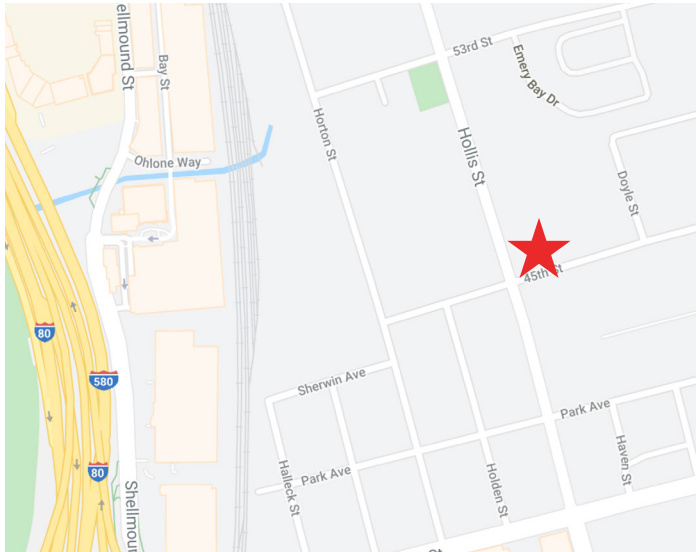


EMERYVILLE MANUFACTURING SPACE FOR LEASE: 1266 45th Street – Emeryville, CA



Property Size: ±12,370 SF Available

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



PROPERTY HIGHLIGHTS:

- 2 Private Offices - First Floor
- 1 Private Office - Mezzanine
- Large Open Office Area
- 1 Restroom
- Spray Booth (Permitted)
- 2 Grade Level Doors
- 1 Low Boy Door
- Skylights
- Sprinklered
- 16'-18' Clear Height
- Heavy Power

COMMENTS:

- Past use - Woodworking
- Walk to Emery-Go-Round and Restaurants
- Short Drive from Powell I-80 Exit
- Zoning: MUR
- Saw-Tooth Roof Line
- Excellent Manufacturing Space

AVAILABLE Jan 1, 2020
Asking: \$1.10 IG

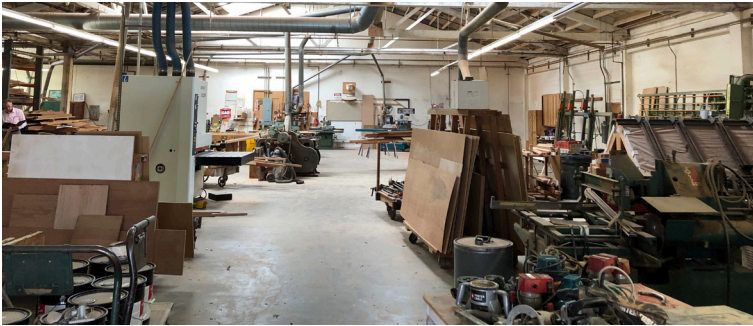
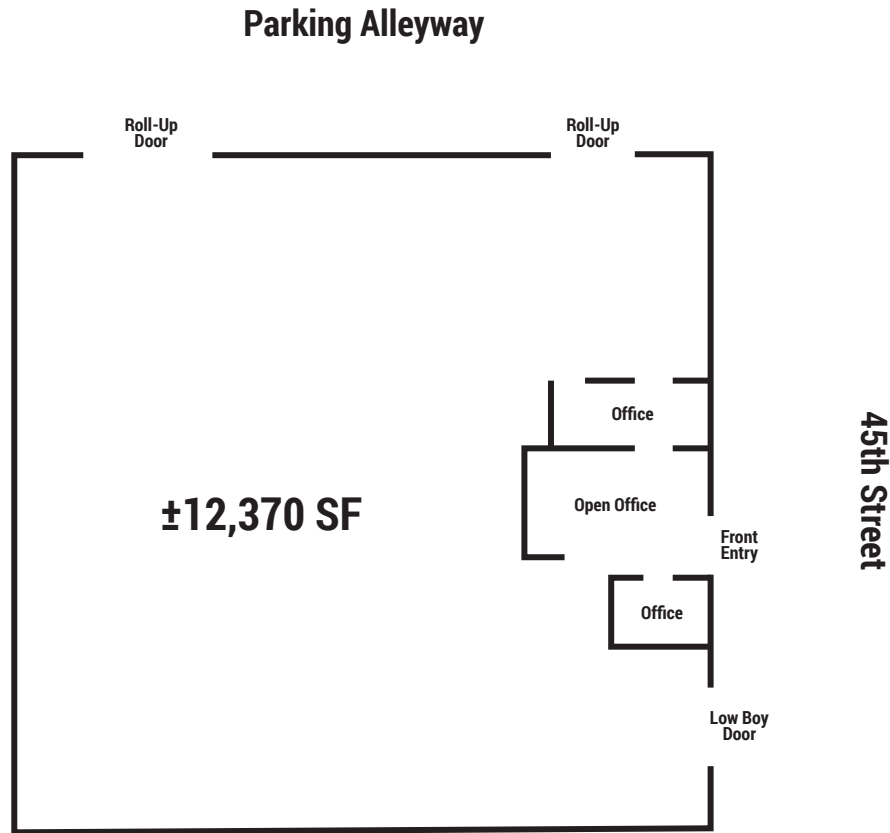


Jim Clark 510.923.6247 jim.clark@ngkf.com CA RE Lic. #00926308
Jeff Lahr 510.923.6208 jlahr@ngkf.com CA RE Lic. #01296493

1111 Broadway, Suite 100, Oakland, CA 94607

www.ngkf.com

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