



# 941-945 Aileen St.

## FOR SALE

### LIGHT MANUFACTURING/WAREHOUSE NORTH OAKLAND

#### LOCATION

941-945 Aileen St.  
Oakland

#### OFFERED AT

\$3,900,000.00  
(\$150 PSF)

#### SIZE

±26,000 sq. ft. of buildings  
±25,287 sq. ft. parcel

#### PROPERTY HIGHLIGHTS

- Owner, user or development opportunity to residential or live/work
- Currently used for a millwork shop/office business
- Brick and concrete block construction
- Office area has three work areas with built-in workstations, exterior windows, wood floors, kitchenette, and restroom
- Warehouse area has heavy power, 7 roll up doors, several skylights
- Three restrooms, lunchroom
- Four off-street parking spaces
- HBX-1, S-13 Zoning
- Available immediately
- Near Berkeley/Emeryville border



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