



Light Industrial R&D Facility - 2629 7th Street Berkeley

2629 7th Street, Berkeley, CA 94710

Industrial Warehouse/Distribution 19,054 SF

For Lease

\$3.59 - \$3.92/SF/MO

Property Type

**Industrial -
Warehouse/Distribution**

Property Size

19,054 SF

Lot Size

0.52 Acre

Parking Ratio

0.52/ 1,000 SF

Property Tenancy

Multi-Tenant

Year Built

1955

Year Renovated

2007

Date Updated

Apr 03, 2022

Clear Height

1'4"

Grade Level Doors

2

Electricity Service

800 AMP/3-phase

Fire Sprinklers

Other

In the Heart of Berkeley at 7th Street and Parker/Carlton. Blocks from Aquatic Park, Minutes from hiking on the Bay or the Beautiful Berkeley hills. Near multiple amenities Acme Bread, Berkeley Bowl, Whole Foods, East Bay Nursery, Rare Barrel takeout, and other near by breweries, OSH, Ecology Center, Glass, Urban Ore, Hospitals, Alta Bates, close to all traffic corridors, BART, train.

Highlights

- ✓ Suite A - 1st Floor 3,371 SF (approx) 2nd Floor 3,787 SF
- ✓ Suite B 8,178 SF
- ✓ Suite C 1,826 SF
- ✓ Suite D 1,891 SF
- ✓ Power 800 Amp/3-phase
- ✓ 2 rollup doors
- ✓ Polished concrete
- ✓ 3 ADA bathrooms
- ✓ 13 Standard Gated P, 1 Electric

Space Available

A-D

Space Type
Flex - Industrial

Lease Rate
\$3.59 - \$3.92/SF/MO

Total Space Available
19,054 SF

Floor
1st

Divisible Space
1,891 - 19,054 SF

Available Date
Immediate

Lease Type
Modified Gross

Sublease
Yes