

LABORATORY / INDUSTRIAL FOR LEASE



±10,000 Square Feet Building on ±15,000 Square Foot Lot

1307

66TH STREET
EMERYVILLE



**Newmark
Knight Frank**

Exclusive Brokers

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ABOUT PROPERTY

Building Features

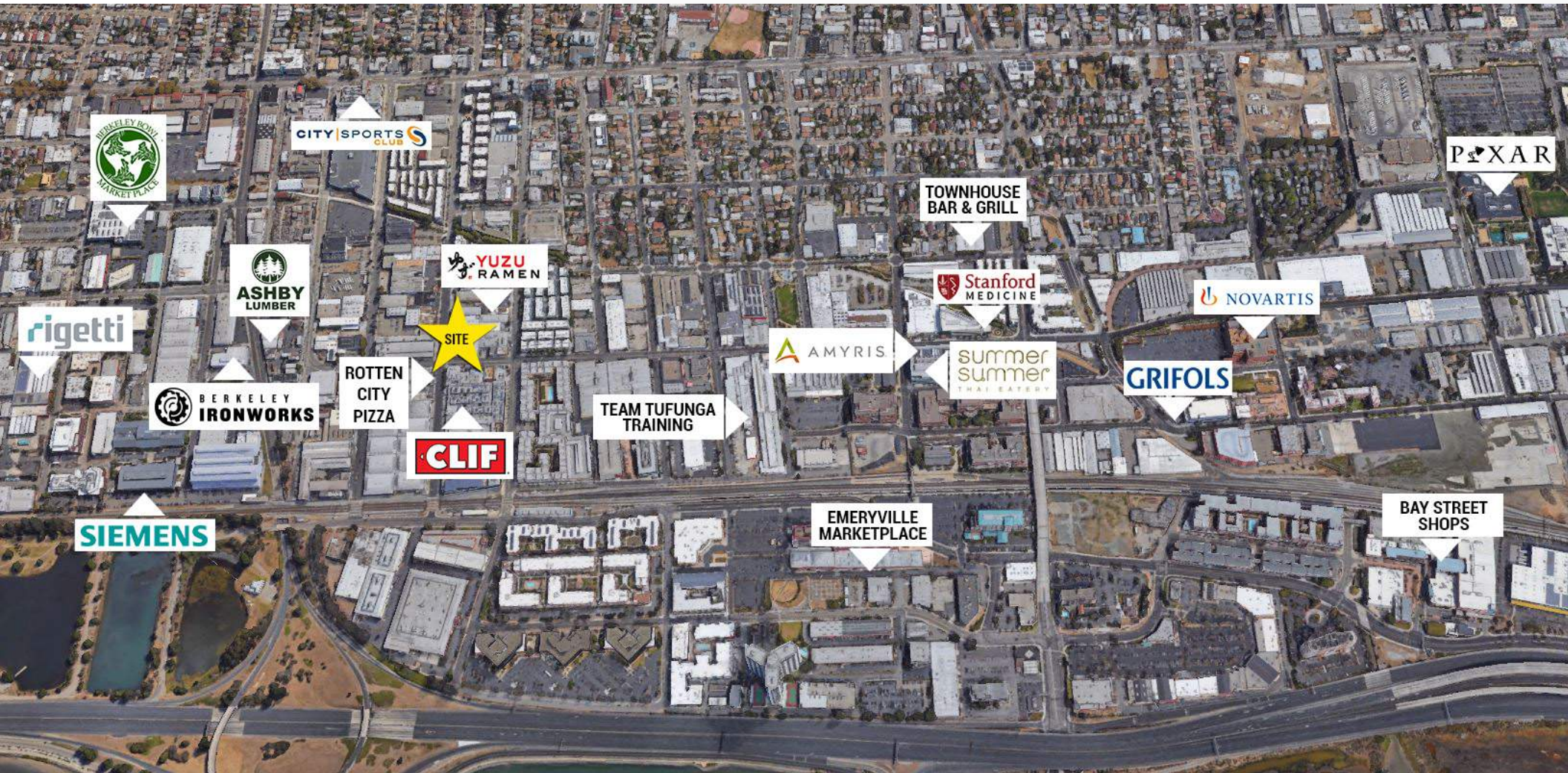
- ±1000 SF Administration Offices
- Additional Engineering Office Area
- Zoning: I-L Light Industrial
- Permitted Uses: Laboratory, Light Industrial
- ±14.5' Clear Height
- 400 Amps 120/240 Volt 3 Phase Power
- 1" Gas Line (tenant to verify service)
- Floor Drain
- Two Bathrooms
- Concrete Tilt Up Construction
- One Grade Level Roll Up Door
- Large Parking Lot
(15 cars as currently configured)

Please do not disturb current tenant

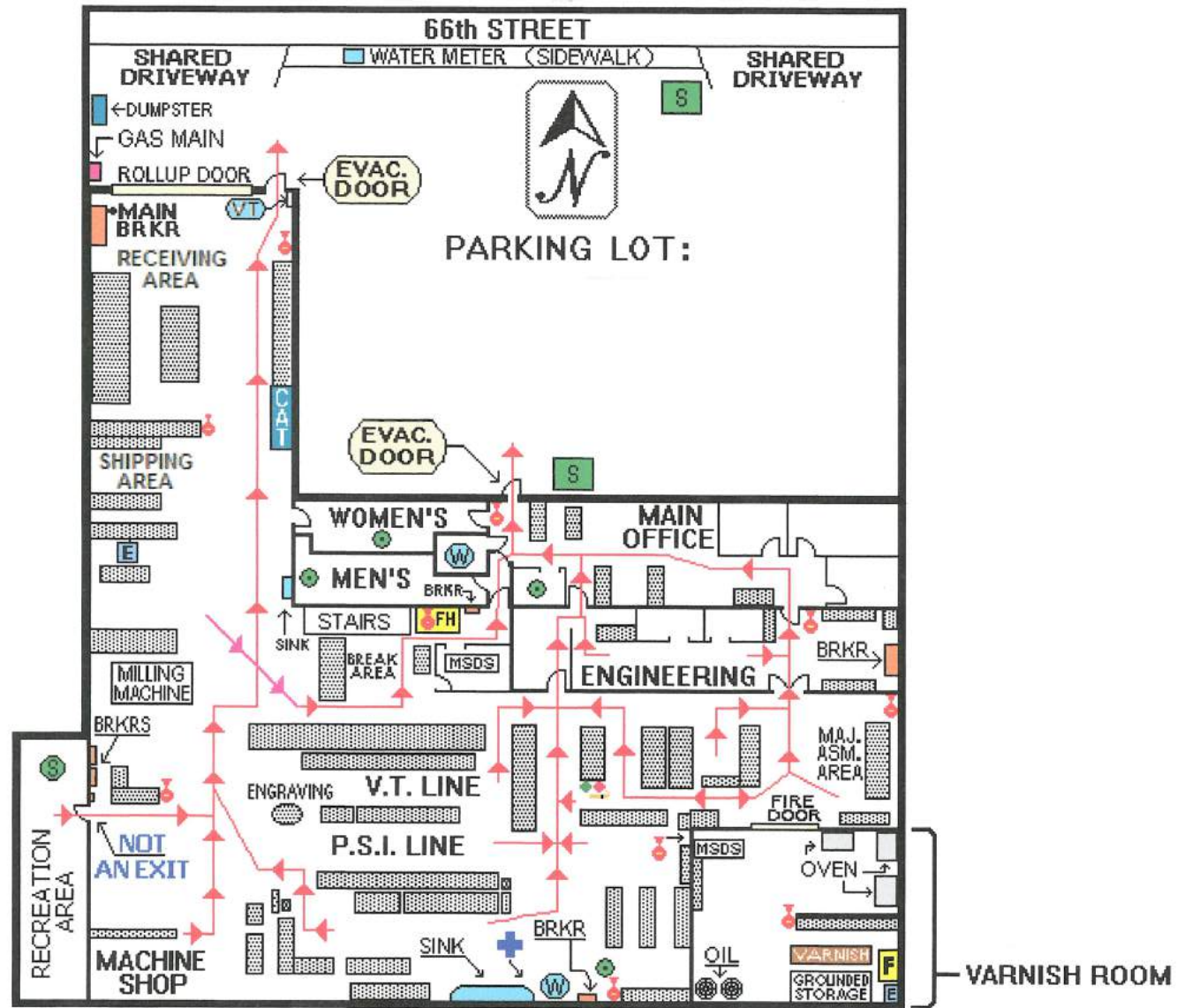
RENT RATE: \$1.75/SF Modified Net

AVAILABLE: JUNE 1, 2018

AMENITIES MAP



FLOORPLAN



PROPERTY PHOTOS



1307 66th Street, Emeryville, CA



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