

801 Addison St.



FOR LEASE

WEST BERKELEY DOCK-HIGH WAREHOUSE

LOCATION

801 Addison St.
Corner of Addison
and 5th.

OFFERED AT

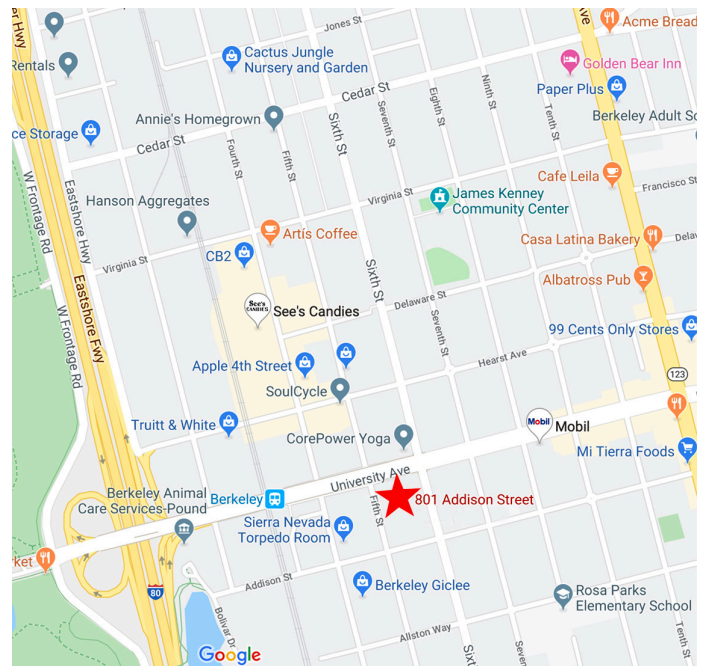
\$1.25 per sq. ft., IG

PROPERTY HIGHLIGHTS

- Single-user West Berkeley distribution warehouse
- Five double roll-up doors w/ dock-high and ramped loading access
- Dock levelers
- Clear span construction w/ clear height of 16 feet
- 400 Amp, 3-Phase power
- Approximately 1,400 sq. ft. of office
- Three bathrooms
- Barrel truss roof with six large skylights
- Five parking spots
- Large truck loading area
- MUR Zoning (with existing warehousing and distribution use allowed)
- Only a few blocks from the heart of Fourth St.
- Easy access to Interstate 80

SIZE

18,400 sq. ft.



**NORHEIM
& YOST**

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801 ADDISON STREET

