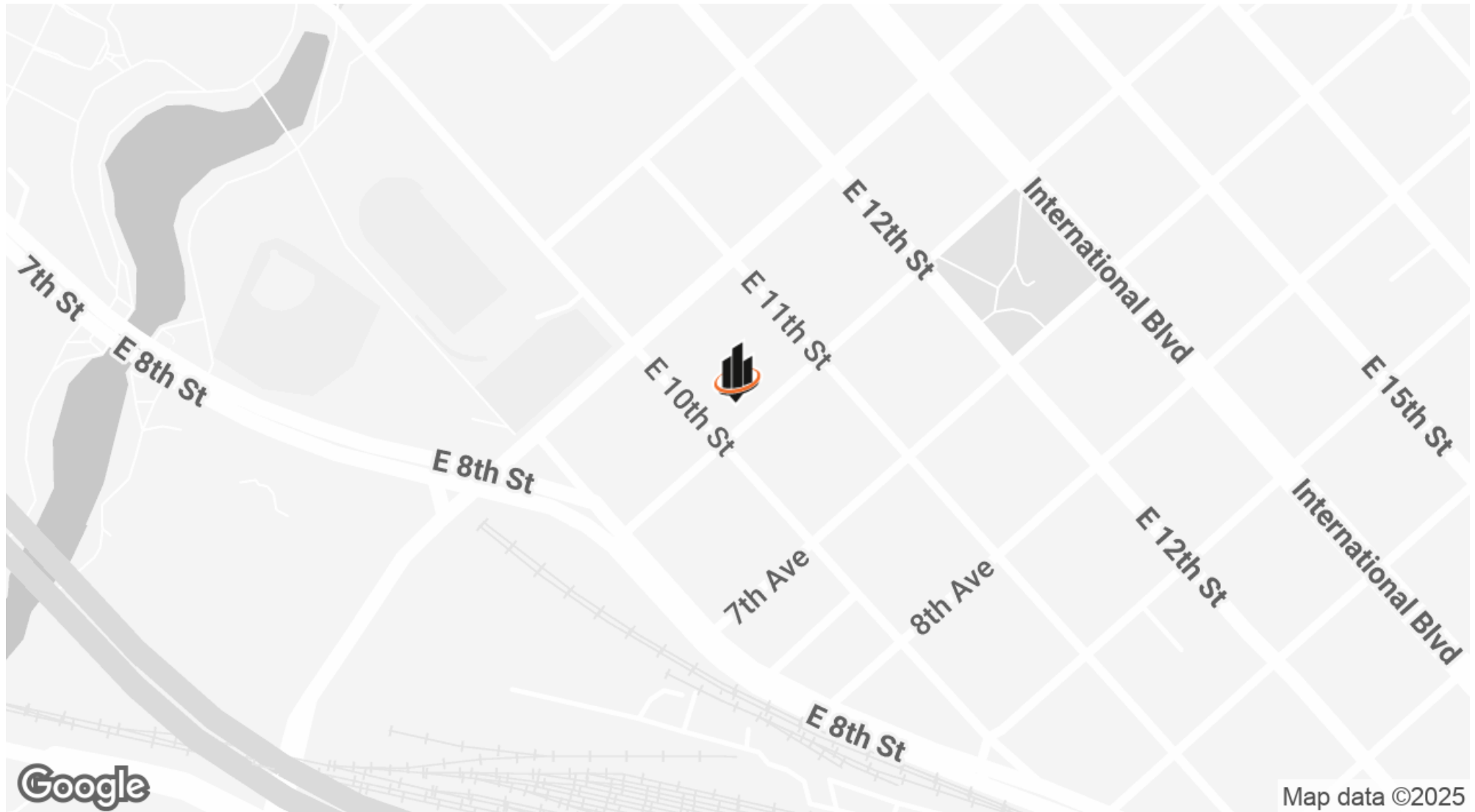
ADDITIONAL PHOTOS



JUSTIN WONG
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LOCATION MAP



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