

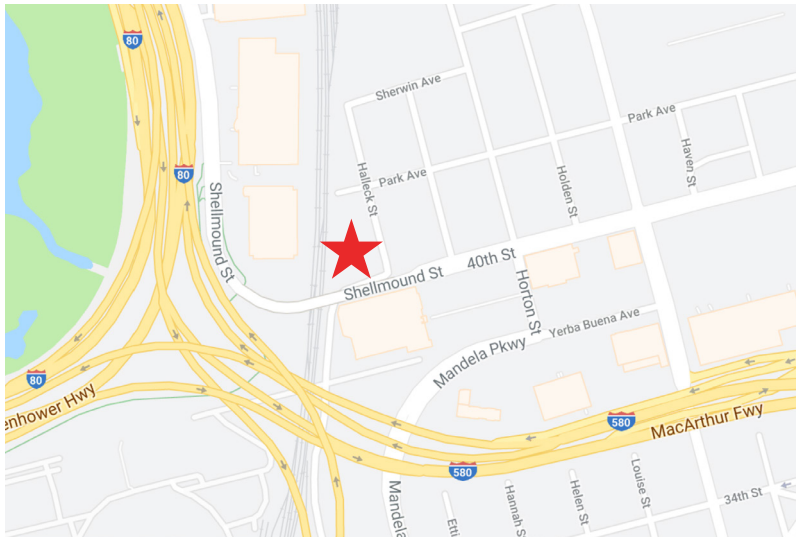
# INDUSTRIAL CONDO FOR SALE

## 1552 Beach Street #Q – Emeryville/Oakland



### ±1,402 SF Industrial Condo for Sale:

As exclusive agents, we are pleased to offer the following property:



### LOCATION HIGHLIGHTS:

- Centrally Located to Serve San Francisco, Oakland, Berkeley
- Three Dedicated Parking spaces
- Roll-Up Door
- Two Private Offices plus Reception Area
- Work and Storage areas
- Bonus Mezzanine (not included in square footage)
- One Bathroom
- Fire Safety Sprinklers
- 200 Amps electrical (buyer to verify)
- Gated, well established condo project
- Low HOA dues
  
- Offered at \$629,000



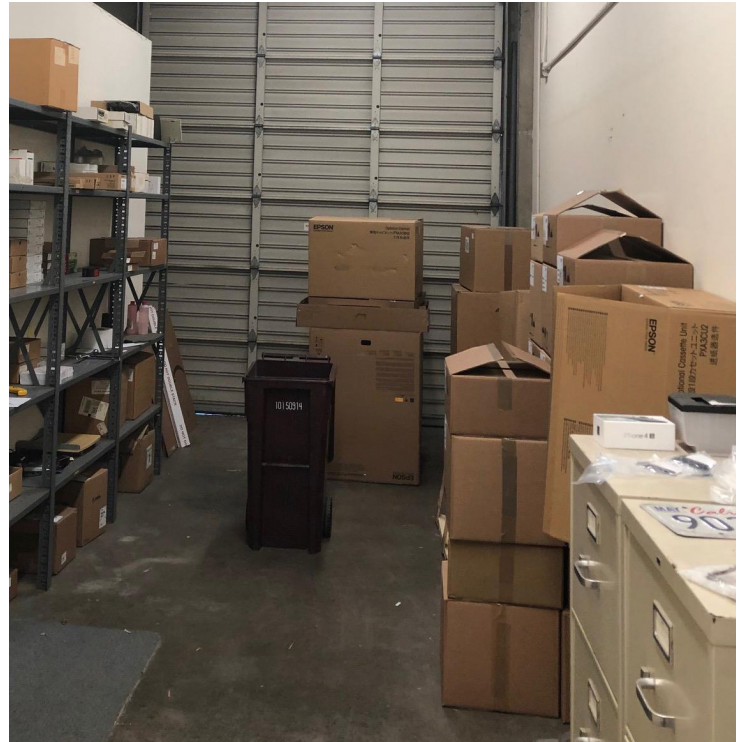
Tom Southern 510.923.9158 [tsouthern@ngkf.com](mailto:tsouthern@ngkf.com) CA RE Lic. #01808807

1111 Broadway, Suite 100, Oakland, CA 94607

[www.ngkf.com](http://www.ngkf.com)

# INDUSTRIAL CONDO FOR SALE

## 1552 Beach Street #Q – Emeryville/Oakland



Tom Southern 510.923.9158 [tsouthern@ngkf.com](mailto:tsouthern@ngkf.com) CA RE Lic. #01808807

1111 Broadway, Suite 100, Oakland, CA 94607

[www.ngkf.com](http://www.ngkf.com)

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.