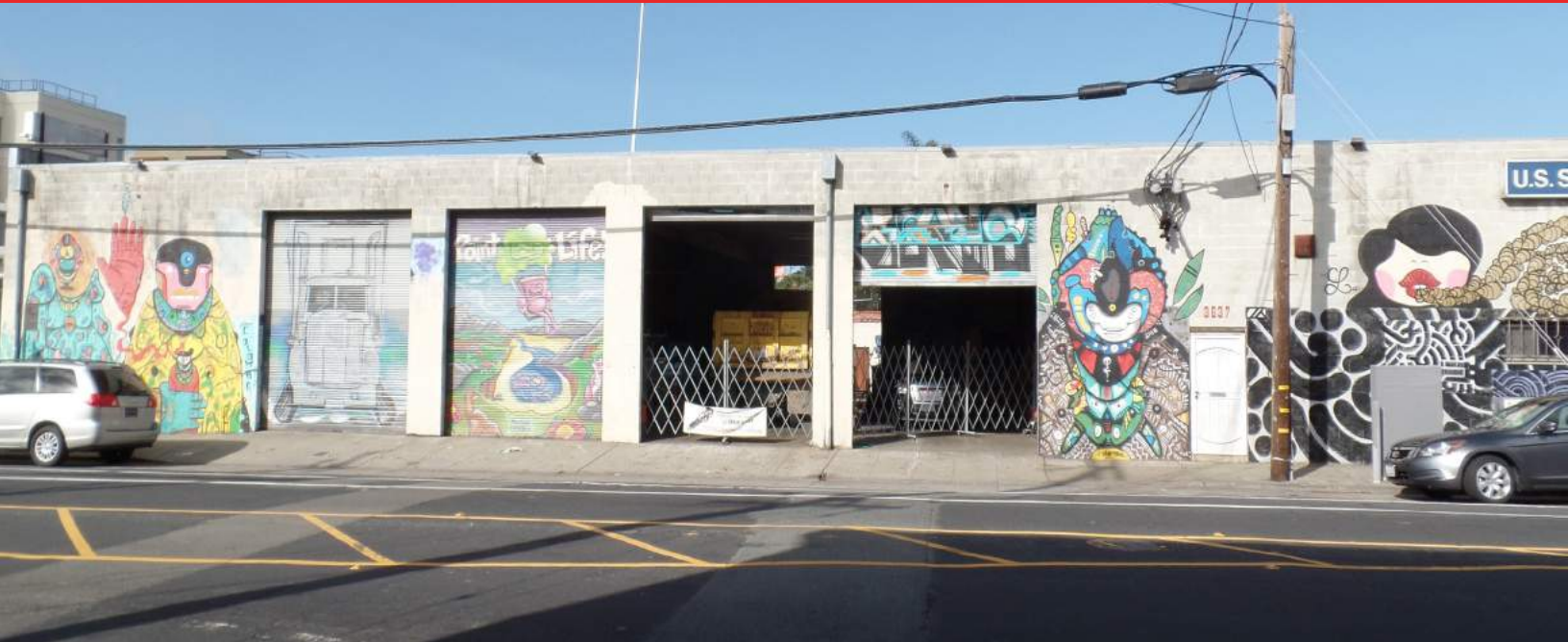


FOR LEASE

3637 Adeline Street, Emeryville



±6,000 Square Foot Building on ±12,560 Square Foot Parcel

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

FEATURES:

- Four roll up doors
- Approximately 15' clear height
- Clear span
- Two bathrooms plus sink
- Small office area
- Zoned MURS
- ±6,000 SF Lot

LOCATION:

- Across the street from Regional and Neighborhood Retailers/Restaurants
- In the midst of recently completed or under construction Apartment Communities
- Easy access to MacArthur on-ramp to I 80/I 580
- Comfortable bike ride to West Oakland BART

RENTAL RATE: \$1.50 SF IG



Tom Southern 510.923.9158 tsouthern@ngkf.com CA RE Lic. #01808807

1111 Broadway, Suite 100, Oakland, CA 94607

www.ngkf.com

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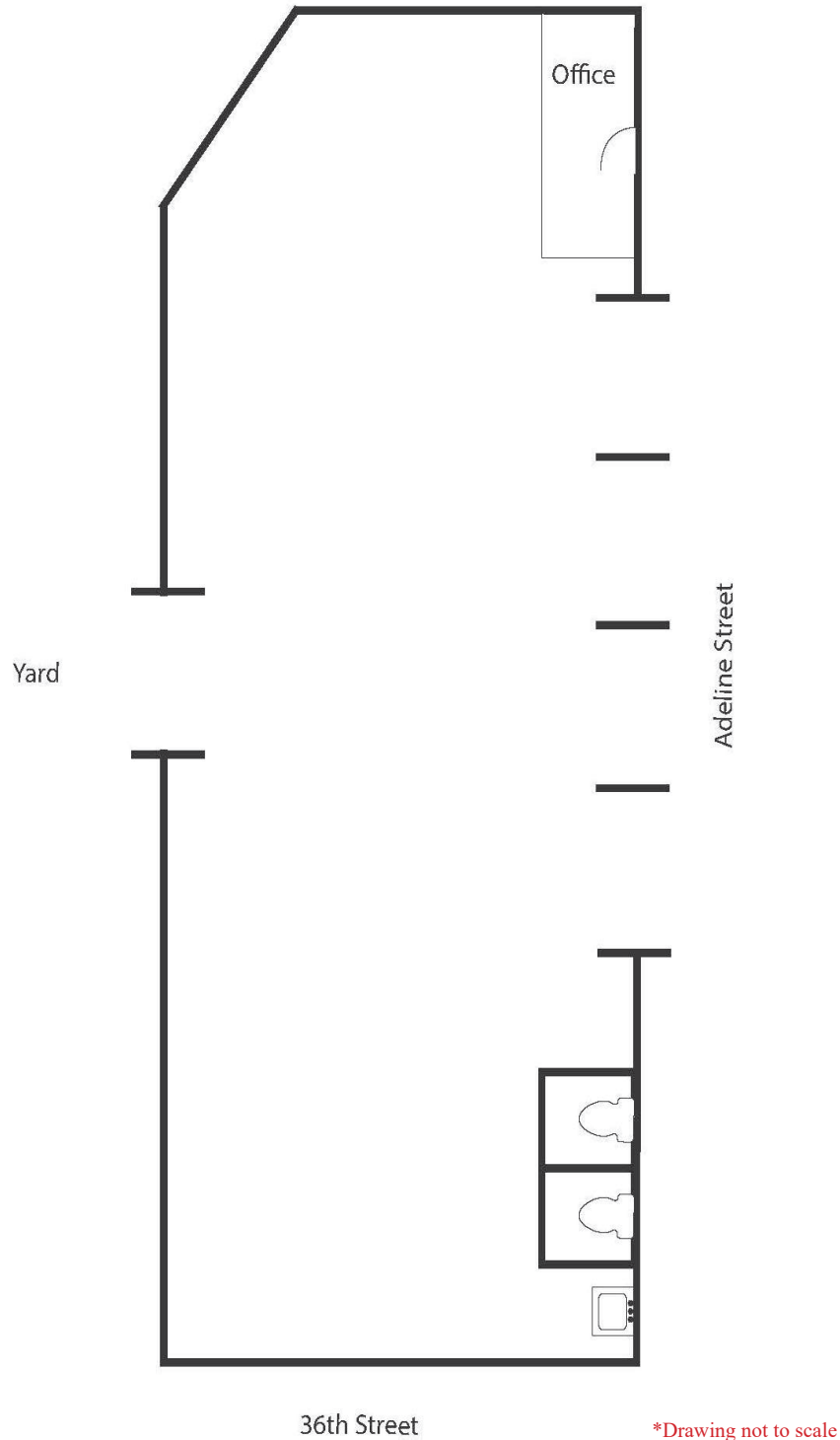
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