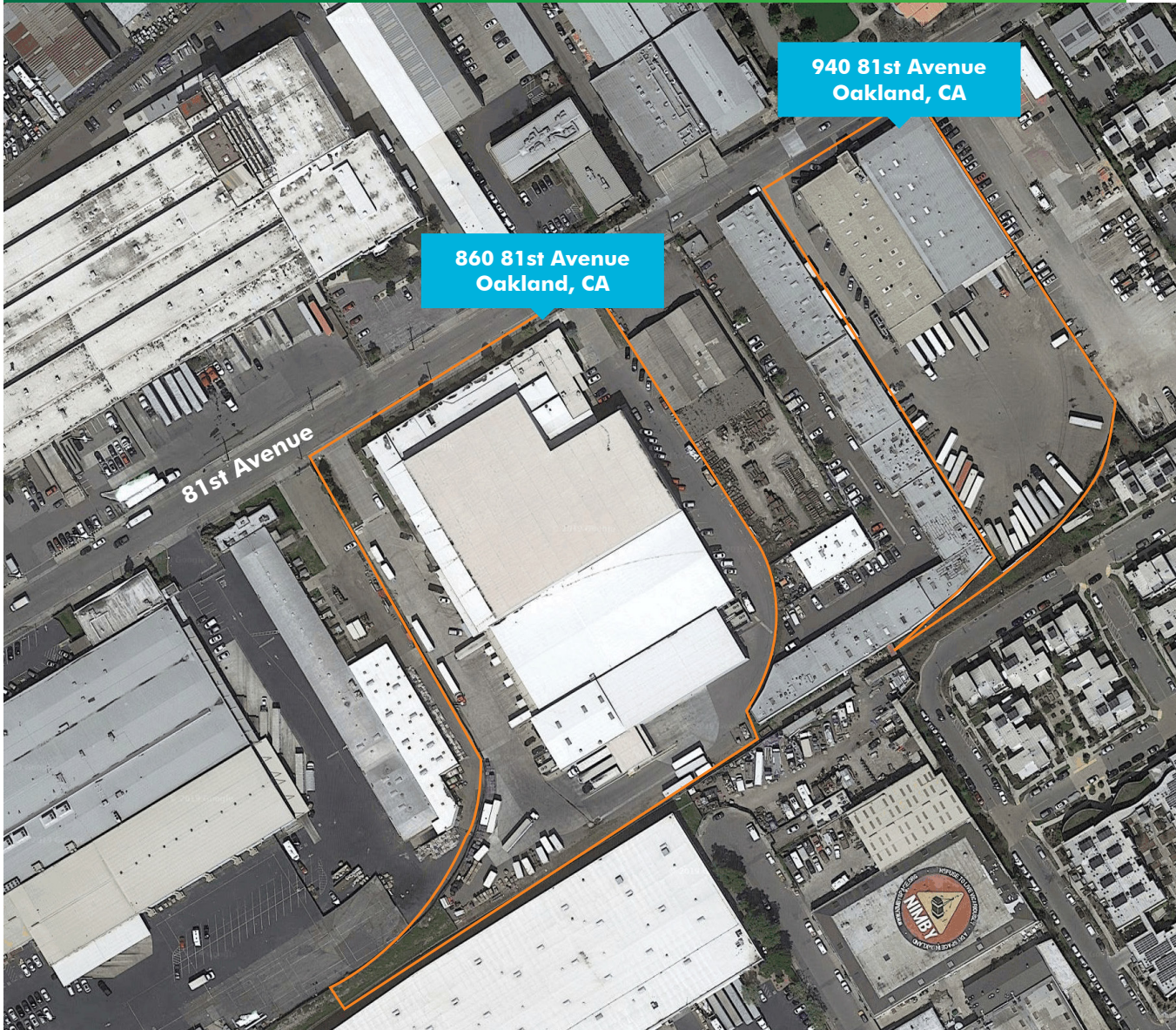


FOR LEASE

±162,281 SF COLD STORAGE WAREHOUSES

860 & 940 81ST AVENUE

Oakland, CA 94621



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BUILDING 860 HIGHLIGHTS

- + Total Available Area: ±124,630 SF Building on ±5.38 Acres
- + Cold Storage Area: ±94,854 SF
- + Dry Warehouse Area: ±15,570
- + Office Space: ±5,260 SF
- + Shop/Battery Charging: ±2,840 SF
- + Refrigerated Cross Dock: ±1,355 SF
- + Year Renovated: 2012/2015
- + Main Freezer Storage: 8,168 Pallets, Fully Racked
- + Additional Freezer Storage: 1,920 Pallets, 4 High
- + Cooler/Staging Area: 34°
- + Cooler Storage: 28° degrees, 528 Pallets, Racked
- + Sprinkler: Quell System
- + 17 Dock High Loading Positions
- + 1 Dock Height Overhead Door in Shop
- + 1 Ground level Overhead Door in Dry Space
- + Currently USDA Inspection Certified
- + 20 Container Plug-ins
- + 15' - 30' Clear Height
- + Legal Overweight Corridor - Up to 60,000 lbs.
- + Parking: 35 Surface Spaces
- + Fenced Yard with Trailer Parking
- + Immediate Access to and Freeways
- + Located minutes from the Port of Oakland and on the Heavy Weight Truck Route

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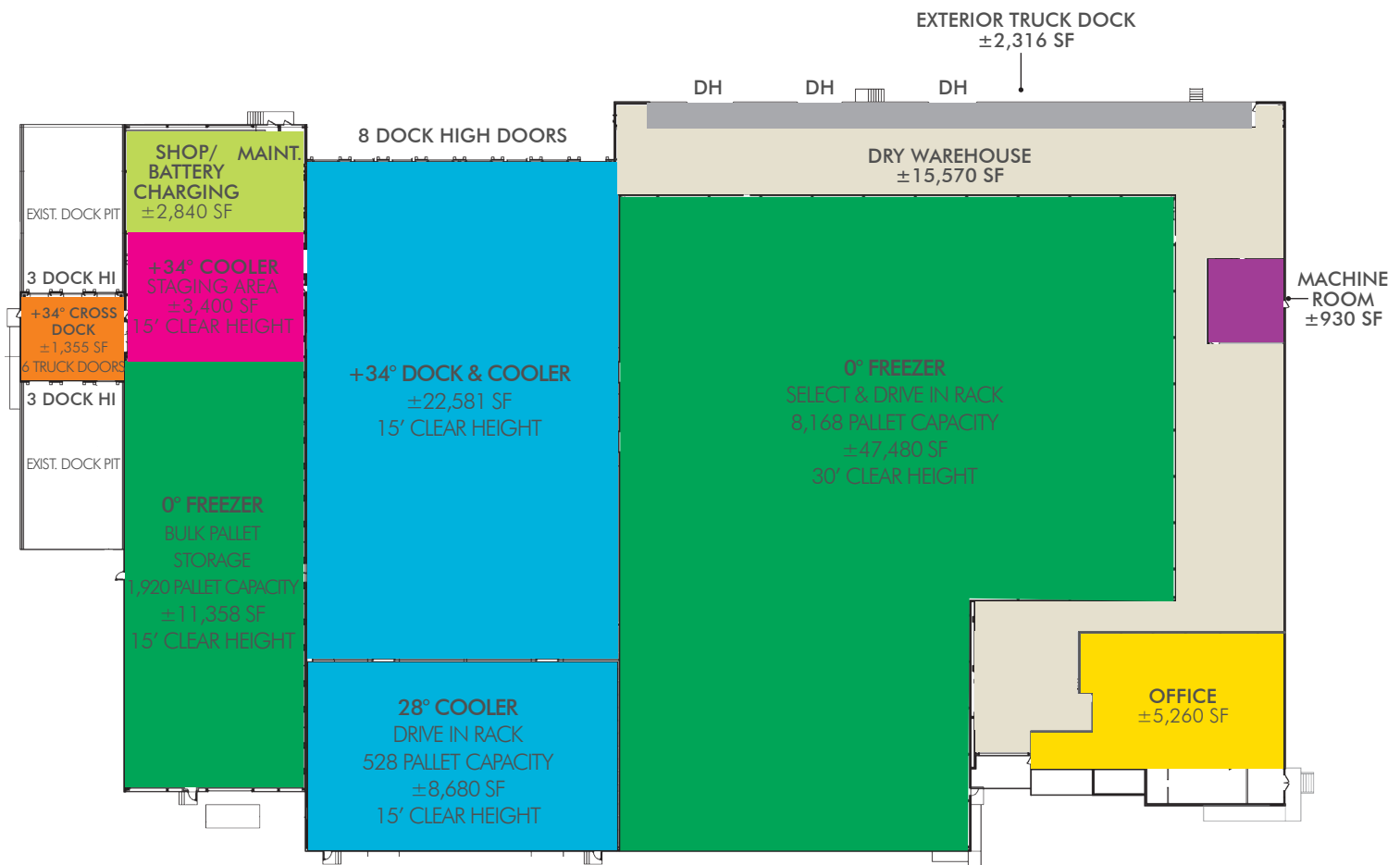
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FLOOR PLAN DETAIL BUILDING 860



TOTAL PALLET COUNT FOR THE ENTIRE FACILITY: 10,616

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PHOTOS | BUILDING 860



860 Building



Building Aerial



Refrigerated Loading Dock



USDA Inspection Area



30' Clear Racked Freezer



34° Staging Area



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BUILDING 940 HIGHLIGHTS

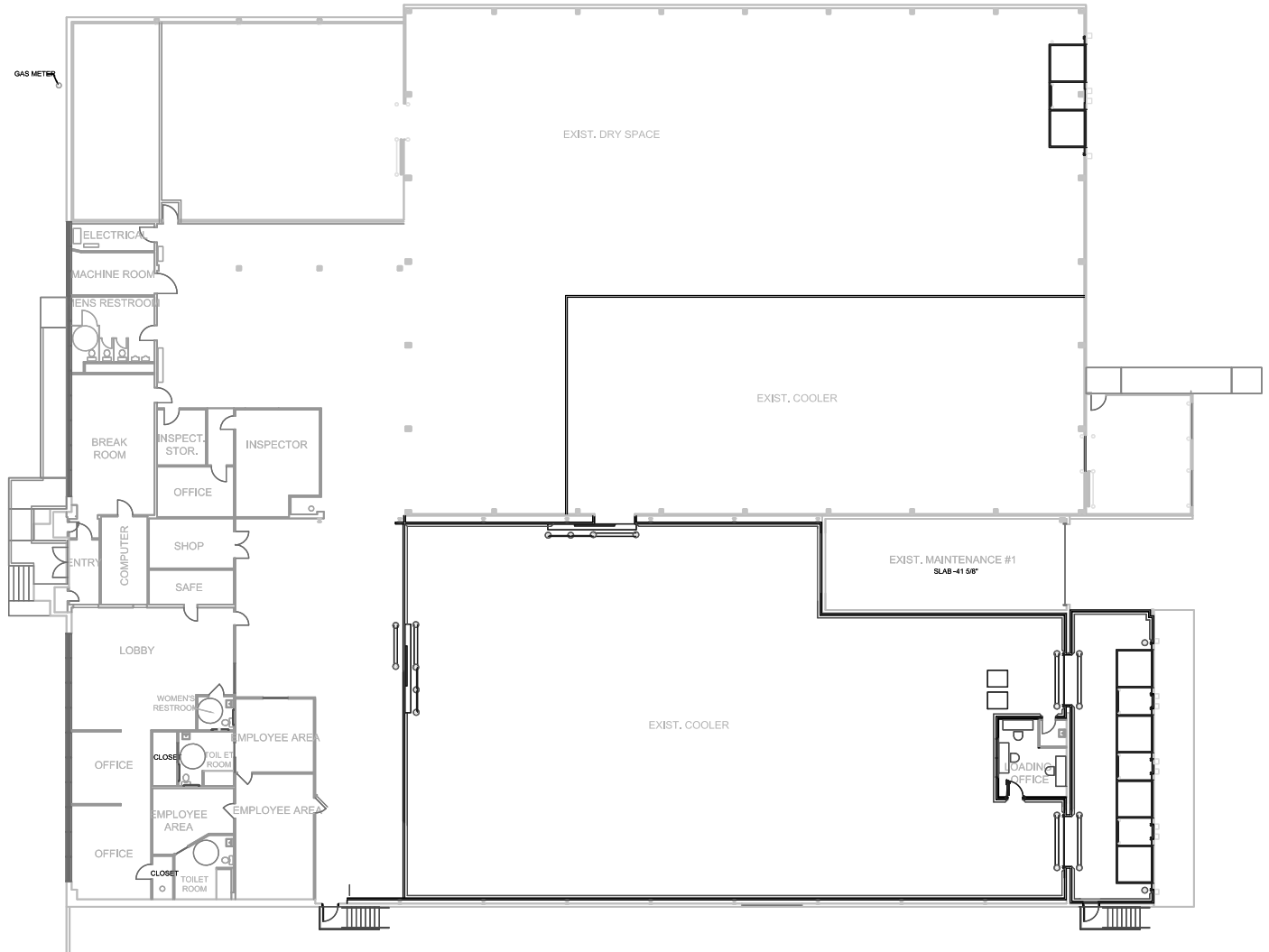
- + Total Available Area: ±37,651 SF Building
- + Land Area: ±2.63 Acres
- + Total Cold Storage Area: ±14,136 SF
- + Total Dry Warehouse Area: ±15,768 SF
- + Office & Welfare Space: ±4,850 SF
- + Refrigerated Dock: 34°, ±923 SF
- + Ground Level Truck Bay: ±672 SF
- + Additional Truck Dock: ±552 SF
- + Bulk Cooler Area: 34°, 1,400 Pallets
- + Convertible Freezer/Cooler (0 - 34°), 600 Pallets
- + Freon 507 Refrigeration
- + Heavy Weight Corridor Certified
- + 6 Dock High Loading Positions
- + 1 Grade Level Drive in Door
- + 12' - 15' Clear Height
- + Zoning: CIX- 2/S-19
- + Parking: 17 Surface Spaces
- + Large Fenced Trailer Yard

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FLOOR PLAN
BUILDING 940

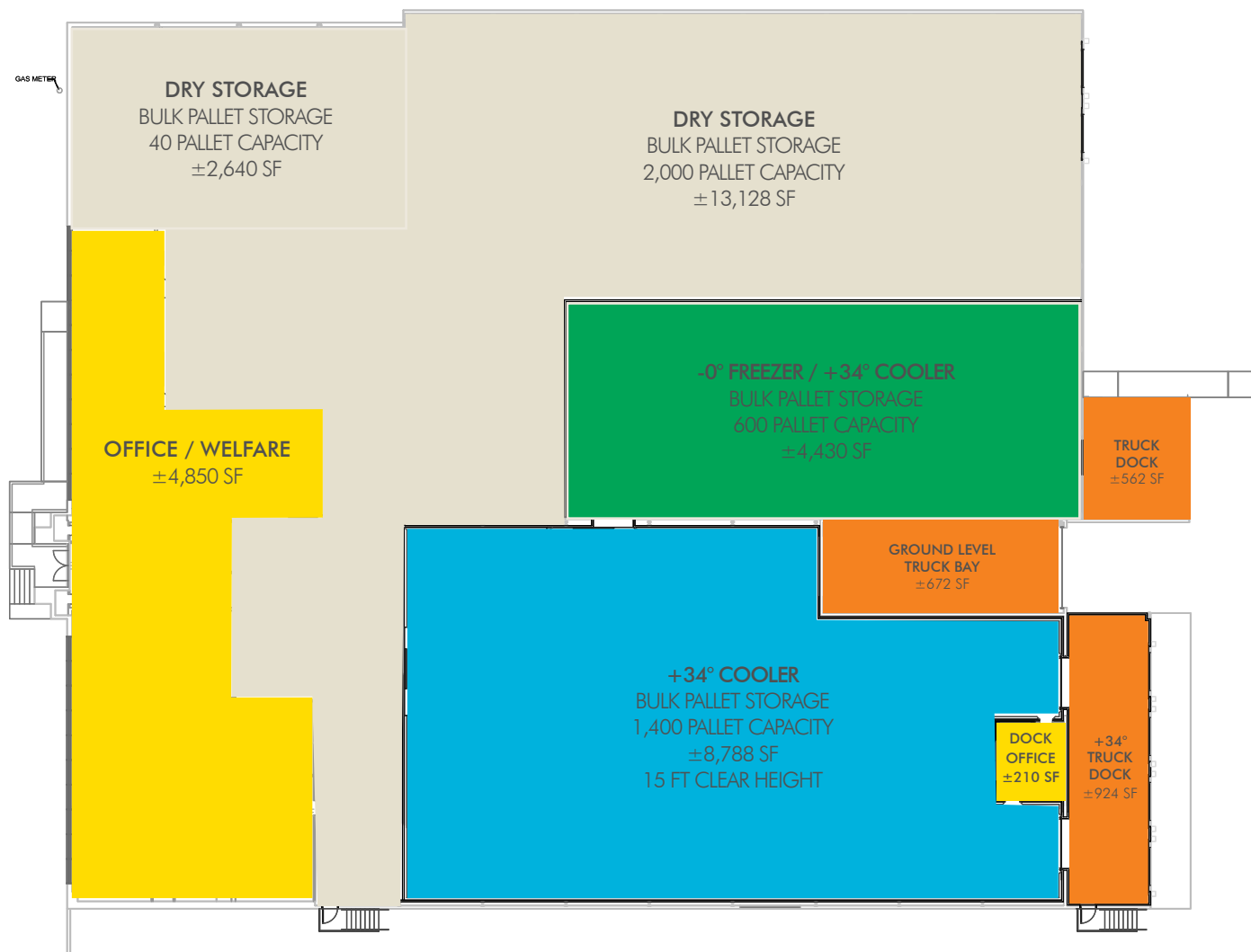


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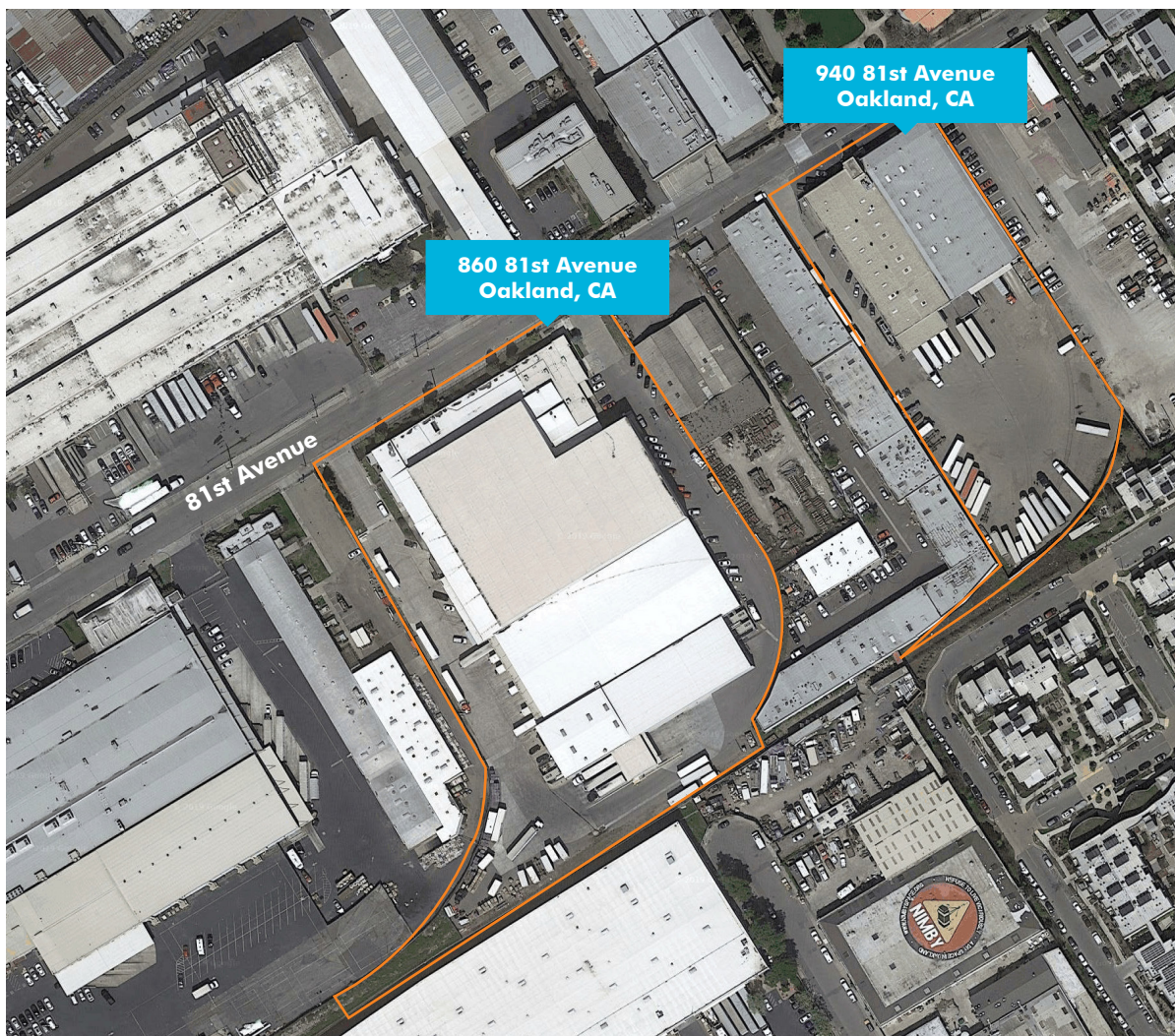


FLOOR PLAN DETAIL
BUILDING 940



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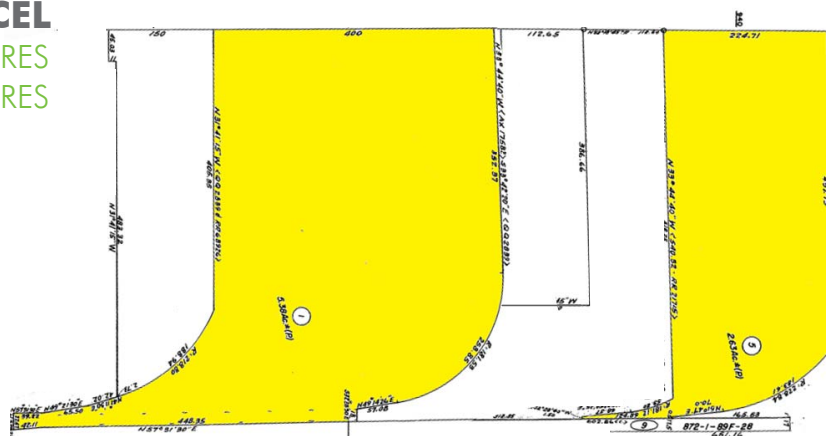
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LAND PARCEL

860 | 5.38 ACRES

940 | 2.63 ACRES



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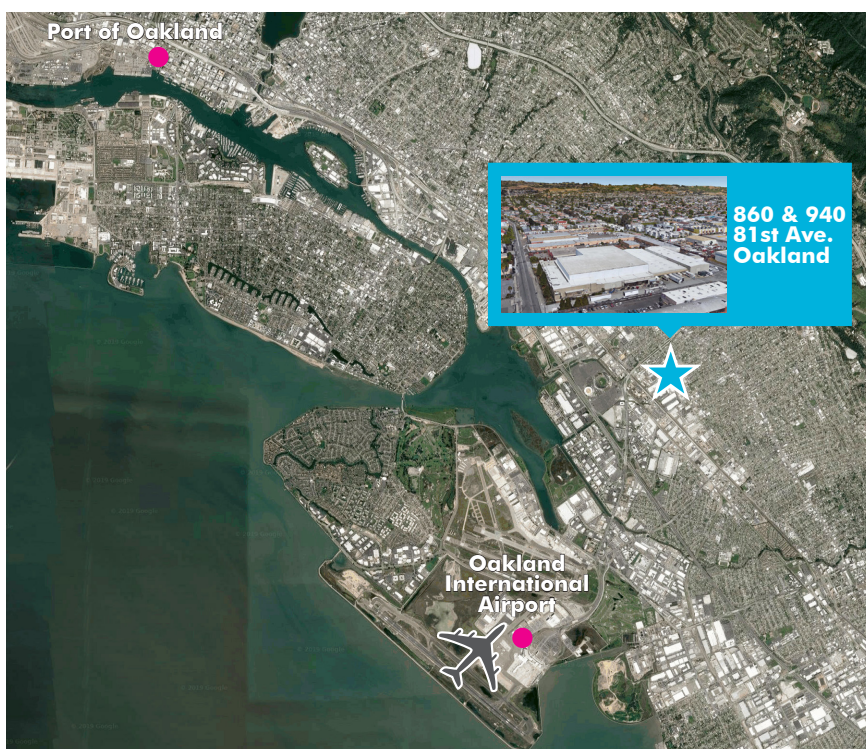
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LOCATION & LOGISTICS AERIAL



Logistics Destinations	Miles
Port of Oakland	6.7
Oakland International Airport	3.2



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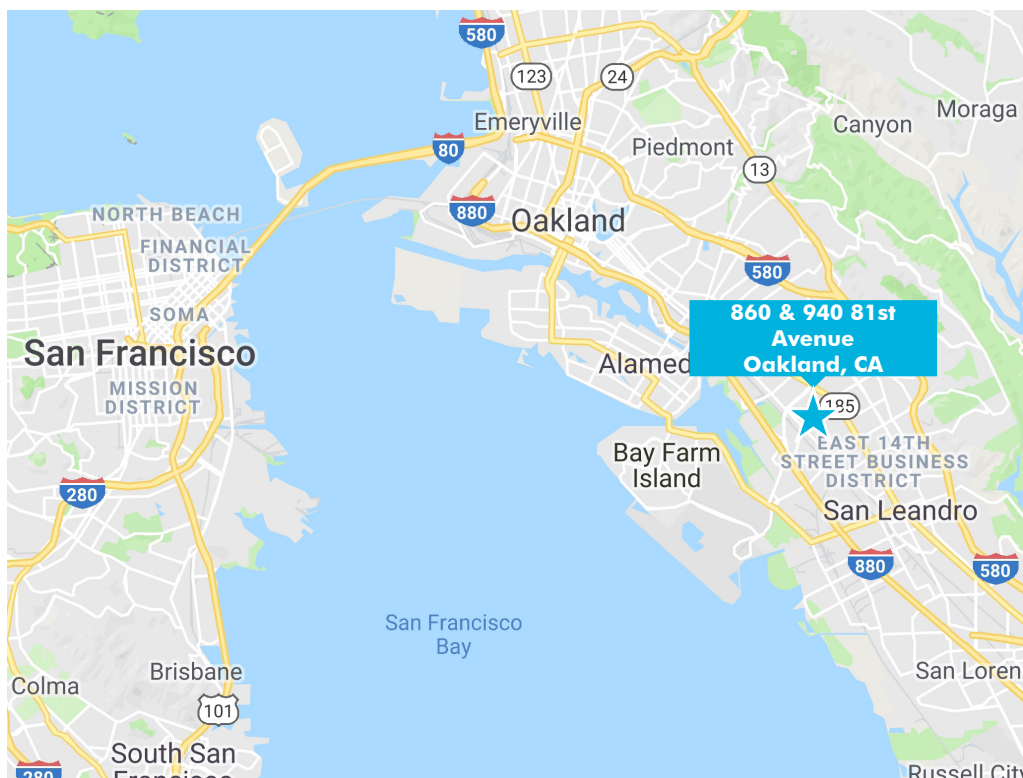
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LOCATION MAP



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