

# 1070 40th Street



## FOR LEASE

### LIGHT INDUSTRIAL SPACE ON THE EMERYVILLE BORDER

#### PROPERTY HIGHLIGHTS

- Concrete block construction
- Four free off-street parking spaces
- Two roll-up grade-level and dock-high doors
- 3-phase, 200-amp, 120/240V power (tenant to verify)
- Six skylights, gas heater, 14' to 16' clear height, LED warehouse lights
- Office open floorplan including private office, breakroom, and kitchenette, HVAC
- HBX-2 zoning custom/light manufacturing retail permitted
- Easy access to Bay Bridge and freeways
- Near Emery-go round shuttle/ MacArthur Bart Station
- Available immediately

**LOCATION**  
1070 40th Street  
Oakland

**OFFERED AT**  
\$1.35 sq. ft. IG

**SIZE**  
±7,100 sq. ft.



**NORHEIM  
&  
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