



Colliers

Exclusive Listings Summary

Oakland Industrial Availabilities

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COLLIERS EXCLUSIVES

DECEMBER 05, 2023

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**1700 5th St
Berkeley, CA 94710**

Property Type: Industrial
Property Subtype: R&D/Flex
Property SF: 61,880
Lot Size: 2.27 Acres
Construction Status: Existing
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-Berkeley DT
APN: 057-2115-001-01, 057-2115-001

FOR LEASE

Available SF: 38,385
Avail Subtype: R&D/Flex
Rental Rate: \$3.75 IG
Expenses: TBD
Dock High Doors: 1
Grade Level Doors: 1
Clear Height (min - max): 18'

FEATURES: Life Science

Skylights
Sprinklers

BROKERAGE:

Colliers
Aileen Dolby 510-433-5815

PROPERTY DESCRIPTION

Well suited for retail conversion.



1016294157 - Y



2

**1206 5th Street
Berkeley, CA 94710**

Property Type: Industrial
Property Subtype: Industrial
Property SF: 4,400
Lot Size: 1.05 Acres
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: OAK-Berkeley West
APN: 60-2360-10-1

FOR LEASE

Available SF: 4,400
Avail Subtype: Industrial
Rental Rate: \$19,000/Month
Expenses: \$0.115
Monthly Parking: \$0.00

FEATURES: Yard - Fenced, Lighted, Secured

BROKERAGE:

Colliers
Aileen Dolby 510-433-5815
Rick Keely, SIOR 510-433-5806

LEASE NOTES

Freestanding Office Building.

- ±8,200 square foot freestanding steel frame, open shop / covered storage facility
- Fenced, paved, lighted and secured yard / parking area
- Two (2) automatic gated entries affording drive through capability and access from both 4th and 5th Street
- Ample employee / customer parking
- Available for occupancy April 1, 2023

Asking Rate: \$19,000.00 per month NNN

Estimated monthly operating expenses \$0.115 per square foot



1016303495 - N



INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

5500 Boscell Common Fremont, CA 94538

Property Type: Industrial
Property Subtype: Industrial
Property SF: 5,000
Lot Size: 3.05 Acres
Construction Status: Existing
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: IG
Territory: SJC-15 Bayside/Ardenwood
APN: 531-221-38-39

FOR LEASE

Available SF:

Avail Subtype:

Rental Rate:

Expenses:

Parking Ratio:

Grade Level Doors:

FEATURES: Highway Access - 880

Yard - Fenced

BROKERAGE:

5,000

[Colliers](#)

Industrial

[Rick Keely, SIOR](#)

510-433-5806

TBD

[Nick Mascheroni](#)

510-433-5868

TBD

[Paul Boskovich](#)

510-433-5848

LEASE NOTES

2 High identity location with convenient access to I-880 and nearby amenities. 5,000 SF shop/light industrial building with two (2) grade level loading doors. Fenced, secured and gated yard approximately 1/2 paved and 1/2 packed gravel. Potentially divisible to 1.29 and 1.73 acres. The 5,000 square foot industrial building can be leased or up to 3.05 acres of land can be leased.



1016306862 - N



FLYER



4

Fremont Business Center 4200 Business Center Dr Fremont, CA 94538

Property Type: Industrial
Property Subtype: Industrial
Property SF: 46,589
Lot Size: 1.99 Acres
Construction Status: Existing
Year Built: 1990
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: SJC-16 Fremont (partial)
APN: 525-1370-025

FOR LEASE

Available SF:

Office BuildOut SF:

Industrial SF:

Avail Subtype:

Rental Rate:

Expenses:

Rent + Expenses:

Parking Ratio:

Dock High Doors:

Grade Level Doors:

Clear Height (min - max):

Amps ; Volts:

FEATURES: Sprinklers

BROKERAGES:

46,589

[Colliers](#)

4,595

[Nick Mascheroni](#)

510-433-5868

41,994

[Emerson Hofer](#)

408-282-3812

Industrial

[Paul Boskovich](#)

510-433-5848

\$1.65 NNN

[Mark Maguire, SIOR](#)

510-433-5835

LEASE NOTES

Rooftop Solar Panels, 4 Pit Levelers, & Single Tenant Identity. Available now. Market ready underway. Call to Tour.



1016307244 - N



FLYER



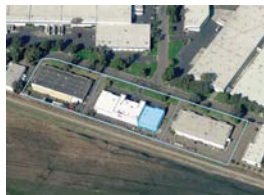
INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016310914 - N



3410 Arden Rd
Hayward, CA 94545

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 102,121
Lot Size: 4.93 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1979
Class: B
Floors: 2
Available Date: 2/01/2024
Occupied?: Yes
Territory: OAK-Hayward Eden Landing

FOR LEASE

Available SF: 13,000
Office BuildOut SF: 1,950
Light Industrial SF: 11,050
Avail Subtype: Light Industrial
Rental Rate: \$1.50 NNN
Expenses: \$0.47
Rent + Expenses: \$1.97 PSF
Parking Ratio: 2.7 / 1000
Dock High Doors: 1
Grade Level Doors: 1
Clear Height (min - max): 18'
Amps ; Volts: 800 ; 277/408

FEATURES: Breakroom
Private Office - 3
Restrooms - M/W
Sprinklers

BROKERAGE:

[Colliers](#)
[Nick Ousman, SIOR](#) 510-433-5820
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Chris Stauber](#) 510-287-3121

LEASE NOTES

Functional Warehouse Space with Dock and Grade Level Loading,
15% Office/Corner Unit.

6



1016309986 - Y



1859 Sabre St
Hayward, CA 94545

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 54,775
Lot Size: 2.95 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1975
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-Hayward North
APN: 432-0101-041-01

FOR LEASE

Available SF: 19,778
Office BuildOut SF: 1,800
Warehouse/Distribution SF: 17,978
Avail Subtype: Warehouse/Distribution
Rental Rate: \$1.20 NNN
Expenses: \$0.16
Rent + Expenses: \$1.36 PSF
Parking Ratio: 1.0 / 1000
Dock High Doors: 3
Clear Height (min - max): 24'
Column Spacing: 24'w x 48'd

FEATURES: Sprinklers
Yard

BROKERAGE:

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[Nick Ousman, SIOR](#) 510-433-5820
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Chris Stauber](#) 510-287-3121

PROPERTY DESCRIPTION

The Hayward submarket is particularly desirable as it provides immediate access to all major interstates for shipments and deliveries going N, S, E & W and is in close proximity to the Peninsula via the San Mateo Bridge. 1857 Sabre St is a highly functional warehouse and distribution building situated with immediate access to I-880 and Highway 92. The property is an ideal fit for any end user looking to service a customer base in the greater Bay Area.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016308915 - N



2868 W Winton Ave Bldg. 3
Hayward, CA 94545

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 98,965
Lot Size: 36.00 Acres
Construction Status: Existing
Construction Material: Concrete
Class: A
Floors: 1
Available Date: 1/01/2024
Occupied?: Yes
Territory: OAK-Hayward North
APN: 439-0040-002-05

FOR LEASE

Available SF: 16,280
Office BuildOut SF: 2,000
Warehouse/Distribution SF: 14,280
Avail Subtype: Warehouse/Distribution
Rental Rate: \$1.30 NNN
Expenses: \$0.25
Rent + Expenses: \$1.55 PSF
Parking Ratio: 1.0 / 1000
Dock High Doors: 3
Grade Level Doors: 1
Clear Height (min - max): 24' - 26'
Column Spacing: 48'w x 60'd

FEATURES: Lighting - T-5
Private Office
Skylights - throughout
Sprinklers - 0.45/3,000
Yard

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Rick Keely, SIOR](#) 510-433-5806
[Nick Ousman, SIOR](#) 510-433-5820

LEASE NOTES

Corner unit with future expansion possibilities within the park.
Available 1/1/24 – Call Brokers for tour.

8



1016304537 - Y



Barrington Business Park
2552 Barrington Ct Bldg. A
Hayward, CA 94545

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 88,920
Lot Size: 2.00 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1987
Class: A
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-Hayward North
APN: 438-0101-019

FOR LEASE

Available SF: 3,500
Office BuildOut SF: 1,800
Light Industrial SF: 1,700
Avail Subtype: Light Industrial
Rental Rate: \$1.40 NNN
Expenses: \$0.25
Rent + Expenses: \$1.65 PSF
Parking Ratio: 2.8 / 1000
Grade Level Doors: 1
Clear Height (min - max): 18' - 18'
Amps ; Volts: 200 ; 277/480
Phase: 3

FEATURES: Breakroom
Highway Access - Hwy 92, I-880
Private Office - 4
Restrooms - 2
Sprinklers
Yard - Secure and gated rear yards

BROKERAGES:

[Colliers](#)
[Joe Yamin, SIOR](#) 510-433-5812
[Sean Sabarese](#) 510-433-5803
[Greig Lagomarsino, SIOR](#) 510-433-5809

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



1016311617 - Y



Barrington Business Park
2610 Barrington Ct Bldg. B
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 49,360
 Lot Size: 9.06 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward North

FOR LEASE

Available SF: 2,400
 Office BuildOut SF: 700
 Light Industrial SF: 1,700
 Avail Subtype: Light Industrial
 Rental Rate: \$1.40 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.65 PSF
 Grade Level Doors: 1
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 100 ; 277/480

FEATURES: Reception Area
 Sprinklers

BROKERAGES:

[Colliers](#)
[Joe Yamin, SIOR](#) 510-433-5812
[Sean Sabarese](#) 510-433-5803
[Greig Lagomarsino, SIOR](#) 510-433-5809

PROPERTY DESCRIPTION

CTU construction.

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1016309929 - Y



Barrington Business Park
2628 Barrington Ct Bldg. B
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 49,360
 Lot Size: 9.06 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward North

FOR LEASE

Available SF: 7,200
 Office BuildOut SF: 1,200
 Light Industrial SF: 6,000
 Avail Subtype: Light Industrial
 Rental Rate: \$1.40 NNN
 Expenses: \$0.25
 Rent + Expenses: \$1.65 PSF
 Grade Level Doors: 3
 Clear Height (min - max): 18' - 18'
 Amps ; Volts: 400 ; 120/208

FEATURES: Reception Area
 Sprinklers

BROKERAGES:

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[Joe Yamin, SIOR](#) 510-433-5812
[Sean Sabarese](#) 510-433-5803
[Greig Lagomarsino, SIOR](#) 510-433-5809

PROPERTY DESCRIPTION

CTU construction.

11



1016297513 - Y



Eden Landing Business Center
26235-26239 Research Rd
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 82,796
 Construction Status: Existing
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward Eden Landing

FOR LEASE

Available SF: 12,038
 Avail Subtype: Light Industrial
 Rental Rate: \$1.45 NNN
 Expenses: \$0.50
 Rent + Expenses: \$1.95 PSF
 Dock High Doors: 2
 Grade Level Doors: 2
 Clear Height (min - max): 20'

FEATURES: Sprinklers

BROKERAGE:

[Colliers](#)
[Nick Mascheroni](#) 510-433-5868
[Paul Boskovich](#) 510-433-5848

PROPERTY DESCRIPTION

Tech room. Nextell Space.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12

Hayward Business Park
30996 Santana St Bldg. D
Hayward, CA 94544

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 91,008
 Lot Size: 4.98 Acres
 Construction Status: Existing
 Available Date: 4/01/2024
 Occupied?: Yes
 Territory: OAK-Hayward South

FOR LEASE

Available SF: 17,640
 Office BuildOut SF: 1,000
 Manufacturing SF: 16,640
 Avail Subtype: Manufacturing
 Rental Rate: \$1.55 NNN
 Expenses: \$0.27
 Rent + Expenses: \$1.82 PSF
 Dock High Doors: 4
 Grade Level Doors: 3
 Clear Height (min - max): 18'
 Amps ; Volts: 200 ; 277/480

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Mark Maguire, SIOR](#) 510-433-5835

LEASE NOTES

Corner unit with a balanced warehouse space. Call all Brokers for Touring Instructions. Do Not Disturb Tenant.



1016308488 - N



FEATURES:

Breakroom
 Highway Access - I-880
 Private Office - 2
 Restrooms - 2
 Sprinklers -
 Storage - Small closet

13

Hayward Business Park
1495 Zephyr Ave Bldg. A
Hayward, CA 94544

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 35,120
 Lot Size: 2.35 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1982
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward South
 APN: 475-0020-073-00

FOR LEASE

Available SF: 23,424
 Office BuildOut SF: 9,370
 Light Industrial SF: 14,054
 Avail Subtype: Light Industrial
 Rental Rate: \$1.55 NNN
 Expenses: \$0.27
 Rent + Expenses: \$1.82 PSF
 Parking Ratio: 1.1 / 1000
 Parking Spaces: 670
 Dock High Doors: 3
 Grade Level Doors: 3
 Clear Height (min - max): 18'

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Mark Maguire, SIOR](#) 510-433-5835

PROPERTY DESCRIPTION

CTU construction. Zoned Industrial.



1016308486 - Y



FEATURES:

Highway Access - 880
 Sprinklers

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

14



LogistiCenter at Enterprise
3636 Enterprise Ave
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 219,583
 Lot Size: 10.86 Acres
 Construction Status: Under Construction
 Class: A
 Available Date: 3/01/2024
 Occupied?: No
 Territory: OAK-Hayward North
 APN: 439 -99-35

FOR LEASE

Available SF: 219,583
 Office BuildOut SF: 4,000
 Warehouse/Distribution SF: 215,583
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$1.80 NNN
 Expenses: \$0.38
 Rent + Expenses: \$2.18 PSF
 Parking Spaces: 155
 Dock High Doors: 27
 Grade Level Doors: 2
 Clear Height (min - max): 36'
 Column Spacing: 52'w x 50'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

FEATURES: Sprinklers: ESFR -

BROKERAGE:

[Colliers](#)
[Nick Ousman, SIOR](#) 510-433-5820
[Greig Lagomarsino, SIOR](#) 510-433-5809

LEASE NOTES

Walls Tilted! Estimated to be Shell Complete Q4 2023.

1016285166 - N



15



California Logistics Center
11900 S Harlan Rd
Lathrop, CA 95330

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 262,400
 Lot Size: 11.70 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2005
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-L (City of Lathrop)
 Territory: SCK-Lathrop

FOR LEASE

Available SF: 65,600
 Office BuildOut SF: 1,806
 Warehouse/Distribution SF: 63,794
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 13
 Grade Level Doors: 1
 Clear Height (min - max): 30'
 Column Spacing: 50'w x 50'd
 Amps ; Volts: 600 ; 277/480
 Phase: 3

FEATURES: Lighting - T-5

Skylights - 23
 Sprinklers: ESFR -
 Truck: Court - 140' with 70' concrete apron
 Yard

BROKERAGES:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Gregory O'Leary, SIOR](#) 209-475-5108

PROPERTY DESCRIPTION

State-of-the-art Class "A" warehouse distribution building with I-5 visibility and signage. 1.5± miles away from the Union Pacific Intermodal facility. Corporate Neighbors include: Ghirardelli Chocolate, Diamond Pet, Clorox, and NDC.Truck court depth 140'. ESFR Fire Suppression. Metal roof w/R-11 Insulation & Skylights. 70' concrete loading dock apron. STAA approved truck route. Newly constructed office.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

16

OMP Oaks Business Park Phase II

E Atlantis Ct Bldg 2

Livermore, CA 94550



1016312794 - N



Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 288,747
Lot Size: 16.70 Acres
Construction Status: Planned
Available Date: 1/01/2025
Occupied?: No
Zoning: PD-I
Territory: PLS-LIV Airport
APN: 904-0010-002-02

FOR LEASE

Available SF: 288,747
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 277
Monthly Parking: \$0.00
Parking Type: Surface
Dock High Doors: 62
Clear Height (min - max): 36' - 36'
Column Spacing: 50'w x 56'd
Amps ; Volts: 2,500 ; 277/480

FEATURES: Highway Access - I-580 via Hwy 84
Miles To Airport - 25 mi to OAK, 30 mi to SJC, 43 to SFO
Parking: EV Stations - 28 Chargers/EV conduit truck courts
Sprinklers: ESFR -
Truck: Court - 185'
Truck: Cross-Dock - Capable
Truck: Trailer Parking - 68 stalls

BROKERAGES:

Colliers
Michael Lloyd, SIOR 925-227-6208
John Steinbuch, SIOR 925-227-6212
Greig Lagomarsino, SIOR 510-433-5809
Nick Ousman, SIOR 510-433-5820

PROPERTY DESCRIPTION

Livermore's strategic location makes it an ideal choice for a warehouse distribution building. Situated between the bustling core of the Bay Area and the expansive Central Valley, Livermore offers a central hub for efficient distribution.

Its proximity to major freeways, including I-580 and I-680, ensures seamless transportation connectivity, reducing transit times and costs. This prime location enables businesses to effectively serve both urban and agricultural markets, tapping into a diverse customer base. Livermore's accessibility and central positioning make it a smart choice for companies looking to optimize their logistics and streamline their supply chain operations.

AIRPORTS:

25 mi to OAK, 30 mi to SJC, 43 mi to SFO, 41 mi to Stockton Metropolitan Airport

· PORTS:

30 mi to Port of Oakland,
44 mi to Port of Stockton

· INTERMODAL FACILITY:

45 mi to BNSF Intermodal Facility

LEASE NOTES

OMP Oaks Business Park is a two building state-of-the-art new advanced manufacturing/warehouse business center.

Building 1 (±471,496 SF) has been pre-leased
Building 2 (±288,747 SF) is available

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016312432 - N



Tri-Valley Distribution Center
7337 Las Positas Rd
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 286,100
 Lot Size: 13.35 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1998
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-3, Livermore
 Territory: PLS-LIV Vasco
 APN: 099B-8110-006-00

FOR LEASE

Available SF: 286,100
 Office BuildOut SF: 11,900
 Warehouse/Distribution SF: 274,200
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Parking Spaces: 316
 Monthly Parking: \$0.00
 Parking Type: Surface
 Dock High Doors: 60
 Grade Level Doors: 2
 Clear Height (min - max): 30'
 Column Spacing: 50'w x 52'd
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Rail Service - Yes, Union Pacific

Railroad
 Skylights - 2.5%
 Sprinklers - ESFR
 Truck: Court - 100% Concrete
 Truck: Cross-Dock - Loading Capability
 Yard

BROKERAGES:

Colliers
 Michael Lloyd, SIOR 925-227-6208
 Greig Lagomarsino, SIOR 510-433-5809
 Mark Maguire, SIOR 510-433-5835

PROPERTY DESCRIPTION

Extensive high image glassline. Concrete truck staging and court.

LEASE NOTES

State-of-the-Art Warehouse/Manufacturing Facility For Lease
 • This Tri-Valley Distribution Center is the Bay Area's premier Warehouse/Manufacturing Facility
 • The Project can accommodate a wide variety of uses, and offers unparalleled utility including: Full concrete staging areas, ESFRsprinklers, and 30' minimum clear height
 • Conveniently located off I-580, the property offers easy access to the core Bay Area, the Central Valley or Silicon Valley

18



1016290646 - N



897 Ames Ave
Milpitas, CA 95035

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 8,750
 Lot Size: 0.94 Acre
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M2
 Territory: SJC-13 Milpitas Town Center

FOR LEASE

Available SF: 8,750
 Avail Subtype: Industrial
 Rental Rate: \$1.75 NNN
 Expenses: \$0.20
 Rent + Expenses: \$1.95 PSF
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 3
 Amps ; Volts: 600 ; 480

FEATURES: Sprinklers

Yard - Fenced

BROKERAGES:

Colliers
 Joe Yamin, SIOR 510-433-5812
 Grant Diede 510-433-5854
 Chet Barney 510-433-5811

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

19



1016307728 - Y



Solectron Building
38083 Cherry St
Newark, CA 94560

Property Type: Industrial
Property Subtype: Manufacturing
Property SF: 155,500
Lot Size: 10.64 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1961
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: GI
Territory: OAK-Newark
APN: 092A-2300-020-01

FOR LEASE

Available SF: 155,500
Office BuildOut SF: 10,000
Manufacturing SF: 145,500
Avail Subtype: Manufacturing
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 4.0 / 1000
Parking Spaces: 622
Dock High Doors: 12
Grade Level Doors: 3
Clear Height (min - max): 17' - 20'
Amps ; Volts: 8,000 ; 277/480
Phase: 3

FEATURES: Highway Access - 84, 880
HVAC - 100%
Sprinklers

BROKERAGES:

[Colliers](#)
[Ed Hofer, SIOR](#) 408-482-4182
[Casey Rickson, SIOR](#) 510-325-8242

LEASE NOTES

Potential storage yard in rear. Unpriced, call for more information.

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1016288684 - N



North Bay Container
5901 San Leandro St
Oakland, CA 94621

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 130,513
Lot Size: 6.81 Acres
Construction Status: Existing
Floors: 1
Available Date: Immediate
Occupied?: Yes
Zoning: IG
Territory: OAK-Oakland South (Airport)
APN: 41-3914-9-3

FOR LEASE

Available SF: 130,513
Min - Max Divisibility: 58,000 - 130,513
Office BuildOut SF: 3,500
Warehouse/Distribution SF: 127,013
Avail Subtype: Warehouse/Distribution
Rental Rate: \$1.10 NNN
Expenses: \$0.34
Rent + Expenses: \$1.44 PSF
Parking Type: Surface
Dock High Doors: 28
Grade Level Doors: 6
Clear Height (min - max): 20' - 25'
Amps ; Volts: 800 ; 220

FEATURES: Highway Access - I-880
Lighting - T-5
Rail Service -
Sprinklers -
Yard -

BROKERAGE:

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[Justin Smutko, SIOR](#) 510-433-5822
[Mark Maguire, SIOR](#) 510-433-5835
[Nick Mascheroni](#) 510-433-5868

PROPERTY DESCRIPTION

Rail-served warehouse with 10 rail doors. Fenced and secured perimeter with ample paved and concrete yard areas. Fully sprinklered with skylights throughout.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Port of Oakland Business Park-T.D. Row
8134 Capwell Dr
Oakland, CA 94621

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 14,000
 Lot Size: 1.15 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1968
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Oakland South (Airport)
 APN: 042-4425-006-06

FOR LEASE

Available SF: 5,316
 Avail Subtype: R&D/Flex, Warehouse/Distribution, Industrial
 Rental Rate: \$1.50 IG
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 18' - 20'

FEATURES: Yard

BROKERAGE:

Colliers
 Chris Stauber 510-287-3121
 Nick Ousman, SIOR 510-433-5820



1016305728 - Y



22

Oakmead Northbay
3810 Cypress Dr
Petaluma, CA 94954

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 105,296
 Lot Size: 2.34 Acres
 Construction Status: Existing
 Year Built: 1995
 Available Date: Immediate
 Occupied?: No
 Territory: STS-Petaluma

FOR LEASE

Available SF: 46,906
 Office BuildOut SF: 28,210
 R&D/Flex SF: 18,696
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 3
 Clear Height (min - max): 24' - 24'
 Amps ; Volts: 1,000 ; 480/277
 Phase: 3

FEATURES: Kitchen/Kitchenette - on both floors
 Skylights
 Sprinklers - High Powered

BROKERAGE:

Colliers
 Sid P. Ewing 510-433-5889
 Nick Angelos 510-433-5814



1016312798 - Y



INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

23



1016304888 - N



LogistiCenter at Richmond

**3450 Collins Ave
Richmond, CA 94806**

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 97,115
Lot Size: 7.26 Acres
Construction Status: Under Construction
Available Date: 1/01/2024
Occupied?: No
Territory: OAK-Richmond
APN: 408-060-025

FOR LEASE

Available SF: 97,115
Office BuildOut SF: 2,712
Warehouse/Distribution SF: 94,403
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 65
Dock High Doors: 13
Grade Level Doors: 6
Clear Height (min - max): 32' - 32'
Column Spacing: 60'w x 50'd
Amps ; Volts: 2,000 ; 277/480
Phase: 3

FEATURES: Highway Access - 80, 580, 880
Skylights -
Sprinklers: ESFR -

BROKERAGE:

[Colliers](#)
[Todd Severson, SIOR](#) 510-433-5810
[Rick Keely, SIOR](#) 510-433-5806

24



1016297023 - Y



2933 Alvarado St San Leandro, CA 94577

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 53,805
Lot Size: 2.26 Acres
Construction Status: Existing
Year Built: 1970
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-San Leandro
APN: 077B-1201-021

FOR LEASE

Available SF: 54,055
Office BuildOut SF: 2,995
Light Industrial SF: 51,060
Avail Subtype: Light Industrial
Rental Rate: \$1.35 NNN
Expenses: TBD
Dock High Doors: 4
Grade Level Doors: 4
Clear Height (min - max): 22' - 25'
Amps ; Volts: 400 ; 277/480

FEATURES: Highway Access - 880
Sprinklers: ESFR -
Yard - Fenced and secured yard

BROKERAGE:

[Colliers](#)
[Mark Maguire, SIOR](#) 510-433-5835
[Justin Smutko, SIOR](#) 510-433-5822
[Paul Boskovich](#) 510-433-5848

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

25

14066 Doolittle Dr
San Leandro, CA 94577



1016299210 - Y



Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 34,320
Lot Size: 0.93 Acre
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1969
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-San Leandro
APN: 080G-0931-009

FOR LEASE

Available SF: 13,800
Office BuildOut SF: 990
Light Industrial SF: 12,810
Avail Subtype: Light Industrial
Rental Rate: \$1.10 NNN
Expenses: \$0.19
Rent + Expenses: \$1.29 PSF
Parking Ratio: 1.0 / 1000
Dock High Doors: 1
Grade Level Doors: 1
Clear Height (min - max): 18'
Amps ; Volts: 600 ; 480

FEATURES: Highway Access - 880
Sprinklers

BROKERAGE:

[Colliers](#)
[Sean Sabarese](#) 510-433-5803
[Nick Mascheroni](#) 510-433-5868
[Mark Maguire, SIOR](#) 510-433-5835

PROPERTY DESCRIPTION

CTU construction.

26

2539 Grant Ave
San Leandro, CA 94577



1016311487 - N



Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 13,382
Lot Size: 4.70 Acres
Construction Status: Existing
Year Built: 1957
Floors: 2
Available Date: 6/01/2024
Occupied?: Yes
Zoning: IG
Territory: OAK-San Leandro
APN: 080G-0910-015

FOR LEASE

Available SF: 13,382
Office BuildOut SF: 3,692
Light Industrial SF: 9,690
Avail Subtype: Light Industrial
Rental Rate: TBD
Expenses: TBD
Dock High Doors: 15
Grade Level Doors: 2
Clear Height (min - max): 20'
Amps ; Volts: 400 ; 480
Phase: 3

FEATURES: Highway Access - 880, 580
Yard - Large yard with secured parking/staging area

BROKERAGE:

[Colliers](#)
[Mark Maguire, SIOR](#) 510-433-5835
[Paul Boskovich](#) 510-433-5848
[Nick Mascheroni](#) 510-433-5868

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

27



1016307470 - N



**2381-2707 Merced St Bldg. A, Suite
2705-2707
San Leandro, CA 94577**

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 78,520
Lot Size: 7.82 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1975
Class: B
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: OAK-San Leandro

FOR LEASE

Available SF: 43,715
Min - Max Divisibility: 19,800 - 43,715
Office BuildOut SF: 4,000
Warehouse/Distribution SF: 39,715
Avail Subtype: Warehouse/Distribution
Rental Rate: \$1.25 NNN
Expenses: TBD
Parking Ratio: 1.0 / 1000
Dock High Doors: 6
Grade Level Doors: 2
Clear Height (min - max): 18' - 30'
Amps ; Volts: 1,600 ; 277/480

FEATURES: Sprinklers

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Nick Ousman, SIOR](#) 510-433-5820
[Chris Stauber](#) 510-287-3121

PROPERTY DESCRIPTION

High identity. Skylights, spray booths, polishing room. Easy access to I-880.

28



1016311037 - Y



**3027 Teagarden St
San Leandro, CA 94577**

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 32,334
Lot Size: 1.78 Acres
Construction Status: Existing
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-San Leandro

FOR LEASE

Available SF: 3,234
Avail Subtype: Light Industrial
Rental Rate: \$1.50 NNN
Expenses: TBD
Grade Level Doors: 1
Clear Height (min - max): 18'
Amps ; Volts: 400 ; 120/208

FEATURES: Conference Room - 1
Highway Access - 880
Private Office - 2
Skylights

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Nick Ousman, SIOR](#) 510-433-5820
[Chris Stauber](#) 510-287-3121

PROPERTY DESCRIPTION

Off market per DH 12/98.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

29

Fairway Business Park
1940 Fairway Dr, Suite J
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 115,660
 Lot Size: 6.31 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1998
 Floors: 1
 Available Date: 1/01/2024
 Occupied?: Yes
 Territory: OAK-San Leandro
 APN: 077B-0853-034-00

FOR LEASE

Available SF: 39,000
 Office BuildOut SF: 2,395
 Warehouse/Distribution SF: 36,605
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$1.45 NNN
 Expenses: \$0.28
 Rent + Expenses: \$1.73 PSF
 Parking Ratio: 1.6 / 1000
 Dock High Doors: 12
 Grade Level Doors: 4
 Clear Height (min - max): 26'
 Column Spacing: 45'w x 65'd
 Amps ; Volts: 1,225 ; 277/480

FEATURES: Skylights

Sprinklers

Yard - Large fenced/paved yard area

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Rick Keely, SIOR](#) 510-433-5806
[Nick Ousman, SIOR](#) 510-433-5820



1016306104 - N



30

International Business Center
2801 Merced St Bldg. B
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 57,200
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro

FOR LEASE

Available SF: 43,000
 Office BuildOut SF: 5,000
 Warehouse/Distribution SF: 38,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 6
 Grade Level Doors: 3
 Clear Height (min - max): 24'
 Amps ; Volts: 1,600 ; 277/480

FEATURES: Skylights

Sprinklers

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Nick Ousman, SIOR](#) 510-433-5820
[Chris Stauber](#) 510-287-3121



1016310231 - Y



INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

31



1016309325 - N



San Leandro Business Park

1525 Alvarado St Bldg. E

San Leandro, CA 94577

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 134,919
Lot Size: 4.80 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1962
Class: A
Floors: 1
Available Date: 1/01/2024
Occupied?: Yes
Territory: OAK-San Leandro

FOR LEASE

Available SF: 62,801
Office BuildOut SF: 3,000
Warehouse/Distribution SF: 59,801
Avail Subtype: Warehouse/Distribution
Rental Rate: \$1.25 NNN
Expenses: TBD
Parking Ratio: 1.0 / 1000
Dock High Doors: 12
Grade Level Doors: 1
Clear Height (min - max): 28' - 30'
Amps ; Volts: 400 ; 480

FEATURES: Highway Access - 880
Public Transportation - BART
Sprinklers

BROKERAGE:

Colliers
Greig Lagomarsino, SIOR 510-433-5809
Mark Maguire, SIOR 510-433-5835
Nick Ousman, SIOR 510-433-5820

32



1016284438 - Y



San Leandro Business Park

1645 Alvarado St Bldg. B

San Leandro, CA 94577

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 17,200
Lot Size: 1.23 Acres
Construction Status: Existing
Year Built: 1988
Class: A
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: Industrial
Territory: OAK-San Leandro
APN: 075-0047-017-00

FOR LEASE

Available SF: 3,566
Office BuildOut SF: 2,426
Light Industrial SF: 1,140
Avail Subtype: Light Industrial
Rental Rate: \$1.55 NNN
Expenses: TBD
Grade Level Doors: 1
Clear Height (min - max): 16'

FEATURES: Sprinklers

BROKERAGE:

Colliers
Nick Ousman, SIOR 510-433-5820
Mark Maguire, SIOR 510-433-5835
Greig Lagomarsino, SIOR 510-433-5809
Chris Stauber 510-287-3121

PROPERTY DESCRIPTION

Five building project. Walk to BART and Downtown.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

33



1016301178 - Y



San Leandro Business Park
1670 Alvarado St Bldg. A, Suite 1
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Incubator
 Property SF: 15,628
 Lot Size: 1.59 Acres
 Construction Status: Existing
 Year Built: 1988
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 075-0047-018-00

FOR LEASE

Available SF: 758
 Office BuildOut SF: 377
 Incubator SF: 381
 Avail Subtype: Incubator
 Rental Rate: \$1.65 NNN
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 1

FEATURES: Highway Access - 880

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Mark Maguire, SIOR](#) 510-433-5835
[Nick Ousman, SIOR](#) 510-433-5820
[Chris Stauber](#) 510-287-3121

PROPERTY DESCRIPTION

Rear drive-in loading.

34



1016283726 - Y



San Leandro Business Park
1670 Alvarado St Bldg. A, Suite 10
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Incubator
 Property SF: 15,628
 Lot Size: 1.59 Acres
 Construction Status: Existing
 Year Built: 1988
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 075-0047-018-00

FOR LEASE

Available SF: 1,830
 Office BuildOut SF: 1,830
 Avail Subtype: Incubator
 Rental Rate: \$1.65 NNN
 Expenses: TBD
 Parking Ratio: 4.0 / 1000

FEATURES: Highway Access - 880

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Mark Maguire, SIOR](#) 510-433-5835
[Nick Ousman, SIOR](#) 510-433-5820
[Chris Stauber](#) 510-287-3121

PROPERTY DESCRIPTION

Rear drive-in loading.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

35



1016310333 - Y



FLYER



Stockton Airport Business Center

**2845 Boeing Way
Stockton, CA 95206**

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 256,671
Lot Size: 15.00 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Class: A
Available Date: Immediate
Occupied?: No
Territory: SCK-Stockton Airport
APN: 179-280-22

FOR LEASE

Available SF: 155,586
Office BuildOut SF: 3,600
Warehouse/Distribution SF: 151,986
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 108
Dock High Doors: 36
Grade Level Doors: 4
Clear Height (min - max): 30' - 31'
Column Spacing: 57'w x 57'd

FEATURES: Highway Access - HWY 99

LEED Certified
Lighting - LED
Skylights - 47
Sprinklers: ESFR -
Truck: Court - 192'
Truck: Trailer Parking - 37 stalls

BROKERAGES:

Colliers
Michael Goldstein, SIOR 209-475-5106
Gregory O'Leary, SIOR 209-475-5108
Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

Excellent freeway access.
Corporate neighbors.
Located in Stockton Airport Business Center just west of Highway 99.
Fully fenced, enclosed building and yard.

36



1016300780 - Y



FLYER



International Park of Commerce (IPC)

**6389 Hopkins Rd Bldg 6
Tracy, CA 95377**

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 403,560
Construction Status: Existing
Class: A
Available Date: Immediate
Occupied?: No
Territory: SCK-Tracy
APN: 209-120-05

FOR LEASE

Available SF: 403,560
Office BuildOut SF: 6,002
Warehouse/Distribution SF: 397,558
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 152
Dock High Doors: 94
Grade Level Doors: 3
Clear Height (min - max): 32' - 32'
Column Spacing: 57'w x 57'd
Amps ; Volts: 3,000 ; 277/480

FEATURES: Fiber Optics

LEED Certified - Silver
Skylights - 2%
Sprinklers: ESFR
Truck: Court - 185' with 60' concrete apron
Truck: Cross-Dock
Truck: Trailer Parking - 150 stalls

BROKERAGES:

Colliers
Michael Goldstein, SIOR 209-475-5106
Gregory O'Leary, SIOR 209-475-5108
Greig Lagomarsino, SIOR 510-433-5809
Ryan McShane, SIOR 209-475-5105

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37



1016302872 - N



International Park of Commerce (IPC)

689 Pavillion Pkwy

Tracy, CA 95377

Property Type: Industrial
Property Subtype: Industrial
Property SF: 451,036
Lot Size: 10.35 Acres
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: SCK-Tracy
APN: 209-220-280

FOR LEASE

Available SF: 451,036
Avail Subtype: Industrial
Rental Rate: TBD
Expenses: TBD

FEATURES: Truck: Trailer Parking - ±265 trailer positions, 53' trailer stalls
Yard - Potential to be secured. Landscaped perimeter

BROKERAGES:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Gregory O'Leary, SIOR](#) 209-475-5108
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Ryan McShane, SIOR](#) 209-475-5105

38



1016302873 - N



International Park of Commerce (IPC)

5070 Promontory Pkwy Bldg 18

Tracy, CA 95377

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 0
Construction Status: Planned
Class: A
Available Date: Immediate
Occupied?: No
Territory: SCK-Tracy
APN: 209-220-280

FOR LEASE

Available SF: 1,300,000
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 410
Dock High Doors: 226
Grade Level Doors: 4
Clear Height (min - max): 40' - 40'
Column Spacing: 58'w x 58'd
Amps ; Volts: 4,000 ; 277/480
Phase: 3

FEATURES: Fiber Optics -
LEED Certified -
Skylights - 2%
Sprinklers: ESFR -
Truck: Court - 185' with 60' concrete aprons
Truck: Cross-Dock -
Truck: Trailer Parking - 617 trailer positions

BROKERAGES:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Gregory O'Leary, SIOR](#) 209-475-5108
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Ryan McShane, SIOR](#) 209-475-5105

PROPERTY DESCRIPTION

UP & BNSF Intermodal facilities are located nearby. Sites now available to accomodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California.
www.prologisIPC.com

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39



1016298851 - N



International Park of Commerce (IPC) 5390 Promontory Pkwy Bldg 28 Tracy, CA 95377

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 0
Construction Status: Under Construction
Class: A
Available Date: Immediate
Occupied?: No
Territory: SCK-Tracy
APN: 209-220-280

FOR LEASE

Available SF: 524,081
Min - Max Divisibility: 125,000 - 524,081
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 372
Dock High Doors: 98
Grade Level Doors: 4
Clear Height (min - max): 40' - 40'
Column Spacing: 50'w x 56'd
Amps ; Volts: 4,000 ; 277/480
Phase: 3

FEATURES: Fiber Optics -

LEED Certified -
Skylights - 2%
Sprinklers: ESFR -
Truck: Court - 185' with 60' concrete apron
Truck: Cross-Dock -
Truck: Trailer Parking - 146 stalls

BROKERAGES:

Colliers
Michael Goldstein, SIOR 209-475-5106
Ryan McShane, SIOR 209-475-5105
Gregory O'Leary, SIOR 209-475-5108
Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

524,081± SF logistics facility under construction. UP & BNSF Intermodal facilities are located nearby. Sites now available to accomodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

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1016309873 - N



International Park of Commerce (IPC) 5849 W Schulte Rd Bldg 23 Tracy, CA 95377

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 288,689
Lot Size: 1,800.00 Acres
Construction Status: Existing
Class: A
Available Date: Immediate
Occupied?: No
Territory: SCK-Tracy
APN: 209-220-12

FOR LEASE

Available SF: 116,954
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD

BROKERAGES:

Colliers
Michael Goldstein, SIOR 209-475-5106
Gregory O'Leary, SIOR 209-475-5108
Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

UP & BNSF Intermodal facilities are located nearby. Sites now available to accomodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016311295 - Y



International Park of Commerce (IPC)
6451 W Schulte Rd Bldg 4, Suite 100
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 211,975
 Lot Size: 123.10 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: Business Park Industrial (BPI)
 Website: www.PrologisIPC.com
 Territory: SCK-Tracy
 APN: 209-120-03

FOR LEASE

Available SF: 144,858
 Office BuildOut SF: 7,819
 Warehouse/Distribution SF: 137,039
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 136
 Dock High Doors: 28
 Grade Level Doors: 1
 Clear Height (min - max): 32' - 32'
 Column Spacing: 52'w x 60'd
 Amps ; Volts: 4,000 ; 277/480

FEATURES: Lighting - LED
 Skylights - 2%
 Sprinklers: ESFR -
 Truck: Court - 185' with 60' concrete apron
 Truck: Trailer Parking - 19 trailer stalls

BROKERAGES:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Gregory O'Leary, SIOR](#) 209-475-5108
[Greig Lagomarsino, SIOR](#) 510-433-5809

PROPERTY DESCRIPTION

Sites now available to accomodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

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1016299011 - Y



Prologis Park Tracy
2000 Chabot Ct, Suite 200
Tracy, CA 95304

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 285,730
 Lot Size: 14.14 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2005
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: PUD (City of Tracy)
 Territory: SCK-Tracy
 APN: 250-280-06

FOR LEASE

Available SF: 133,878
 Office BuildOut SF: 3,138
 Warehouse/Distribution SF: 130,740
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 0.5 / 1000
 Parking Spaces: 151
 Dock High Doors: 20
 Clear Height (min - max): 30' - 30'
 Column Spacing: 50'w x 52'd
 Amps ; Volts: 600 ; 277/480
 Phase: 3

FEATURES: Lighting - Fluorescent
 Rail Service - Union Pacific
 Sprinklers: ESFR -
 Truck: Court - 185' with 60' concrete apron

BROKERAGES:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Michael Goldstein, SIOR](#) 209-475-5106
[Gregory O'Leary, SIOR](#) 209-475-5108
[Ryan McShane, SIOR](#) 209-475-5105

PROPERTY DESCRIPTION

Strategic location for West Coast transfer facility with ease of access to Bay Prologis Park Tracy is a 335-acre master-planned institutional quality industrial park owned and developed by Prologis (www.prologis.com). The park is strategically located only 60 miles east of San Francisco and 54 miles east of the Port of Oakland. The park has direct access to major transportation arterials (I-5, I-205, I-580 & Hwy 99) and is located within close proximity to the Union Pacific and Burlington Northern Santa Fe intermodal facilities. Prologis Park Tracy is design-nated a Foreign-Trade Zone offering potential savings from reduced tariff and customs duty exposure and is also located in the California State Enterprise Zone.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

43



1016288047 - Y



Prologis Tracy 14
1150 E Arbor Rd, Suite 101
Tracy, CA 95376

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 795,600
Lot Size: 39.58 Acres
Construction Status: Existing
Class: A
Available Date: Immediate
Occupied?: No
Zoning: M-2, Tracy
Territory: SCK-Tracy
APN: 213-060-03

FOR LEASE

Available SF: 152,029
Office BuildOut SF: 3,566
Warehouse/Distribution SF: 148,463
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 670
Dock High Doors: 21
Grade Level Doors: 1
Clear Height (min - max): 32' - 32'
Column Spacing: 52'w x 60'd
Amps ; Volts: 2,000 ; 277/480
Planned Use: I

FEATURES: Fire Suppression - ESFR
Freeway Visibility - 1,300' of freeway frontage
Lighting - To suit
Skylights - 2.9%
Truck: Court - 195' secured
Truck: Trailer Parking - 18 positions

BROKERAGES:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Ryan McShane, SIOR](#) 209-475-5105
[Gregory O'Leary, SIOR](#) 209-475-5108
[Wes Widmer, SIOR](#) 209-475-5109
[Alex Hoeck](#) 209-475-5107
[Greig Lagomarsino, SIOR](#) 510-433-5809

PROPERTY DESCRIPTION

±795,600± SF state-of-the-art, Class "A" logistics facility with I-205 visibility. Less than 1/4 mile from I-205 Freeway and MacArthur Drive access ramp. The Tracy submarket is home to numerous prominent occupiers such as Amazon, Medline, FedEx, Lindt, Zinus, Best Buy and more. This location offers excellent access and visibility to Interstate 205 allowing easy access to the Bay Area and Central Valley.

44



1016311036 - N



1500 Whipple Rd
Union City, CA 94587

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 106,374
Lot Size: 1.70 Acres
Construction Status: Existing
Floors: 1
Available Date: 2/15/2024
Occupied?: Yes
Territory: OAK-Union City

FOR LEASE

Available SF: 22,339
Office BuildOut SF: 600
Warehouse/Distribution SF: 21,739
Avail Subtype: Warehouse/Distribution
Rental Rate: \$1.20 NNN
Expenses: \$0.45
Rent + Expenses: \$1.65 PSF
Parking Ratio: 1.3 / 1000
Dock High Doors: 3
Grade Level Doors: 2
Clear Height (min - max): 24'
Amps ; Volts: 200 ; 277/480

FEATURES: Rail Service
Skylights
Sprinklers

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Casey Rickson, SIOR](#) 510-325-8242
[Nick Ousman, SIOR](#) 510-433-5820

PROPERTY DESCRIPTION

Signage possible on building. Union Pacific rail (two rail doors). Metal halide warehouse lights. Skylights. Abundant off-street parking. Easy access to I-880.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

45



1016305765 - Y



Alvarado Business Park
30311 Whipple Rd Bldg. M
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 78,120
 Lot Size: 4.39 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City

FOR LEASE

Available SF: 15,439
 Office BuildOut SF: 1,500
 Warehouse/Distribution SF: 13,939
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 3
 Grade Level Doors: 1
 Clear Height (min - max): 24'
 Column Spacing: 24'w x 60'd

FEATURES: Sprinklers

BROKERAGE:

Colliers
 Mark Maguire, SIOR 510-433-5835

PROPERTY DESCRIPTION

Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

46



1016308021 - N



Alvarado Business Park
30321 Whipple Rd Bldg. M
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 78,120
 Lot Size: 4.39 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE

Available SF: 10,259
 Min - Max Divisibility: 10,259 - 23,279
 Office BuildOut SF: 780
 Warehouse/Distribution SF: 9,479
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 2
 Clear Height (min - max): 24'

FEATURES: Sprinklers

BROKERAGE:

Colliers
 Mark Maguire, SIOR 510-433-5835

PROPERTY DESCRIPTION

Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

47



1016308022 - N



Alvarado Business Park
30331 Whipple Rd Bldg. M
Union City, CA 94587

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 78,120
Lot Size: 4.39 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1987
Class: A
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: OAK-Union City

FOR LEASE

Available SF: 13,020
Min - Max Divisibility: 13,020 - 23,279
Office BuildOut SF: 624
Warehouse/Distribution SF: 12,396
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 1.0 / 1000
Dock High Doors: 2
Grade Level Doors: 1
Clear Height (min - max): 24'

FEATURES: Sprinklers

BROKERAGE:

Colliers
Mark Maguire, SIOR 510-433-5835

PROPERTY DESCRIPTION

Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

48



1016306637 - N



Alvarado Business Park
30361 Whipple Rd Bldg. M
Union City, CA 94587

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 78,120
Lot Size: 4.39 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1987
Class: A
Floors: 1
Available Date: Immediate
Occupied?: Yes
Territory: OAK-Union City

FOR LEASE

Available SF: 39,150
Office BuildOut SF: 4,000
Warehouse/Distribution SF: 35,150
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Ratio: 1.0 / 1000
Dock High Doors: 6
Grade Level Doors: 3
Clear Height (min - max): 24'
Column Spacing: 24'w x 60'd

FEATURES: Sprinklers

Yard - Fenced side yard

BROKERAGE:

Colliers
Mark Maguire, SIOR 510-433-5835

PROPERTY DESCRIPTION

Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

49

Central Bay Ind Park
1480 Whipple Rd
Union City, CA 94587



1016312770 - N



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 106,374
 Lot Size: 5.20 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Floors: 1
 Available Date: 1/01/2024
 Occupied?: Yes
 Territory: OAK-Union City
 APN: 475-0130-024

FOR LEASE

Available SF: 15,360
 Office BuildOut SF: 1,500
 Light Industrial SF: 13,860
 Avail Subtype: Light Industrial
 Rental Rate: \$1.50 NNN
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 3
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 20'
 Amps ; Volts: 200 ; 277/480

FEATURES: Highway Access - 84, 94
 Sprinklers

BROKERAGE:

[Colliers](#)
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Nick Ousman, SIOR](#) 510-433-5820
[Casey Rickson, SIOR](#) 510-325-8242

PROPERTY DESCRIPTION

Abundant off-street parking. Metal halide warehouse lights. Skylights.
 Professionally landscaped.



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR SUBLEASE

DECEMBER 05, 2023

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016303414 - Y



901 Gilman St Berkeley, CA 94710

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 121,064
Lot Size: 3.46 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1965
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-Berkeley West
APN: 60-2357-1

FOR SUBLEASE

Available SF:
Office BuildOut SF:
Avail Subtype:
Rental Rate:
Expenses:

31,749
0
Light Industrial
TBD
TBD

BROKERAGE:

Colliers
Rick Keely, SIOR
Aileen Dolby

510-433-5806
510-433-5815

LEASE NOTES

Has cGMP

2



1016310808 - Y



30497 San Antonio St Hayward, CA 94544

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 76,990
Lot Size: 0.60 Acre
Construction Status: Existing
Year Built: 1980
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-Hayward South
APN: 475-0021-014-02

FOR SUBLEASE

Available SF:
Avail Subtype:
Rental Rate:
Expenses:
Dock High Doors:
Grade Level Doors:
Clear Height (min - max):
Amps ; Volts:

15,700
Warehouse/Distribution
\$1.25 IG
TBD
3
1
20' - 22'
400 ; 480

BROKERAGE:

Colliers
Greig Lagomarsino, SIOR
Nick Ousman, SIOR
Chris Stauber

510-433-5809
510-433-5820
510-287-3121

LEASE NOTES

1 • Short term requirements desired

FEATURES: Sprinklers

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

Bayside Distribution Center
3527 Arden Rd Bldg. 1
Hayward, CA 94545



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 42,558
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1998
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Hayward Eden Landing

FOR SUBLEASE

Available SF: 7,775
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 10/31/2025
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 28' - 28'
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Sprinklers: ESFR -
 Yard - Fully fenced & Secured

BROKERAGE:

[Colliers](#)
[Paul Boskovich](#) 510-433-5848
[Nick Mascheroni](#) 510-433-5868

LEASE NOTES

Sublease. Pure Dead Storage.
 • 28' Clear Height
 • ESFR-Ready Fire Sprinkler System
 • Immediate Access to Highway 92 and I-880
 • Fully Fenced & Secured Yard
 • 1 Dock Door with Mechanical Levelers
 • 1 Drive In Door
 • LED: 10/31/2025

Please Contact Brokers to Tour

1016310691 - N



4

Hayward Business Park
30996 Santana St Bldg. D
Hayward, CA 94544



Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 91,008
 Lot Size: 4.98 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward South

FOR SUBLEASE

Available SF: 17,640
 Office BuildOut SF: 1,000
 Manufacturing SF: 16,640
 Avail Subtype: Manufacturing
 Rental Rate: \$0.99 NNN
 Expenses: TBD
 Lease Expiration Date: 03/31/2024
 Dock High Doors: 4
 Grade Level Doors: 3
 Clear Height (min - max): 18'
 Amps ; Volts: 200 ; 277/480

FEATURES: Breakroom
 Highway Access - I-880
 Private Office - 2
 Restrooms - 2
 Sprinklers -

BROKERAGE:

[Colliers](#)
[Chris Stauber](#) 510-287-3121
[Nick Ousman, SIOR](#) 510-433-5820

LEASE NOTES

• Sublease term through 03/31/2024 (Longer term direct deal available with Ownership)
 • Tour by appointment

1016305426 - Y



INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

**955 Kennedy St
Oakland, CA 94606**



1016297461 - N



Property Type: Industrial
Property Subtype: Industrial
Property SF: 119,000
Lot Size: 4.62 Acres
Construction Status: Existing
Year Built: 1968
Floors: 1
Occupied?: Yes
Territory: OAK-Oakland North (JLS)
APN: 019-0058-001-01

FOR SUBLEASE

Available SF: 83,000
Min - Max Divisibility: 30,000 - 83,000
Office BuildOut SF: 7,500
Industrial SF: 75,500
Avail Subtype: Industrial
Rental Rate: \$0.80 NNN
Expenses: \$0.35
Rent + Expenses: \$1.15 PSF
Dock High Doors: 11
Grade Level Doors: 1
Clear Height (min - max): 14' - 20'
Column Spacing: 55'w x 32'd

FEATURES: Heavy Industrial
Sprinklers

BROKERAGE:

[Colliers](#)
[Nick Ousman, SIOR](#) 510-433-5820
[Chris Stauber](#) 510-287-3121

PROPERTY DESCRIPTION

Confirmed SF and Acres (LandVision)

LEASE NOTES

- ±425' of unobstructed frontage on I-880 (±290,000 Cars Daily)
- Fenced and secured yard area in front and back yards
- Sublease term through 7/31/2025 (Longer term direct deal available with Ownership)

6

**4601 Malat St, Suite A, B
Oakland, CA 94601**



1016306503 - Y



Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 75,208
Lot Size: 3.70 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 1966
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-Oakland South (Airport)

FOR SUBLEASE

Available SF: 75,208
Min - Max Divisibility: 32,780 - 75,208
Office BuildOut SF: 6,725
Warehouse/Distribution SF: 68,483
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Dock High Doors: 9
Grade Level Doors: 3
Clear Height (min - max): 20'
Amps ; Volts: 800 ; 240

FEATURES: Sprinklers

Truck: Staging
Yard - 25,000 SF fenced yard

BROKERAGE:

[Colliers](#)
[Nick Angelos](#) 510-433-5814

PROPERTY DESCRIPTION

Record for 4450 Tidewater Ave and 4601 Malat St. Changed to 4601 Malat from 4450 Tidewater.

LEASE NOTES

- Unit A: ±32,780 SF
- Unit B: ±42,428 SF
- Both: ±75,208 SF

INDUSTRIAL - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

IBP

1983 Concourse Dr

San Jose, CA 95131

Property Type: Industrial
 Property Subtype: R&D
 Property SF: 47,903
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: SJC-11 Intl Business Park

FOR SUBLEASE

Available SF: 25,720
 Avail Subtype: R&D
 Rental Rate: \$0.99 NNN
 Expenses: \$0.39
 Rent + Expenses: \$1.38 PSF
 Lease Expiration Date: 03/31/2031
 Parking Ratio: 4.0 / 1000
 Grade Level Doors: 1

FEATURES: HVAC - 100%
 Sprinklers

BROKERAGES:

[Colliers](#)
[Romy Zeid, MBA, McR](#) 408-314-8510
[Wade Ogburn](#) 510-433-5869
[Mike Lee](#) 408-503-1210

LEASE NOTES

Warm shell condition. Mix of drop-ceiling office and open-ceiling flex/warehouse. TI allowance available.



1016277649 - Y





COLLIERS EXCLUSIVES

DECEMBER 05, 2023

INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016299563 - Y



**37620 Filbert St
Newark, CA 94560**

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 42,900
Lot Size: 2.18 Acres
Construction Status: Existing
Year Built: 2001
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-Newark
APN: 092-0155-017-00

FOR LEASE AND SALE

Available SF: 42,677
Avail Subtype: Light Industrial
Rental Rate: \$1.65 NNN
Expenses: TBD
Sale Price: \$11,310,000
Price PSF: \$265.00
Parking Ratio: 3.0 / 1000
Grade Level Doors: 4
Clear Height (min - max): 20' - 22'
Amps ; Volts: 2,000 ; 480

FEATURES: Highway Access - Highway 84
Sprinklers
Yard

BROKERAGE:

Colliers
[Mark Maguire, SIOR](#) 510-433-5835
[Paul Boskovich](#) 510-433-5848
[Nick Mascheroni](#) 510-433-5868

2



1016307588 - N



**Northwest Patterson Industrial Business
Park
Zacharias Rd Bldg 1
Patterson, CA 95363**

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 0
Lot Size: 57.70 Acres
Construction Status: Planned
Class: A
Available Date: Immediate
Occupied?: No
Territory: SCK-Patterson
APN: 021-023-031

FOR LEASE AND SALE

Available SF: 1,188,000
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Parking Spaces: 446
Dock High Doors: 158
Grade Level Doors: 4
Clear Height (min - max): 40' - 40'
Column Spacing: 56'w x 56'd
Amps ; Volts: 4,000 ; 277/480
Phase: 3

FEATURES: Sprinklers: ESFR -
Truck: Court - 185' with 60' concrete apron
Truck: Trailer Parking - 292 stalls

BROKERAGES:

Colliers
[Michael Goldstein, SIOR](#) 209-475-5106
[Greig Lagomarsino, SIOR](#) 510-433-5809

INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



Northwest Patterson Industrial Business Park
Zacharias Rd Bldg 2
Patterson, CA 95363

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 0
 Lot Size: 57.70 Acres
 Construction Status: Planned
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Patterson
 APN: 021-023-031, 021-023-030

FOR LEASE AND SALE

Available SF: 1,287,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 478
 Dock High Doors: 172
 Grade Level Doors: 4
 Clear Height (min - max): 40' - 40'
 Column Spacing: 56'w x 56'd
 Amps ; Volts: 4,000 ; 277/480
 Phase: 3

BROKERAGES:

[Colliers](#)
[Michael Goldstein, SIOR](#) 209-475-5106
[Greig Lagomarsino, SIOR](#) 510-433-5809

1016307589 - N



4



Pt. Richmond Business Park
999 Canal Blvd
Richmond, CA 94806

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 31,818
 Lot Size: 2.16 Acres
 Construction Status: Existing
 Year Built: 1997
 Class: B
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-South Richmond

FOR LEASE AND SALE

Available SF: 31,818
 Avail Subtype: Light Industrial
 Rental Rate: \$1.50 NNN
 Expenses: TBD
 Sale Price: \$8,000,000
 Price PSF: \$251.43
 Parking Ratio: 3.5 / 1000
 Dock High Doors: 2
 Grade Level Doors: 3

BROKERAGE:

[Colliers](#)
[Nick Mascheroni](#) 510-433-5868
[Mark Maguire, SIOR](#) 510-433-5835

LEASE NOTES

±31,818 Square Foot Industrial Flex Building with Yard. Owner will consider Lease with Option to Purchase.

SALE NOTES

±31,818 Square Foot Industrial Flex Building with Yard. Also for Lease.

1016298402 - Y



INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016213456 - N



**3188 Alvarado St
San Leandro, CA 94577**

Property Type: Retail
Property Subtype: Retail
Property SF: 13,580
Lot Size: 1.28 Acres
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: OAK-San Leandro
APN: 77B-800-4-2

FOR LEASE AND SALE

Available SF: 13,484
Avail Subtype: Industrial
Rental Rate: TBD
Expenses: \$0.25
Sale Price: \$4,250,000
Price PSF: \$315.19
Parking Spaces: 85

FEATURES: Restaurant

BROKERAGES:

Colliers
Joe Yamin, SIOR 510-433-5812
Chet Barney 510-433-5811

PROPERTY DESCRIPTION

> Established Restaurant Site at High Traffic
> Intersection of Fremont Avenue & Alvarado Street
> Surrounded by vibrant business parks and a dense residential neighborhood
> Site offers excellent visibility and ingress/egress with two access points
> Dedicated Lot with Ample Parking – 85 Stalls
> Building & Pylon Signage Available
> Adjacent yard area can also be utilized
> Can accommodate restaurant, retail and other uses

LEASE NOTES

±5,121 SF Restaurant Opportunity Includes:
±3,981 SF Vacant Restaurant
±1,161 SF Vacant Bar
Existing Equipment
Parking

6



1016304725 - Y



**Massie Industrial Park
1780 Industrial Dr
Stockton, CA 95206**

Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 111,160
Lot Size: 6.43 Acres
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 2009
Class: A
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: I-G (City of Stockton)
Territory: SCK-Stockton Airport
APN: 177-320-11

FOR LEASE AND SALE

Available SF: 111,160
Office BuildOut SF: 1,857
Warehouse/Distribution SF: 109,303
Avail Subtype: Warehouse/Distribution
Rental Rate: TBD
Expenses: TBD
Floor Num: 1
Parking Spaces: 70
Parking Type: Surface
Dock High Doors: 20
Grade Level Doors: 2
Clear Height (min - max): 30' - 32'
Column Spacing: 47'w x 50'd
Amps ; Volts: 2,000 ; 277/480
Phase: 3

FEATURES: Floor Slab - 6'
Lighting - T-5
Skylights - 2%
Sprinklers - ESFR
Truck: Court - 140' w/a 60' apron
Yard - Paved, fenced and lighted.

BROKERAGES:

Colliers
Michael Goldstein, SIOR 209-475-5106
Ryan McShane, SIOR 209-475-5105
Gregory O'Leary, SIOR 209-475-5108
Wes Widmer, SIOR 209-475-5109
Alex Hoeck 209-475-5107
Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

Located on the south side of Industrial Drive between Airport Way and B Street, north of the Stockton Airport, between I-5 and Hwy 99.
• Excellent proximity to BNSF & UPRR Intermodal Facilities
• Direct Access to I-5/Sperry Road Interchange
• Very close proximity to the Port of Stockton
• Major West Coast Distribution Hub
• Easy access to freeways (I-5, Hwy 99, I-205, Hwy 120 and Hwy 4)
• STAA Approved Truck Route
• Turnkey Improvements



COLLIERS EXCLUSIVES

DECEMBER 05, 2023

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016308262 - N



**8516 G St
Oakland, CA 94545**

Property Type: Industrial
Property Subtype: Industrial
Property SF: 4,576
Lot Size: 0.14 Acre
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: OAK-Oakland South (Airport)
APN: 42-4282-21-2

FOR SALE

Available SF:
Avail Subtype:
Sale Price:
Price PSF:
Grade Level Doors:
Clear Height (min - max):
Amps ; Volts:
Phase:

4,576
Industrial
\$1,600,000
\$349.65
1
18'
200 ; 120/240
3

BROKERAGE:

Colliers
Chet Barney
Nick Mascheroni

510-433-5811
510-433-5868

SALE NOTES

Freestanding Building Built in 2003 Divided into 2 Units
8516 G Street - ±2,976 Sq. Ft.
900 85th Avenue - ±1,600 Sq. Ft.

2



1016305302 - N



**9849 Kitty Ln
Oakland, CA 94603**

Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 7,938
Lot Size: 0.46 Acre
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: OAK-Oakland South (Airport)

FOR SALE

Available SF:
Office BuildOut SF:
Light Industrial SF:
Avail Subtype:
Parking Spaces:
Dock High Doors:
Grade Level Doors:
Clear Height (min - max):
Amps ; Volts:

7,938
1,850
6,088
Light Industrial
11
1
2
16'
400 ; 120/208

BROKERAGE:

Colliers
Chet Barney

510-433-5811

PROPERTY DESCRIPTION

Heavy power. Insulated warehouse w/heaters & skylights. Paved, on site parking & yard area. 1,400 sq.ft. mezzanine storage area.

FEATURES: Skylights -
Sprinklers
Yard - Fenced, paved secure yard

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

Oakland Airport Business Park

**8383 Capwell Dr
Oakland, CA 94621**



1016303535 - N



Property Type: Industrial
Property Subtype: Warehouse/Distribution
Property SF: 25,000
Lot Size: 1.00 Acre
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Floors: 2
Occupied?: Yes
Territory: OAK-Oakland South (Airport)
APN: 042-4425-002-02

FOR SALE

Available SF: 21,000
Office BuildOut SF: 4,000
Warehouse/Distribution SF: 17,000
Avail Subtype: Warehouse/Distribution
Sale Price: \$5,710,000
Price PSF: \$272.00
Grade Level Doors: 4
Clear Height (min - max): 20'
Amps ; Volts: 1,200 ; 480

FEATURES: Sprinklers
Yard - Fenced-in & Paved

BROKERAGE:

Colliers
Nick Ousman, SIOR 510-433-5820
Greig Lagomarsino, SIOR 510-433-5809
Chris Stauber 510-287-3121

SALE NOTES

- ±1 Acre Parcel | ±21,000 sq. ft. building | Additional ±4,000 sq.ft. located on the 2nd floor (not included in total sq. ft.)
- Four (4) Grade level loading doors
- Well-distributed heavy power
- 20' clear height
- Floor drains
- Fully sprinklered
- Fully fenced-in, paved yard
- Opportunity Zone Location: CIX-1

4

**14333 Wicks Blvd
San Leandro, CA 94577**



1016284058 - N



Property Type: Industrial
Property Subtype: Light Industrial
Property SF: 25,600
Lot Size: 1.49 Acres
Construction Status: Existing
Year Built: 1974
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: OAK-San Leandro
APN: 077B-0851-006

FOR SALE

Available SF: 25,384
Office BuildOut SF: 12,000
Light Industrial SF: 13,384
Avail Subtype: Light Industrial
Sale Price: \$6,000,000
Price PSF: \$236.37
Parking Ratio: 4.0 / 1000
Parking Spaces: 53
Grade Level Doors: 3
Clear Height (min - max): 16' - 16'
Amps ; Volts: 2,000 ;

FEATURES: Sprinklers
Yard

BROKERAGES:

Colliers
Chet Barney 510-433-5811
Joe Yamin, SIOR 510-433-5812
Grant Diede 510-433-5854

SALE NOTES

For Sale | Light Industrial / Flex / Warehouse Building. Potentially divisible into 2 units.