# ±6,230 SF WAREHOUSE ON 18,066 SF LOT – FOR LEASE OR SALE 2262 International Blvd, Oakland, CA 94606

#### JOHN DUNNING

Dir: 510,622.8435 john.dunning@tricommercial.com CaIDRE #02024892



23rd AVE

TRI Commercial Real Estate Services 1404 Franklin St, Penthouse, Oakland, CA 94612

INTERNATIONAL BLVD

## FOR LEASE OR FOR SALE INDUSTRIAL PROPERTY OR DEVELOPMENT

#### 3rd St CHINATOWN 6 $\overline{\bullet}$ 6 6 3 1421 1421 1421 1423 1423 1423 6 ь 880 Maria 30 ft Ð 151 17-045 1416 nal Blvd 580 ٢ 6 1417 1415 1411 1409 1407 6 ONIO ٢ ٢ Avenue Way 6 Webster St ٢ Atlantic Avo 60 $( \mathbf{P} )$ FRUITVALE Clement Ave 1000 2284 2236 2244 2272 Lincoln Ave 207 2248 JINGLETOWN Bancroft Ave 201 H.R.N. East 141 Street, 30 Central Ave 2 Map data ©2019 Google

#### **OFFERING SUMMARY**

Sale Price:	Contact Broker
Lease Rate:	\$1.40 SF/mo (IG)
Building Size:	6,230 SF
Lot Size	18,066 SF



### **PROPERTY HIGHLIGHTS**

- Zoned CN3 Allowing for Multiple Uses
- Lease at \$1.40/SF IG
- Currently built as Warehouse with yard
- Front door along International Blvd, yard access on 23rd Ave
- Easy access to I-880 Fwy and Alameda
- 2.5 miles from Downtown Oakland
- Located in the Opportunity Zone
- Excellent Street Frontage with Pedestrian Entry
- 1 Grade Level Door (1 Ramp)
- Separate Offices, Kitchen and Restrooms

## 2262 INTERNATIONAL BLVD

Oakland, CA

## FOR LEASE OR FOR SALE INDUSTRIAL PROPERTY OR DEVELOPMENT

## 2262 INTERNATIONAL BLVD

Oakland, CA



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein