

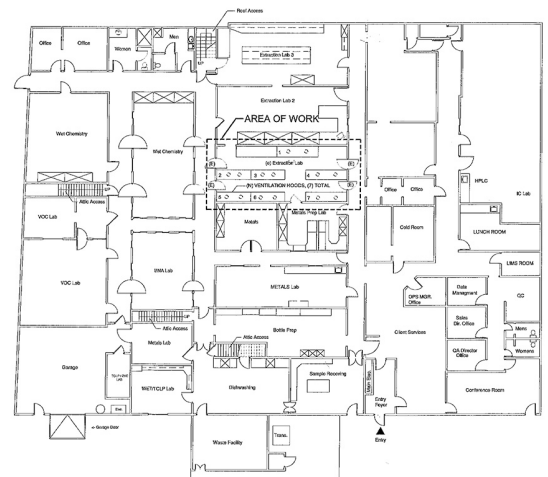
**WEST BERKELEY PROPERTY
LAB FACILITY/WAREHOUSE CONVERSION/
MUR DEVELOPMENT SITE**

- Concrete block building
- Carrier income thru 12/31/2024
- Currently occupied by testing lab
- Lease terminates 12/31/2024
- 2000 amps 3 phase power
- Off street parking
- Substantial laboratory improvements
- Private offices conference room
- 2 sets of bathrooms
- Multiple lab rooms and fume hoods
- Building can accommodate multiple tenants
- Zoning: MUR Mixed Use Residential
- APN # 56-1942-24-1

22315 - 2323 Fifth Street
Between Bancroft
and Channing

\$6,405,000.00

18,300± sq. ft. Building
20,944 sq. ft. Parcel



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