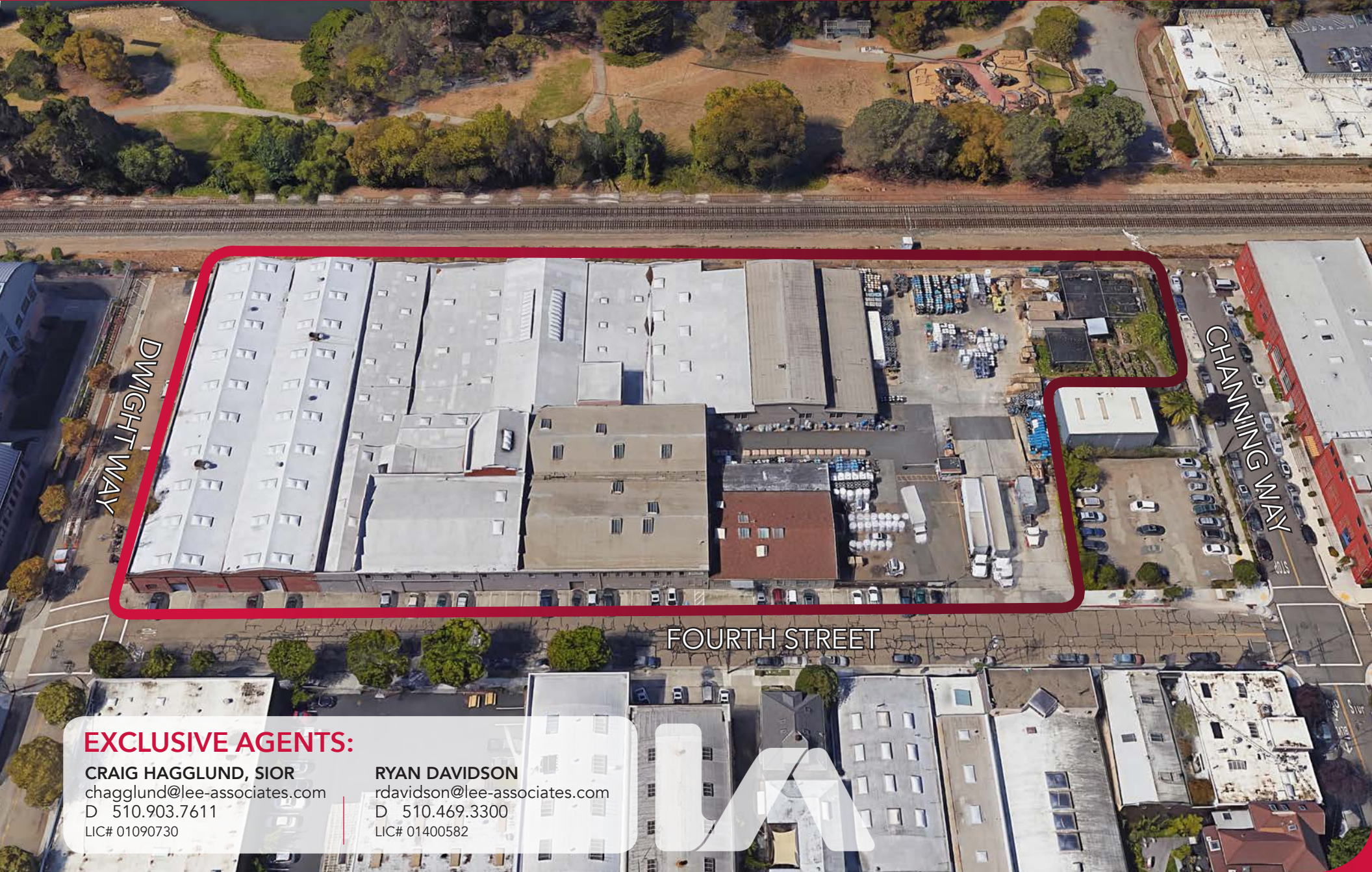


# RARE LEASING OPPORTUNITY

701 DWIGHT WAY | BERKELEY, CA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## EXCLUSIVE AGENTS:

**CRAIG HAGGLUND, SIOR**  
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LIC# 01090730

**RYAN DAVIDSON**  
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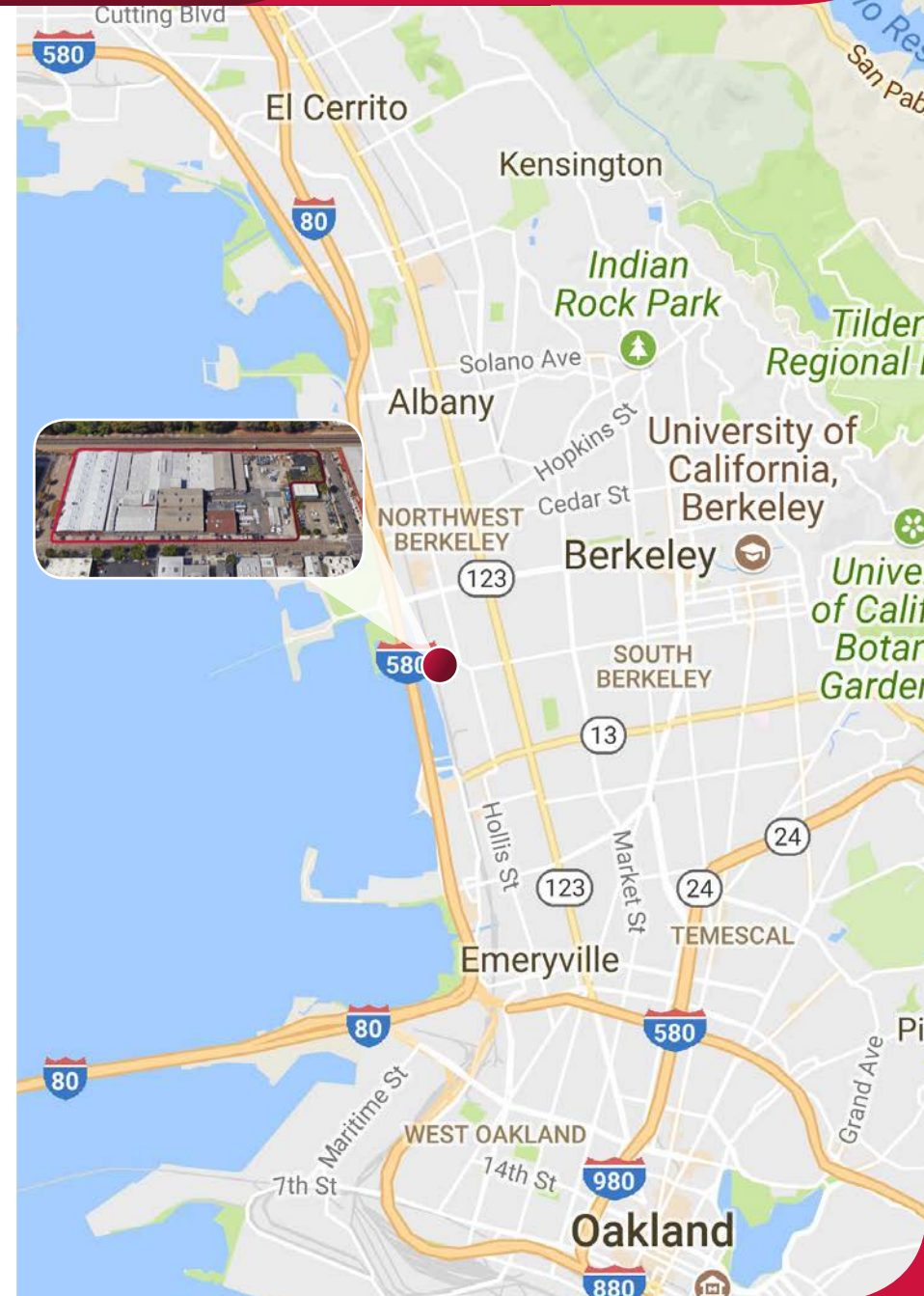


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701 DWIGHT WAY | BERKELEY, CA

## HIGHLIGHTS & FEATURES:

- 88,995± SF of Industrial Space on 3.15± Acres
- Office Area of 8,940± SF
- Clear Heights Ranging From 16'-24'
- Exterior Dock Loading Platform
- Multiple Drive In Loading Doors
- Heavy Power
- Brick & Timber with Lots of Natural Light and Many Unique Architectural Features
- Close Proximity to UC Berkeley, Many Retail Amenities, Food, Coffee Etc...
- MULI Zoning ( Ask Agents for Specific Details)
- Largest Industrial Site in the Berkeley Submarket
- Lease Rate: Negotiable

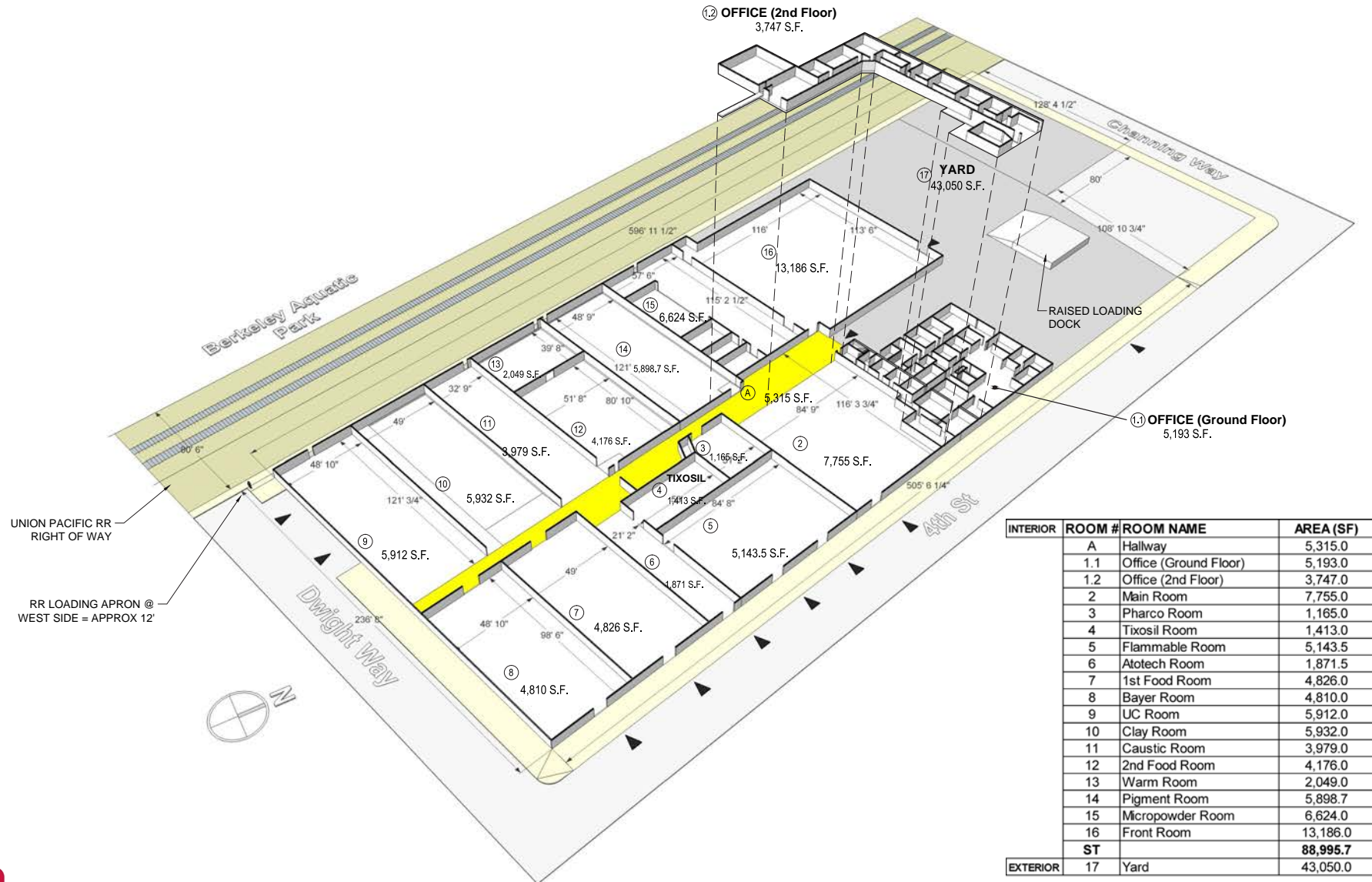


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# LOCAL BUSINESSES & AMENITIES

701 DWIGHT WAY | BERKELEY, CA

