

2332 Fourth St.



FOR SALE **PRICE REDUCTION**

WEST BERKELEY – LEASED INVESTMENT and DEVELOPMENT SITE

LOCATION

2332 Fourth Street
700 Bancroft Way
710 Bancroft Way
2325 Third Street

OFFERED AT

~~\$10,750,000.00~~
**MAJOR PRICE
REDUCTION**
\$9,250,000.00

PROPERTY HIGHLIGHTS

- 3 light industrial buildings and 1 level development site
- Multi-tenant and single tenant buildings
- Allowable building height of 45' by permit
- FAR of 2 in MULI zone
- Views of San Francisco bay
- 4 blocks to Fourth Street Shops and Restaurants
- 4 blocks to BART Shuttle route

PARCEL

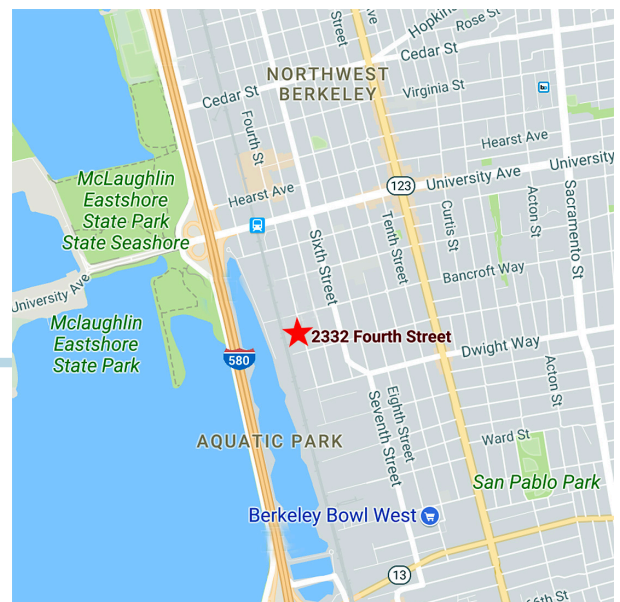
AP#: 056-1946-001-01

Improvements: ±34,300 sq.ft.

Parcel size: 1.46 Acres (±63,587 sq. ft.)

Zoning: Mixed Use–Light Industrial (M.U.L.I.)

Please Contact John Norheim or Steve Smith for further information



**NORHEIM
& YOST**

732 Addison Street
Suite "C"
Berkeley, CA 94710

John Norheim

BRE # 00770171

jn@noryost.com

510-527-3400 x10

Steve Smith

BRE# 01330154

ss@noryost.com

510-527-3400 x12

All information furnished herein was provided by sources deemed reliable, but no representation is made or implied as to the accuracy thereof.



2332 Fourth Street

±13,000 sq. ft. 10 tenant Lt. industrial building.
New construction, built in 2007, multi-tenant light industrial spaces designed by Kava Massih Architects.
Fully leased, off-street parking, high ceilings, mezzanines, great tenant mix.

700 Bancroft Way

±10,300 sq. ft. single tenant concrete warehouse.
Concrete warehouse and wood frame, 400 Amps 3 phase power, leased to Captive Spark.

710 Bancroft Way

±11,000 sq. ft. single tenant metal warehouse.
600 Amps 3 phase power, sprinklers, available.

2325 Third Street

±17,000 sq. ft. development site.

