

FOR SALE

OAKLAND WAREHOUSE BUILDING ±6,864-SF BLDG ON ±9,180-SF PARCEL ALONG I-880 CORRIDOR NEAR BART 901-905 37TH AVE OAKLAND CA 94601



ZONED HBX-1



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MONTH-TO-MONTH TENANT



IDEAL FOR OWNER-USER



SHOWINGS BY APPOINTMENT — DO NOT DISTURB TENANT

This light-industrial warehouse is well located right off I-880 and 3 blocks from Fruitvale BART. The ±6,864-SF building is of concrete block construction and configured in an L-shape with a gated yard area and parking.

Features include two roll-up doors, an open layout, 400Amp/240Volt/3Phase power, sprinklers, and bonus mezzanine storage space.

The site, a ±9,180-SF parcel, is zoned HBX-1 which is suitable for most light industrial and manufacturing uses and sits in both the Green Zone and Qualified Opportunity Zone. The building is occupied by a single month to-month tenant, making this suitable for investors and owner/users.

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PURCHASE PRICE:
\$1,370,000

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PRO-FORMA

UNIT	TENANT	MONTHLY RENT	LEASE TYPE	LEASE EXPIRATION
905 37th Ave	Hua Hai Plumbing Supply	\$8,250	Gross	Month-to-Month
TOTAL RENT/YEAR		\$99,000		
ESTIMATED EXPENSES				
Property Taxes	\$21,437	New @ \$1.37M		
Insurance	\$3,000	Estimate		
Maintenance	\$4,950	5% of Gross (estimate)		
Business License	\$1,381	1.395% of Gross		
TOTAL EXPENSES	\$30,768	31% of Gross		
NET OPERATING INCOME		\$68,232		
CAP RATE @ \$1.37M	5.0%			