



# FOR SALE or LEASE

## OAKLAND INDUSTRIAL WITH SECURE PARKING

### LOCATION

2515 Willow Street  
Oakland

### OFFERED AT

\$2,000,000 /  
\$1.15 / IG

### PROPERTY HIGHLIGHTS

- Across the street from planned EBMUD Service Center
- Nine secure parking spaces
- Three-phase, 400 amp power
- Three restrooms, one with shower
- Plumbing for kitchenette
- Three grade-level roll-up doors
- ±25 feet clear height no posts
- Conference room, two private offices, one large office (operations office) with view of warehouse, reception area, open office space, IT closet
- Seller financing available five years
- CIX-IC/S-19 Zoning

### SIZE

±10,000 sq. ft. on ±14,088 sq. ft. parcel  
including ±2,000 of 2<sup>nd</sup> floor office  
±14,088 sq. ft. parcel



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