

# 5976 Telegraph Ave.



**FORMER WILCO SUPPLY CO. BUILDING!**

## FOR LEASE

**RETAIL/OFFICE/STORAGE**

### PROPERTY HIGHLIGHTS

- Light Industrial building w/ offices & retail
- $\pm 3,000$  sq. ft. office/storage,  $\pm 16,300$  sq. ft. warehouse
- Divisible :  $\pm 3,000 - 19,379$  sq. ft., multi-tenant possible
- Level-in roll-up doors
- Private Parking lot
- Zoning RU-5
- Walk Score 85, Bike Score 99
- Only .7 miles to Rockridge BART
- Discounted rent available for shorter term storage
- TI allowance available for longer terms
- Lots of potential, flexible terms, and pricing. All deals considered... long and short term!

### SIZE

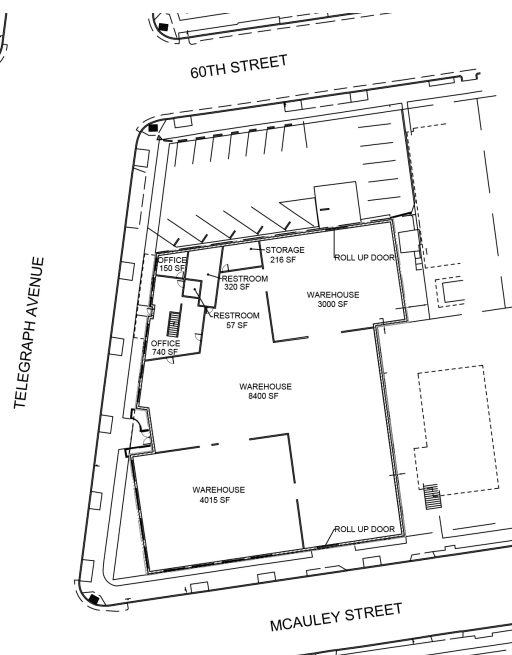
$\pm 19,379$  bldg.  
 $\pm 5,865$  parking lot

### OFFERED AT

Retail/office  
\$1.75 - \$2.00 NNN  
Storage \$1.00 NNN

### LOCATION

5976 Telegraph Ave., Oakland CA  
@ 60<sup>TH</sup> Street



**NORHEIM  
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# PROPERTY HIGHLIGHTS

