

GMP  
LAB & LIGHT MANUFACTURING  
SPACE FOR LEASE



±47,383 SF AVAILABLE  
SITUATED ON ±1.6 ACRES

**1295 67th St.**  
**Emeryville, CA**

# BUILDING FEATURES



±47,383 SQUARE FEET

- GROUND FLOOR: 42,939 SF
- MEZZANINE: 4,443 SF



CRANE SERVED ON A ±1.6 ACRE SITE



INTERIOR AND EXTERIOR REMODEL  
IN PROGRESS



45 PARKING SPACES TOTAL



2,000 AMPS/480 VOLTS



ACCESSIBLE FROM 66TH AND 67TH STREET



CONCRETE TILT UP CONSTRUCTION WITH  
22 FEET CLEAR TO TRUSS

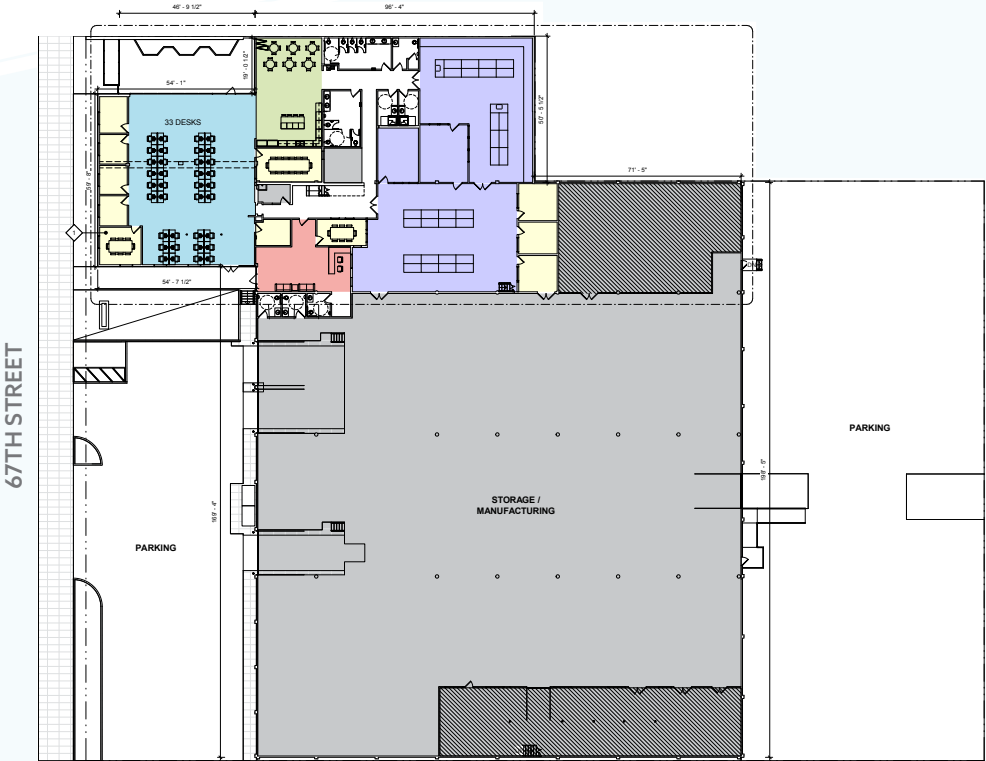


ZONED FOR LAB AND LIGHT MFG BY RIGHT



# FLOOR PLANS

## LEVEL 1



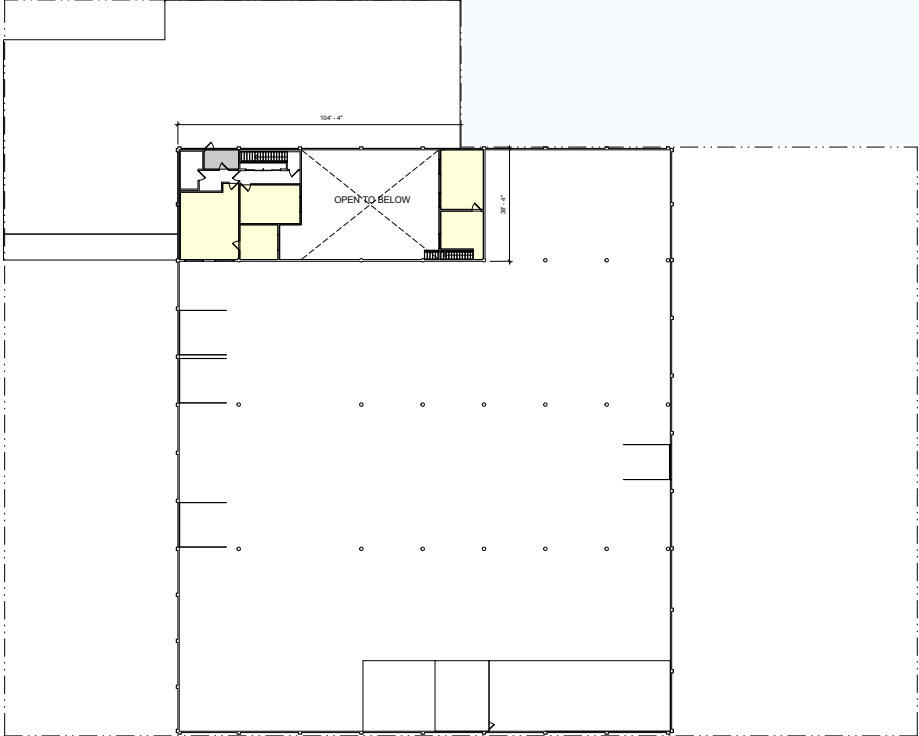
**FLOOR PLAN ROOMS**

- LOBBY
- PRIVATE OFFICE/CONFERENCE
- KITCHEN/BREAKROOM
- OPEN OFFICE
- LAB
- STORAGE

**WALLS**

- PROPOSED PARTITIONS
- DEMOLISHED WALL
- EXISTING WALL
- FIRE RATED PARTITION
- OVERHEAD ELEMENTS
- OVERHEAD STRUCTURAL MEMBERS

## LEVEL 2

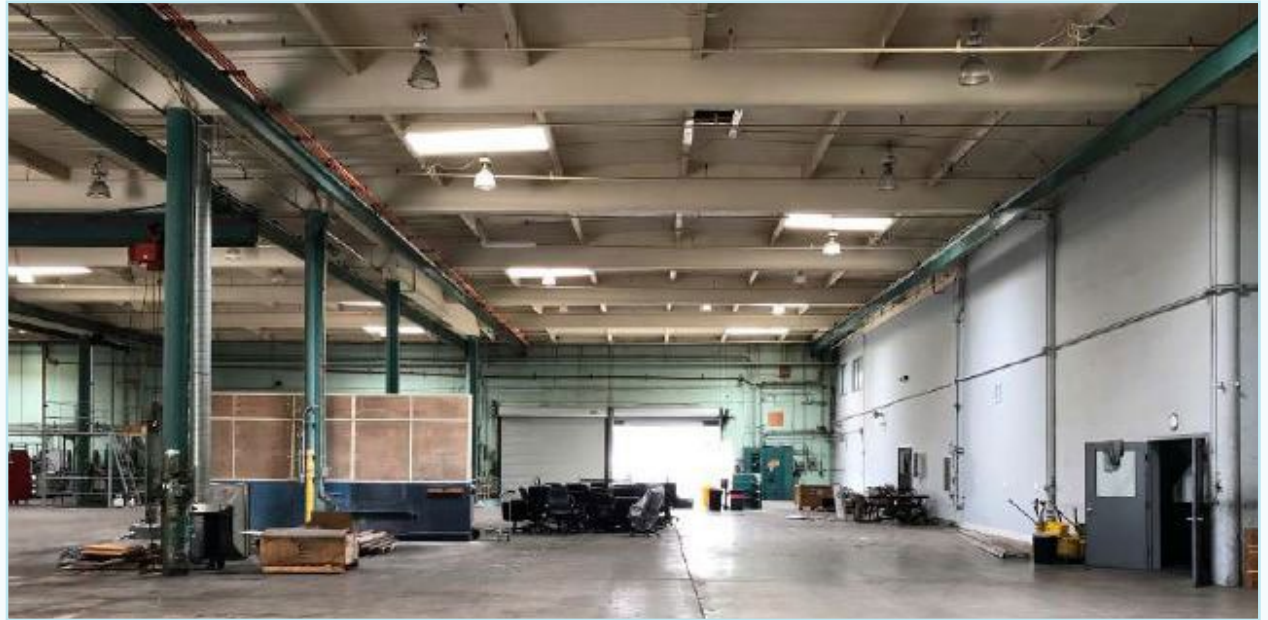


# MANUFACTURING SPACE



## MANUFACTURING SPACE

- ±28,200 SQUARE FEET
- 3 INTERIOR DOCK WELLS
- 1 RAMPED DRIVE-IN DOOR
- 3 3-TON OVERHEAD CRANES (ONE IN EACH BAY)
- FULL SPRINKLERED
- SKYLIGHTS
- PRIVATE OFFICES
- NEW KITCHEN
- PRODUCTION ROOM
- BONUS MEZZANINE STORAGE



# MARKET FEATURES



ACCESSIBLE TO BART VIA  
EMERY-GO-ROUND



1.7 MILES FROM I-80 /  
I-880 INTERCHANGE



WALK TO NEIGHBORING  
RESTAURANTS, CLIMBING GYM,  
LA FITNESS, BERKELEY BOWL



BIKE ALONG EMERYVILLE  
GREENWAY / SAN FRANCISCO  
BAY TRAIL



LOCATED WITHIN ONE MILE OF  
MAJOR RETAIL CENTERS



CONVENIENT COMMUTE  
FOR EMPLOYEES



# LOCAL AMENITIES

1295 67th St.  
Emeryville, CA

**RESTAURANTS**

- mintleaf
- RIVA CUCINA
- Berkeley Bowl Marketplace

**RESTAURANTS**

- BEST COAST
- IKE'S PLACE
- THE BROKEN RACK
- HONOR
- The BUREAU

**RESTAURANTS**

- SUBWAY
- Jasmine Blossom THAI CUISINE
- Starbucks
- los Motes

**PUBLIC MARKET**

- urban outfitters
- Peets Coffee & Tea
- Orangetheory FITNESS
- Guitar Center
- FOOD COURT: 15+ EATERIES

**POWELL STREET PLAZA**

- TRADER JOE'S
- petco
- ROSS DRESS FOR LESS
- Starbucks
- Jamba Juice
- Pier 1 imports
- Marshalls
- MATTRESS FIRM
- BevMo! BEVERAGES & MORE

**RESTAURANTS**

- EMERY GO-ROUND

**BAY STREET**

- H&M
- ATHLETA
- OLD NAVY
- POTTERY BARN
- west elm
- Marshall's
- UNI QLO
- GAP
- Apple
- FOREVER 21
- SEPHORA
- BARNES & NOBLE BOOKSELLERS
- ELEPHANT BAR RESTAURANT

**EAST BAY BRIDGE CENTER**

- TARGET
- BEST BUY
- Starbucks
- PAK'nSAVE
- NORDSTROM rack
- THE HOME DEPOT
- SPORTS AUTHORITY
- ULTA BEAUTY
- Panera



1295