



# FOR LEASE

## WEST BERKELEY INDUSTRIAL BUILDING INCLUDING OFFICES

### PROPERTY HIGHLIGHTS

- 11,000± sq. ft. warehouse
- 600 Amps 3 phase power – Heavy distribution
- Fully sprinklered
- Three space heaters
- Skylights, Ceiling insulated
- Semi dock-high, and level-in roll up doors
- Highly improved office space, Conference rooms
- Zoned MULI Mixed Use Light Industrial
- Shared use of courtyard
- Kitchen/ Breakroom, three bathrooms
- New LED lighting
- Many improvements
- Major remodel to code
- Available 2/1/2023

### LOCATION

710 Bancroft Way

### OFFERED AT

\$1.85 / sq. ft. IG

### SIZE

11,000± sq.ft.



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