



# 455 & 499 High Street, Oakland, CA

## Available for Sale or Lease

- Two (2) Metal Industrial Buildings Totaling 33,896 SF  
Situated on 1.11 Acres
- 0.16 Miles to Interstate 880
- Close to Oakland International Airport and Port of Oakland
- Fully Sprinklered
- Heavy Power

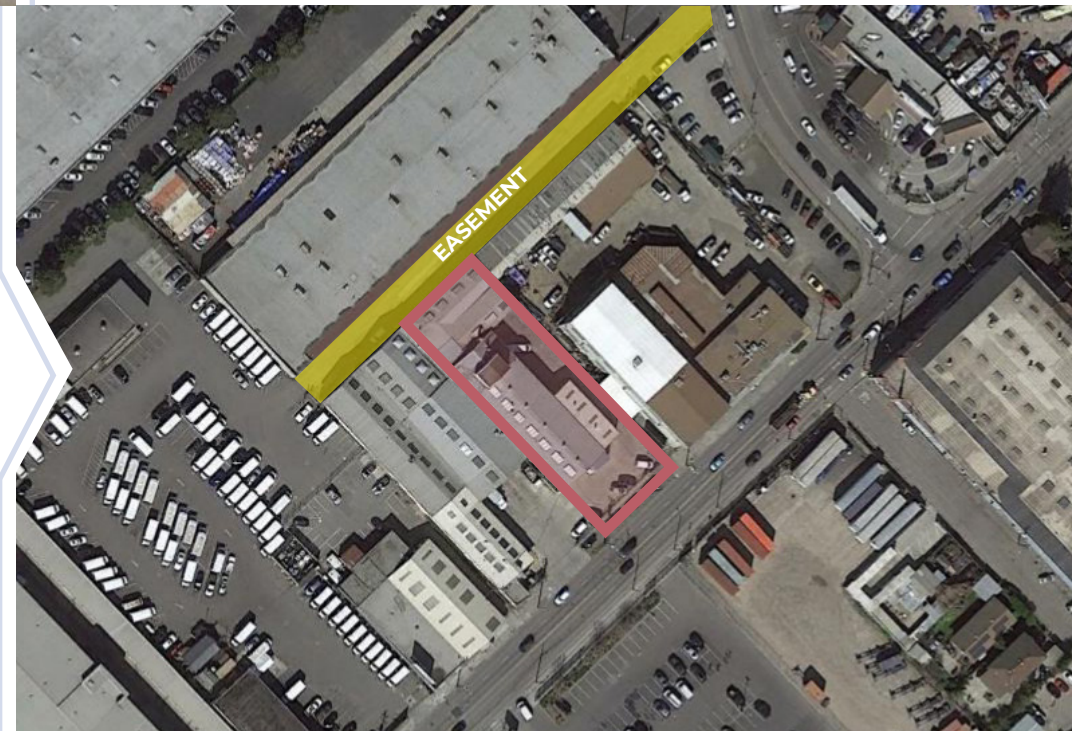


## 455 High Street

- ±18,296 Square Foot Building on ±0.59 Acre Parcel
- ±2,500 Square Feet of Office
- 3 Grade Level Loading Doors
- 1 Dock High Loading Door
- ±18' Clear Height
- Power: 1,400 Amps, 277/480 Volts, 3-Phase (Please Independently Verify)
- Sprinklered Building
- Gated Property
- Skylights
- Great Natural Light
- Cinder Block & Metal Construction

## 499 High Street

- ±15,600 Square Foot Building on ±0.52 Acre Parcel
- ±640 Square Feet of Office
- 3 Grade Level Loading Doors
- ±19' Clear Height
- Power: 600 Amps, 480/277 Volts, 3-Phase (Please Independently Verify)
- Sprinklered Building
- Gas Line & Water Line
- Gated Property
- Cinder Block & Metal Construction
- Skylights
- Floor Drains





Oakland Airport	4.5 Miles
Port of Oakland	4.5 Miles
San Francisco	16 Miles
San Jose	38.5 Miles

# Tenant Rent Roll

Property Address	Building Size (SF)	Acreage	Current Rent	Tenant	Available Date
455 High Street	18,296	0.59	\$13,000 IG	Shred Works	June 2022
499 High Street	15,600	0.52	\$12,211 IG	Golden West Betterway Uniforms	April 2022
Billboard	-	-	\$250	Clear Channel	Month-to-Month
<b>Total</b>	<b>33,896</b>	<b>1.11</b>	<b>\$25,461 / Month</b>		

**Sale Price: \$7,300,000 (\$215/PSF)**

**Lease Rate: \$1.05/PSF Industrial Gross\***

\* Landlord will consider leasing buildings together or separately