

±154,619 SF FOR LEASE



First-mile advanced industrial facility



2756 Alvarado St
San Leandro, CA 94509

Property Description

Building Area: ±154,619 SF

Office w/ Mezzanine: ±10,664 SF

Building Dimension: 572' x 240'

Clear Height: 32' clear min

Docks: 21 dock high, 2 grade level

Column Spacing: 52' x 60' typical

Truck Court Depth: 135' - 140'

Trailer Parking: 21 spaces

Auto Parking: 165 stalls

Power: 2,500 amps

Sprinklers: ESFR

Rail: Potential

Delivery: Available now



±1 mile to I-880

±4 miles to Oakland Airport

±5 miles to I-580

±10 miles to Port of Oakland

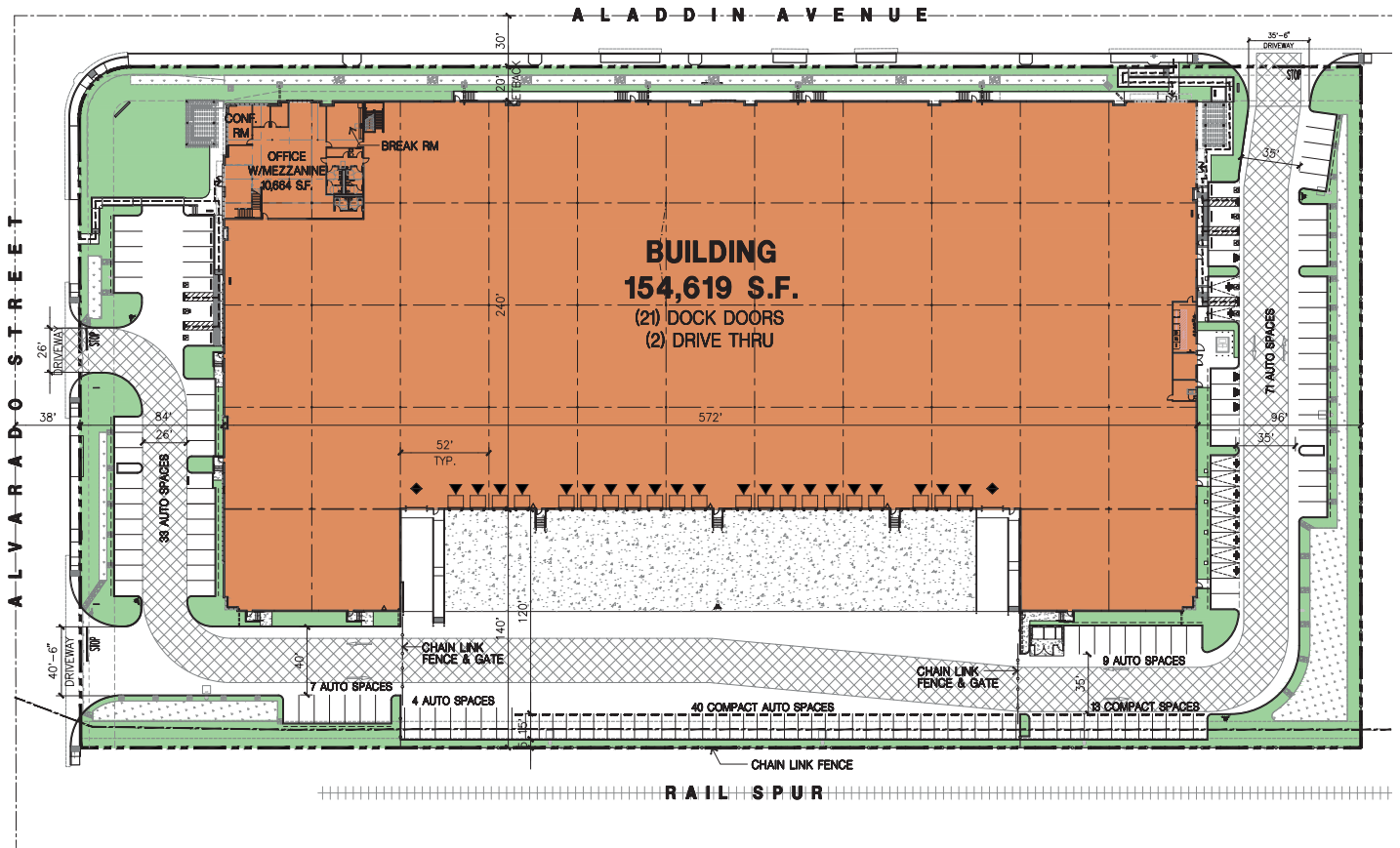
±26 miles to San Francisco Airport

±154,619 SF FOR LEASE



First-mile advanced industrial facility

New construction, Class A Development



Click here for
Virtual Tour

Warehouse: ±143,955 SF

Office: ±10,664 SF

1st Floor Office: ±5,719 SF

2nd Floor Mezzanine: ±4,945 SF

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First-mile advanced industrial facility

State of the art construction paired with innovative design - ideal for advanced industrial user



Architectural design & high identity that resonates for HQ



Above standard power



High-speed internet and data via San Leandro Lit



Glass line of windows for natural lighting



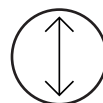
Indoor/outdoor workspaces



Flexible parking with ability to [super park \(click to download plan\)](#)



Opportunity to build collaborative office work environments



High clearance for specialized equipment



Class A industrial building attributes

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San Leandro's demographics represent a diverse consumer and employee base

1 ACCO Engineered Systems
2 COSTCO
3 Drake's Brewing Co.
4 21st Amendment Brewery
5 Energy Recovery
6 Torani Foods
7 Ceva Logistics | Wayfair
8 Independent Electric Supply
9 Daltile

10 Friant
11 Coca-Cola
12 Caterpillar
13 Lineage Logistics
14 Floor & Decor
15 UPS
16 Kaiser Permanente

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First-mile advanced industrial facility

Nearby amenities provide users various dining and retail options



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