

AVAILABLE FOR SALE

601 BRUSH STREET | OAKLAND, CA



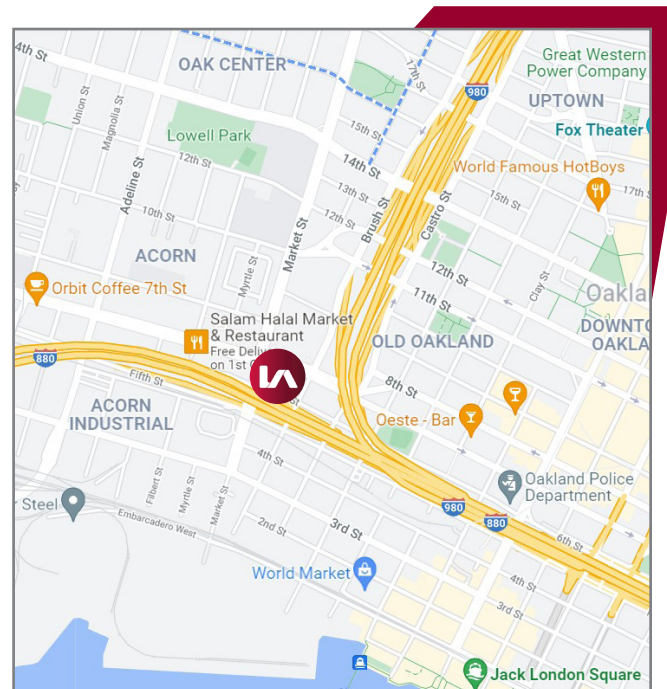
COMMERCIAL REAL ESTATE SERVICES



LISTING DATA:

- 13,600± SF on a 0.46± Acre Parcel
- Divisible into 2 Units- 8,000± SF & 5,600± SF
- Extensive Freeway Signage & Visibility
- 2,100± SF of 2nd Story Office Space
- CTU Construction
- 18'- 20' Clear Height
- 3 Roll Up Doors - 2 Oversized
- 400 Amps @ 240 Volts, 3-Phase Power
- 2" Gas Supply
- Traffic Flow - 443,000± Cars per Day
- Can Easily Divide for 2 Tenants
- Located at Intersection of Bay Bridge, 880 Hwy & 980 Hwy
- Fenced/Paved Parking Entrances on Brush & 6th
- Easy Access to I-880, Port of Oakland, San Francisco, Downtown Oakland, & Jack London
- Zoned CC-2 Community Commercial
- Unit A: 5,600± SF - Can be Delivered Vacant at Close
- Unit B: 8,000± SF - Leased through 1/31/2023
- Sale Price: \$4,012,000

DO NOT DISTURB TENANTS - CALL TO ARRANGE A TOUR



EXCLUSIVE AGENTS:

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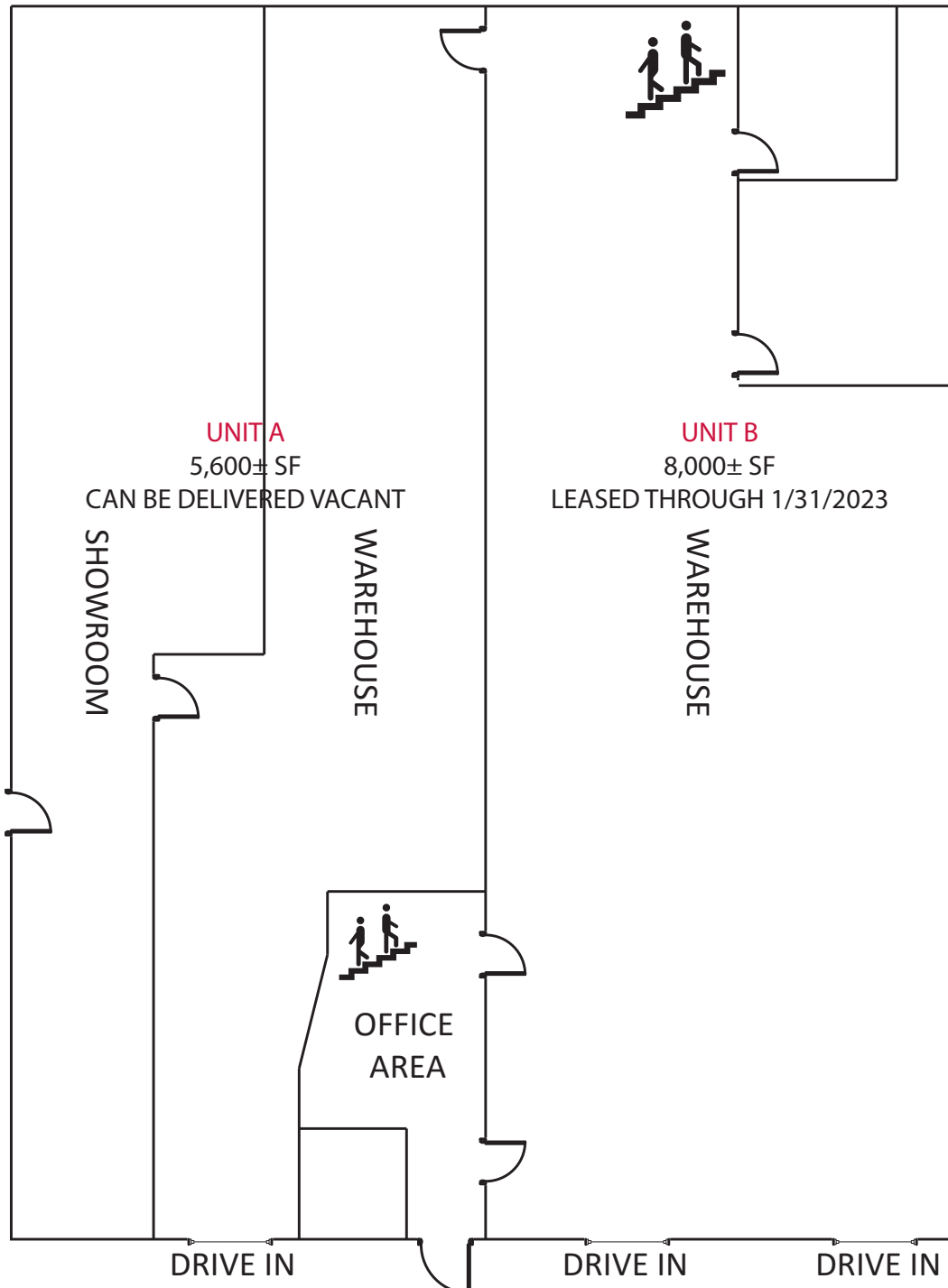
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