

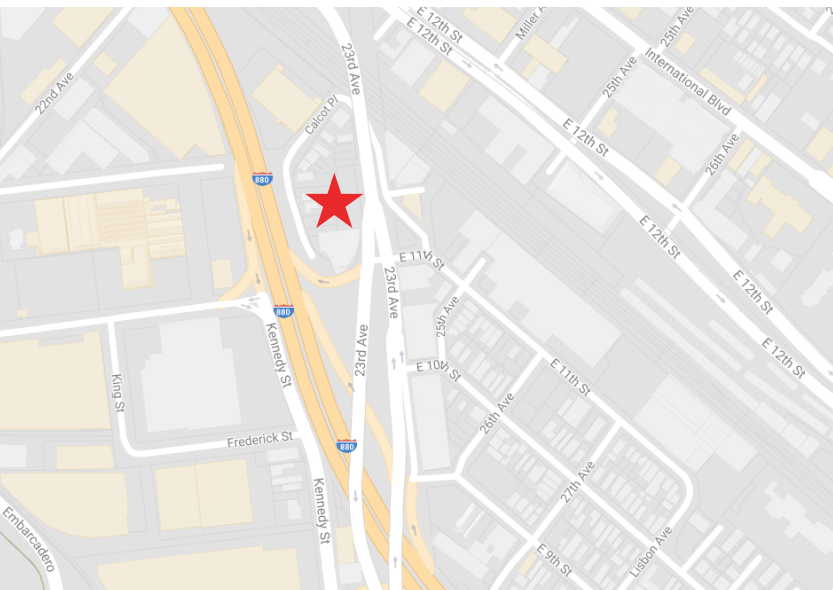
FOR SALE: 1000 Calcot Place – Oakland, CA



Industrial Building with Large Yard

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

APPROVED FOR CANNABIS USAGE



PROPERTY HIGHLIGHTS:

- ±15,608 SF Building on ±1.19 Acres
- ±900 SF Office
- ±1,300 SF Mezzanine (Not included in square footage)
- 3 Ton Crane (possibly available)
- ±20'-22' Clear Height
- 5 Grade-level Doors (3 12'x14', 1 24'x14', and 1 9'x6')
- Fenced Yard (Predominantly graveled with multiple points of entry)
- 400 Amp Electrical Service (please verify)
- HBX-2 Zoning (Housing and Business Mix)
- Located in Oakland's approved cannabis zone for all uses except volatile manufacturing
- I-880 Freeway Exposure
- Price: **\$4,150,000**



Paul Mueller 510.300.0216 pmueller@ngkf.com CA RE License #00896726

Spencer Jenkins 510.300.0350 sjenkins@ngkf.com CA RE License #02029699

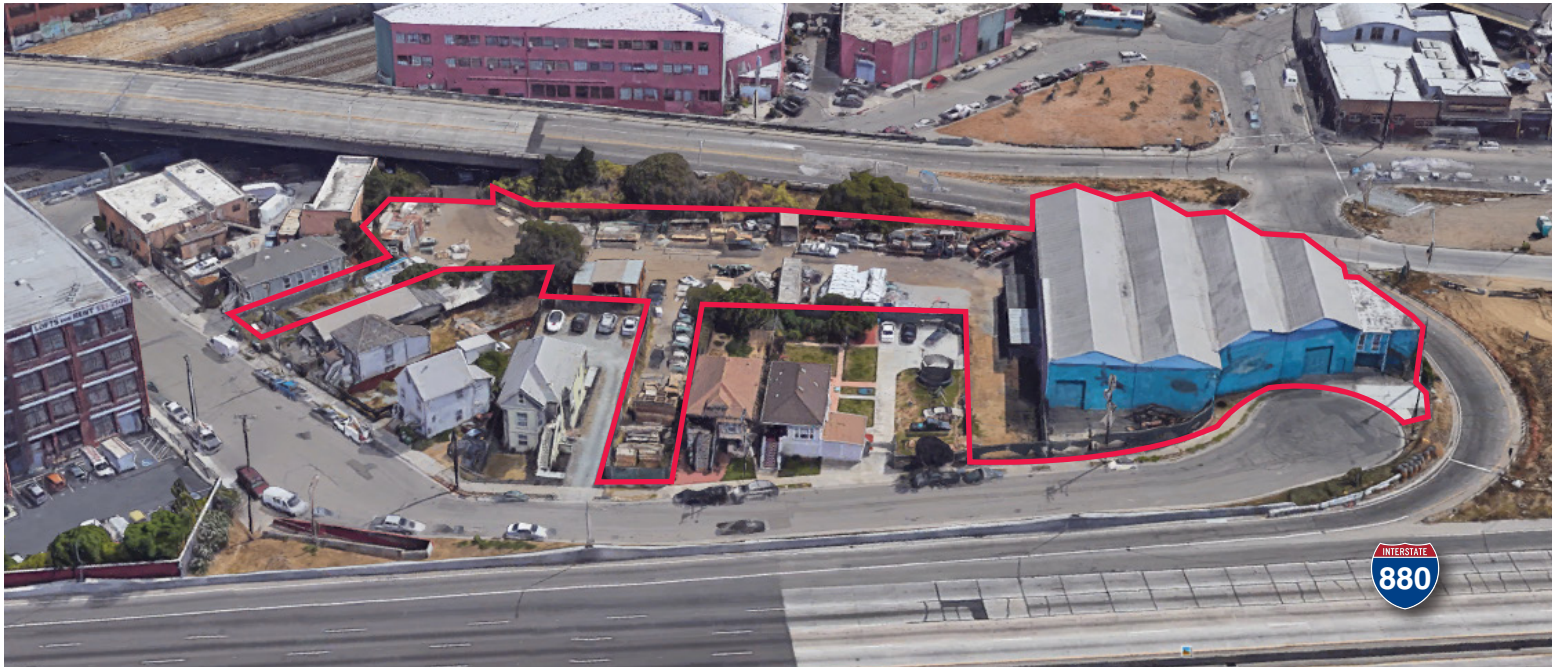
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