

# 2500 Campbell St.



## FOR LEASE

### WEST OAKLAND FREE-STANDING BUILDING

#### LOCATION

2500 Campbell St.  
Oakland

#### OFFERED AT

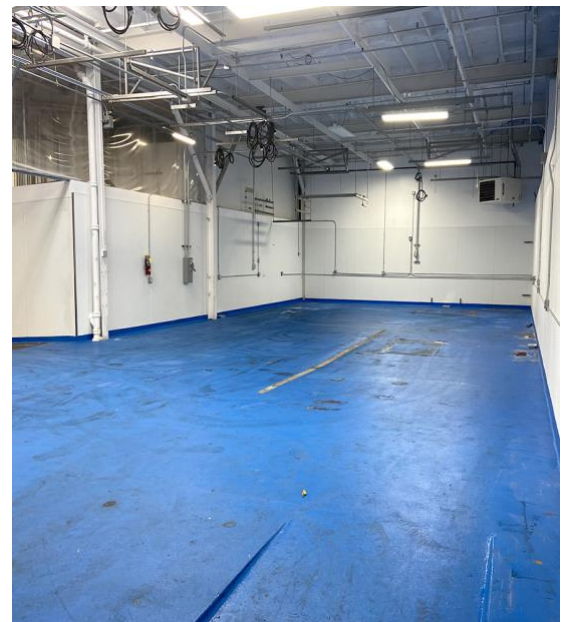
\$30,977.50/month  
(\$1.251G)  
SALE POSSIBLE

#### PROPERTY HIGHLIGHTS

- ±1,200 amps/480V 3-phase power, high-pressure gas (tenant to verify)
- Minimum 17' clear height with skylights, fully sprinklered
- Fenced yard for secure parking or storage
- ±1,209 sq. ft. office area with 1 private office, four restrooms
- 1 ramped drive in truck door and 2 dock-high truck doors
- Food production area with trench drains/FRP walls ±3,000 sq. ft.
- Temperature controlled production area
- Detached workshop with rollup door and office ±1,156 sq. ft.
- **CIX-1B West Oakland Plan Area Commercial Industrial Mix - 1B Industrial Zone.** The CIX-1B Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses.

#### SIZE

Building: ±24,782 sq. ft.  
Parcel: ±29,949 sq. ft.



**NORHEIM  
& YOST**

732 Addison Street  
Suite "C"  
Berkeley, CA 94710

Jeff Lahr

BRE # 01296493

jl@noryost.com

510-527-3400 x15