

# CLASS "A" WAREHOUSE FOR SUBLEASE

8350-B PARDEE DRIVE, OAKLAND, CA

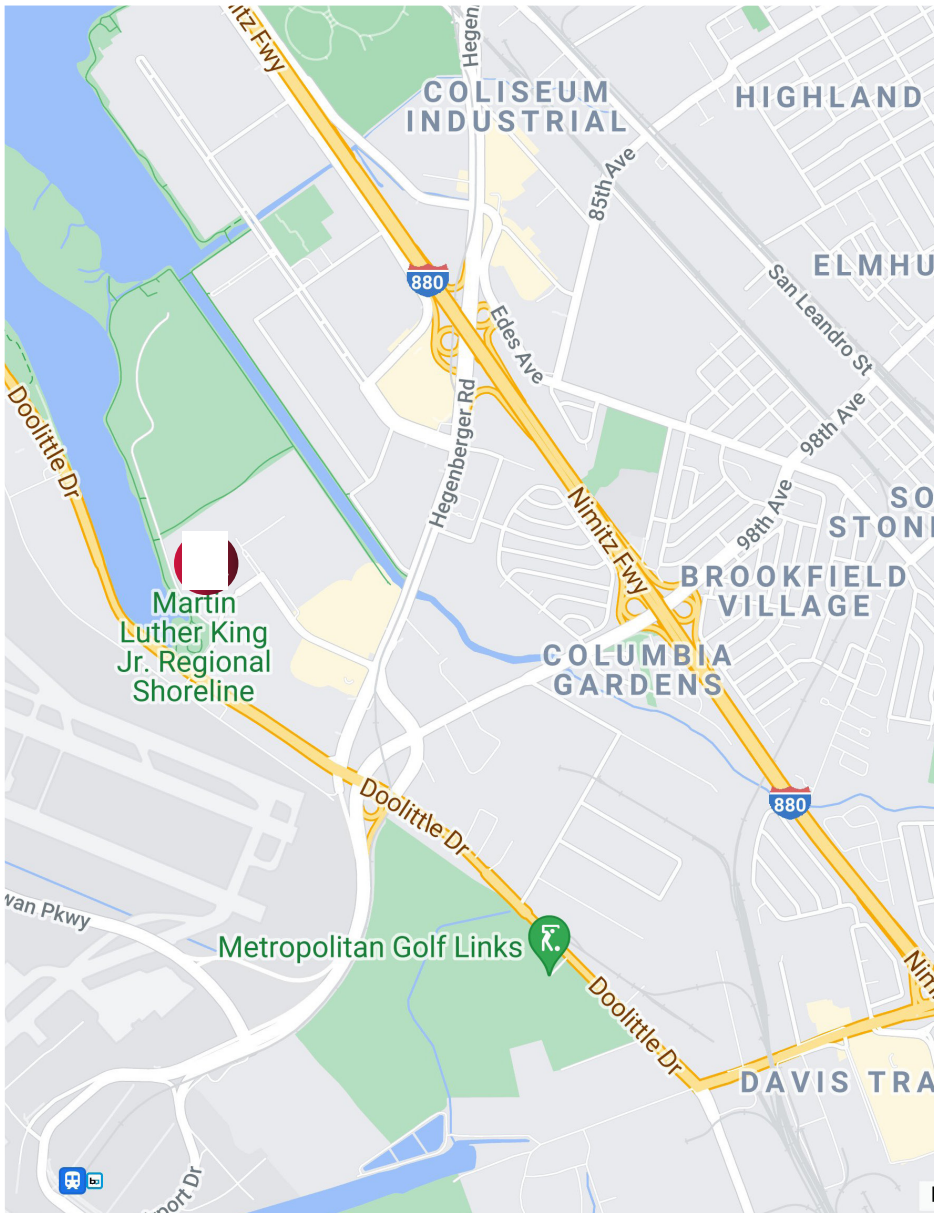


## **PROPERTY FEATURES:**

- 232,881± SF Warehouse
- 5,000± SF Office Showroom Area
- 32' Clear Height
- ESFR Sprinklers
- 46 Dock High Doors
- 1 Drive-In Door
- 50' x 52' Column Spacing
- Trailer Parking
- Gated & Fenced Staging Area
- T-8 Warehouse Lighting on Motion Sensors

# AVAILABLE FOR SUBLEASE

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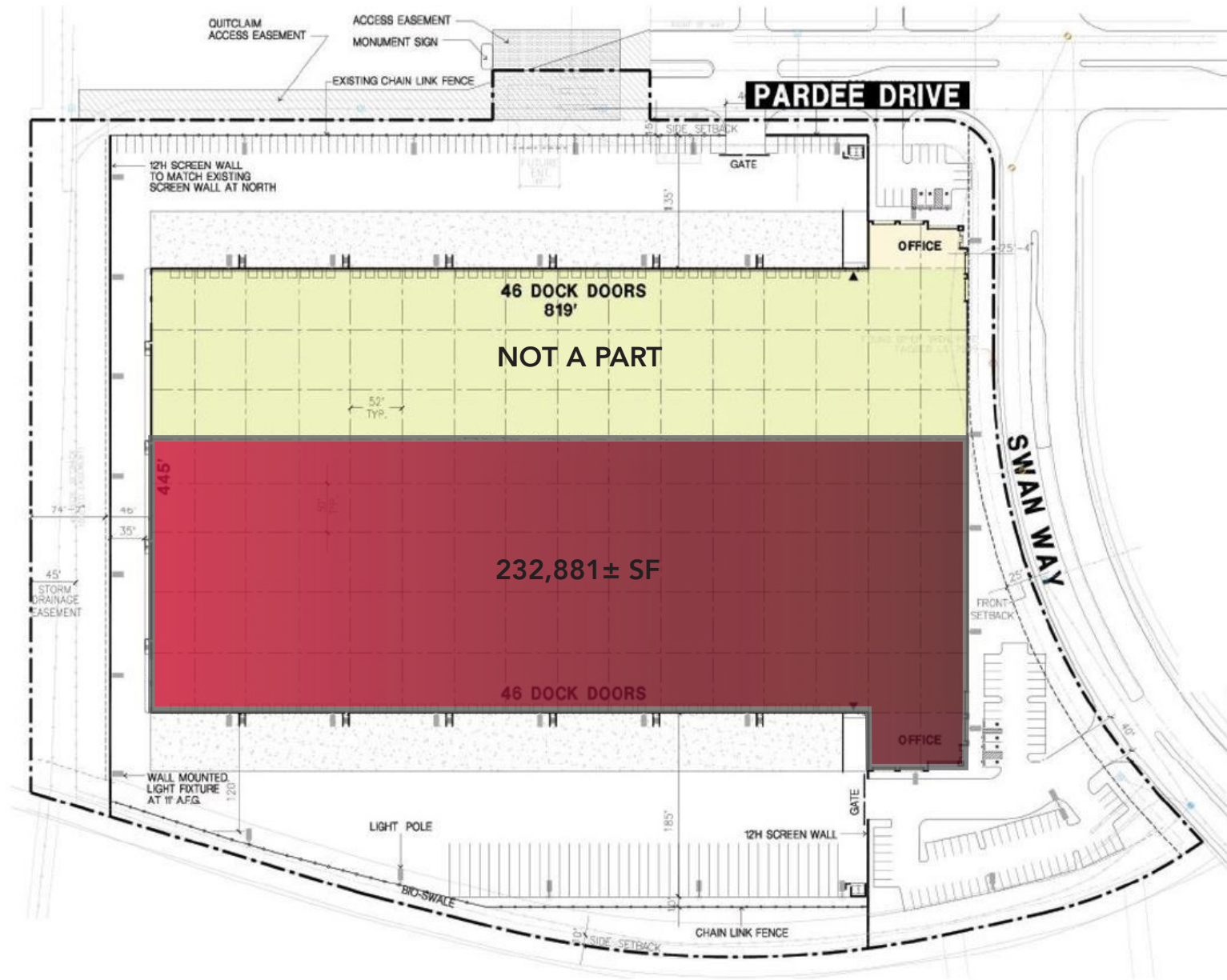
## LOCATION MAP & AERIAL

232,881± SF CLASS "A" WAREHOUSE



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## PROXIMITY TO PORTS

### Distances to Ports

#### MARITIME

▲ Port of Oakland	7.4 Miles
▲ Port of Stockton	48.7 Miles
▲ Port of Sacramento	67.58 Miles

#### INTERMODAL

■ UP and BNSF in Oakland	7.4 Miles
■ BNSF in Richmond	16.7 Miles
■ UP in Lathrop	52.5 Miles
■ BNSF in Stockton	57.5 Miles

#### DISTANCES TO AIRPORTS & METRO AREAS

● Oakland International	0.25 Miles
● San Francisco International	12.1 Miles
● Downtown San Francisco	11.9 Miles
● San Jose/Silicon Valley	32.2 Miles

#### LEGEND

- ▲ Maritime Ports
- Intermodal Ports
- Airports and Metro Areas

