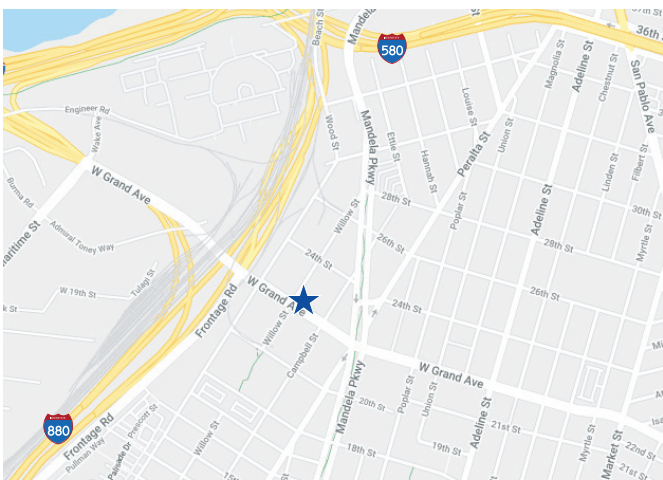




# Centrally Located Industrial R&D Facility

1696 W. GRAND AVE  
OAKLAND, CA



## Area

±18,420 square feet stand alone building on a ±28,000 square foot parcel

## Property Highlights

- ±4,000 SF Office area including waiting lobby, 4 private offices, bullpen, training room, storage room, testing lab, lunchroom, and 2 restrooms all with HVAC/LED lighting
- ±14,420 SF Warehouse area including 400 amps of power, locker area with shower/restroom, sealed epoxy floors, insulated ceiling, gas heaters, LED lights, ±17' clear height, and loading of 2 docks, lowboy, and drive in.
- Sprinklered indoor staging area
- 69 Solar Panels on Roof
- Solar PV system is rated at 20.65 kWp
- ±2,400 SF of concrete, fenced, and lit yard area (±500 sf of the yard is covered with a security cage)
- Several off street parking spaces
- Commercial Industrial Mix CIX-1C/S-19 Zoning, permitted for manufacturing and warehousing
- Central location near Bay Bridge, 880 and 580



# 1696 W. Grand Ave Floor Plan

\* NOT TO SCALE

