



FOR LEASE

DOCK-HIGH WAREHOUSE WITH COLD STORAGE IN BERKELEY'S GILMAN DISTRICT

LOCATION

950 Gilman St.
Suite 110
At 8th Street

OFFERED AT

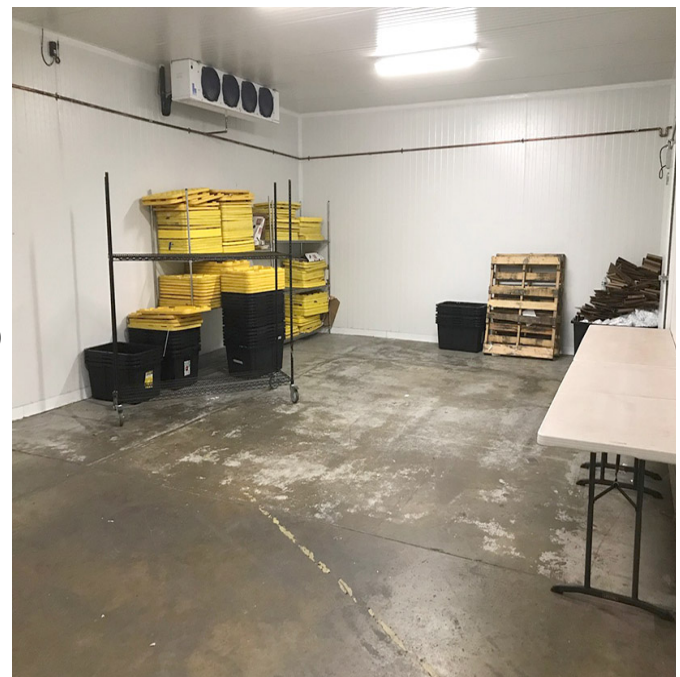
\$2.35/sq. ft./month IG

SIZE

± 4,455 sq. ft.

PROPERTY HIGHLIGHTS

- 20x35 ft. walk-in cooler and 15x10 ft. walk-in freezer
- Open layout with high ceilings and racks for storage
- Dock high roll-up door
- Exclusive yard with electric gate for parking or outside use
- Two bathrooms and mezzanine storage
- Light industrial Use only
- Tenant pays utilities and CAMs (\$.10 per sq. ft.)
- One block from Philz and Whole Foods with easy access to I-80



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