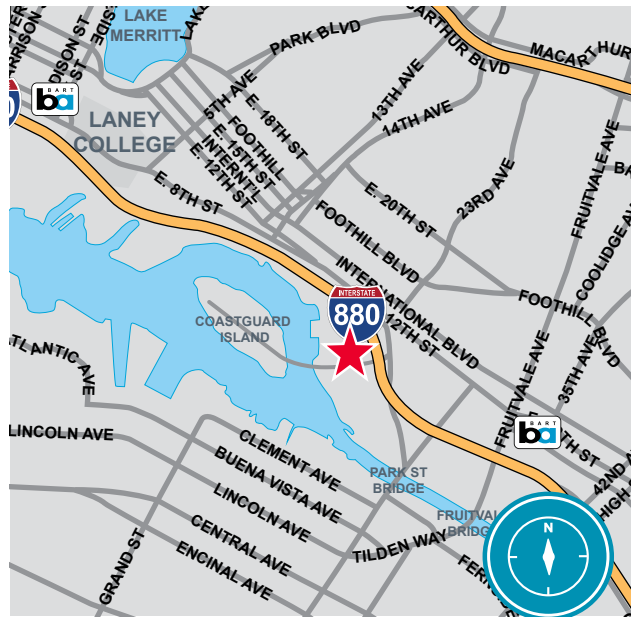




Property Highlights

- Rare Oakland Embarcadero Location
- ±23,000 SF Freestanding Building (Footprint)
- ±1,995 SF 2nd floor office area
- Food grade facility
- FDA/USDA/GMP Certified pharmaceutical grade manufacturing
- Sprinklers
- LED lighting
- 2 Dock-high doors
- 3 Drive-in
- Fenced/secure loading area
- ±20' Clear height
- 2,000 amp 208/120 volts, 3-phase, 4 wire
- Power well-distributed
- Multiple floor drains
- 480 volts available
- Epoxy floors
- 6" High pressure gas distribution
- 2" Water service
- Rental Rate: Contact broker



- Sublease expires: 10/31/2024
- Zoning: D - CE - 4/S-19
 - Easy freeway access
 - Building suitable for food processing, light manufacturing and R&D uses

**Building is occupied. Do not disturb tenant.
Shown by appointment only; COVID 19
prevention plan in place.**

[Visit Site Specific COVID-19 Prevention Plan](#)

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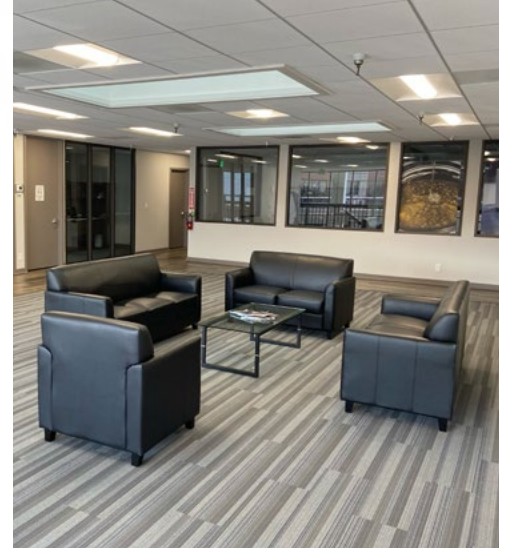
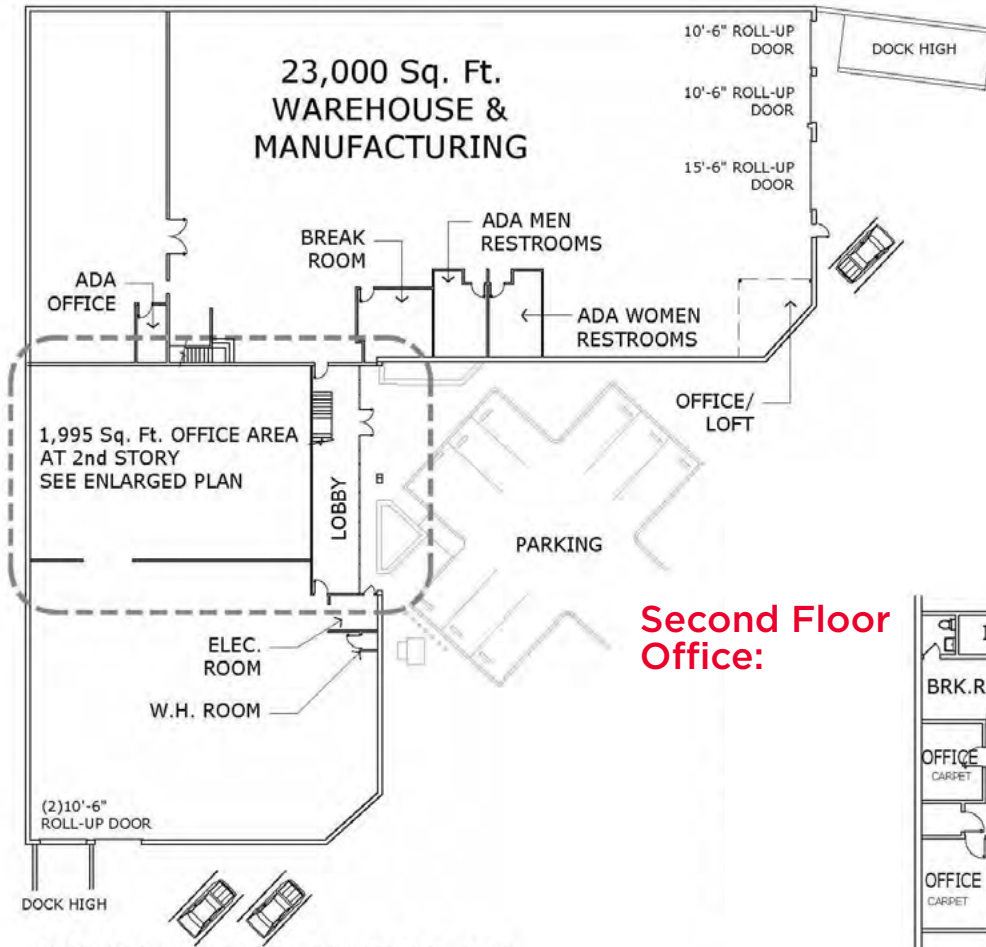


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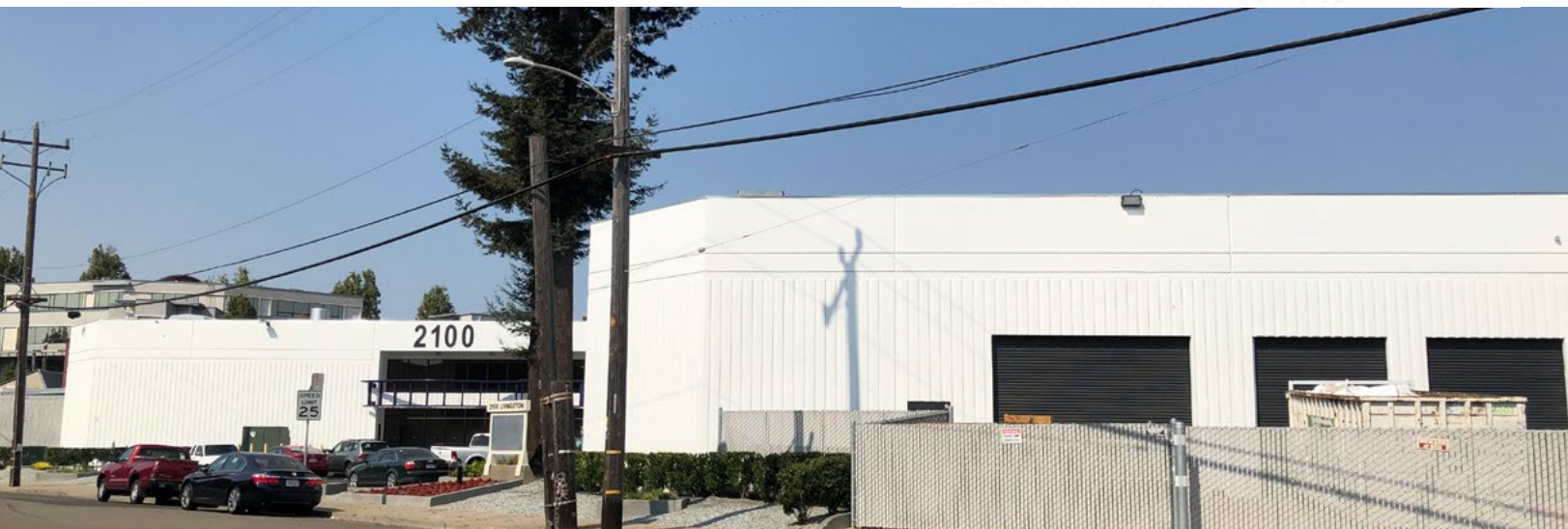
**FOR SUBLEASE / SALE POSSIBLE
RARE OAKLAND EMBARCADERO LOCATION**

**2100 Livingston Street
Oakland, California**

**Building Floor Plan
Warehouse/Manufacturing:**



Second Floor Office:



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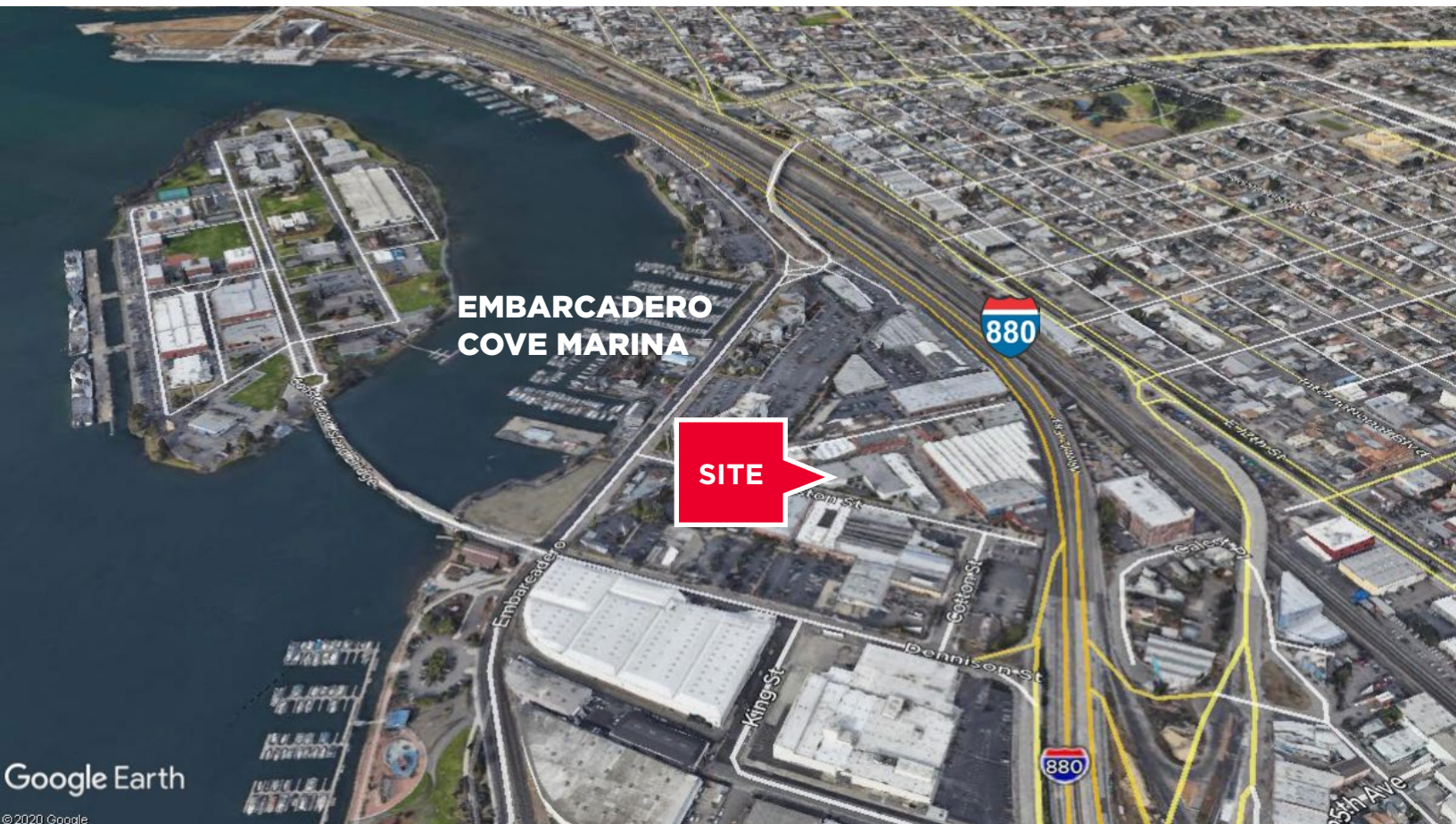


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Aerial



Google Earth

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Site Plan



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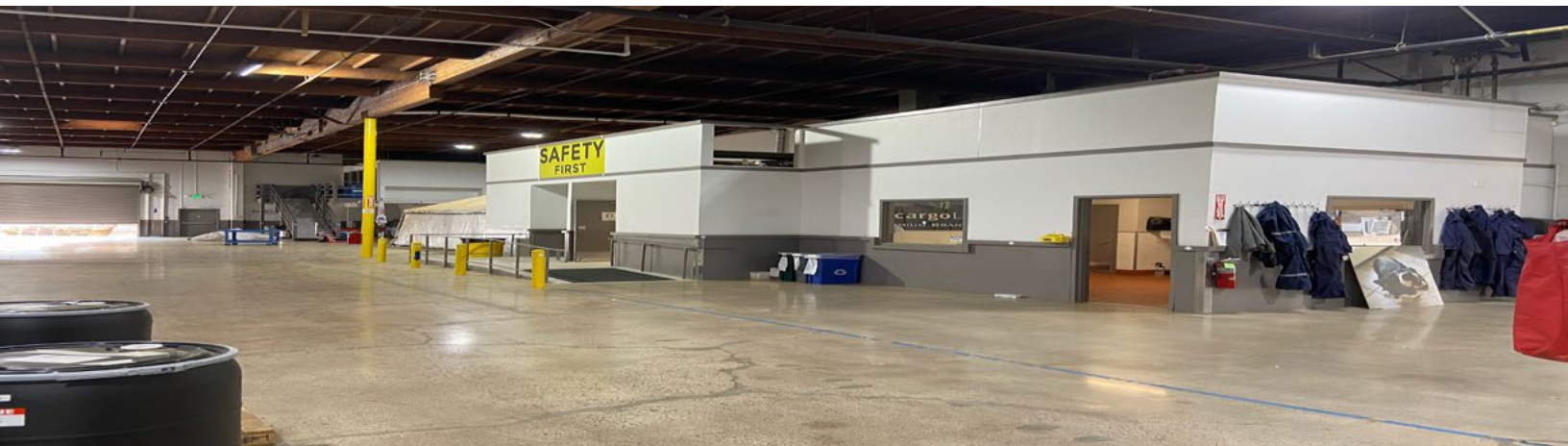
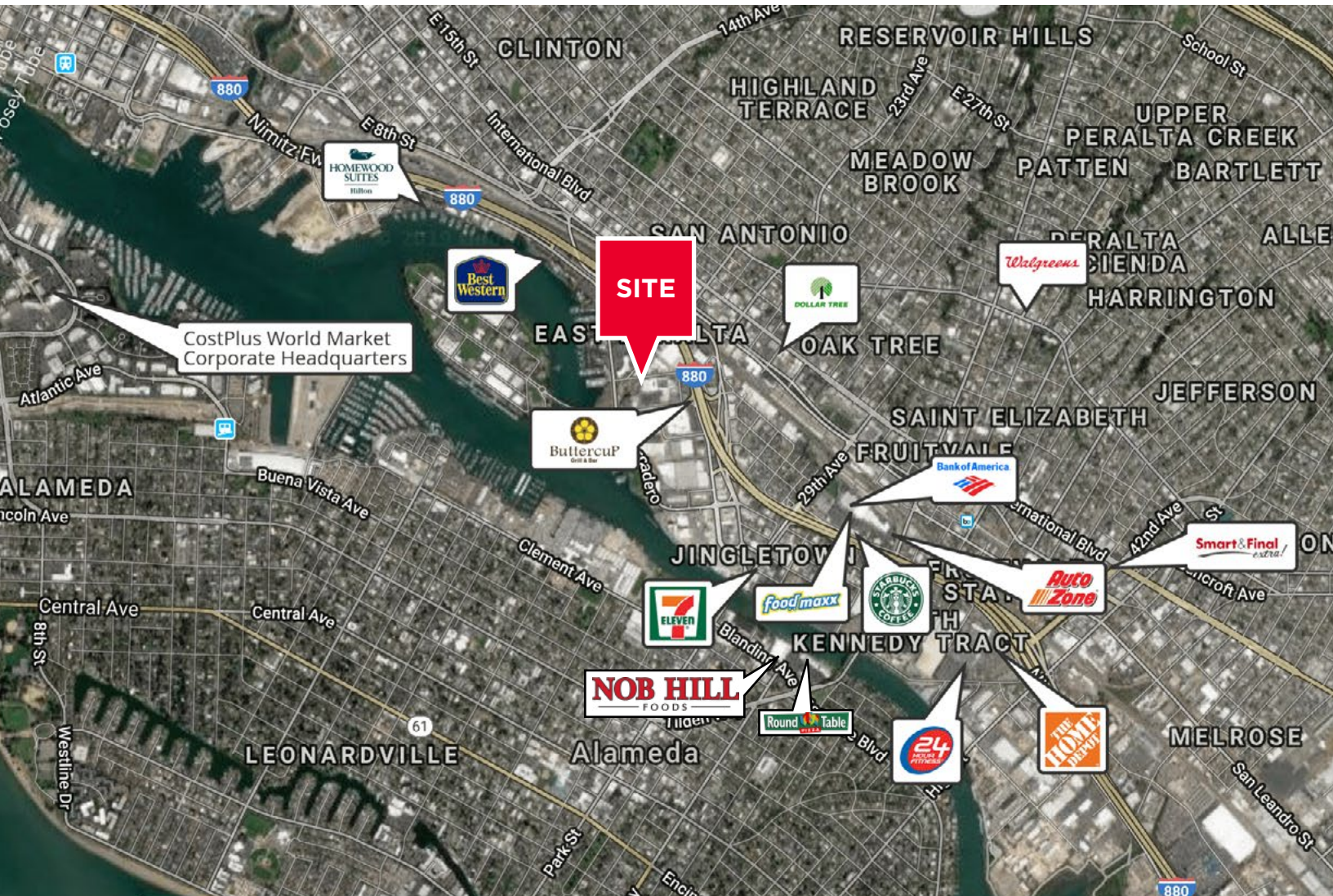


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Amenities



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