



# For Lease

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## San Leandro Business Park

1515-1525 Alvarado Street | San Leandro, CA

### Property Description

Approximately  $\pm 62,801$ - $\pm 135,002$  sq. ft. portion of a larger warehouse /distribution facility, with the ability to expand within the  $\pm 275,975$  square foot San Leandro Business Park.

### Property Features

- Approximately 8,000 SF of office - two locations
- Three (3) grade-level doors
- Sixteen (16) dock-high positions
- $\pm 28'$ - $30'$  interior ceiling clearance
- Fully sprinklered
- Well-landscaped business park setting
- Partially insulated
- Make ready improvements recently completed
- Immediate access to I-880 via Davis St. or Marina Blvd.
- Close proximity to the Port of Oakland and Oakland Int'l Airport
- Available Now
- Call Brokers for tour

Lease Rate: \$1.15 NNN/PSF

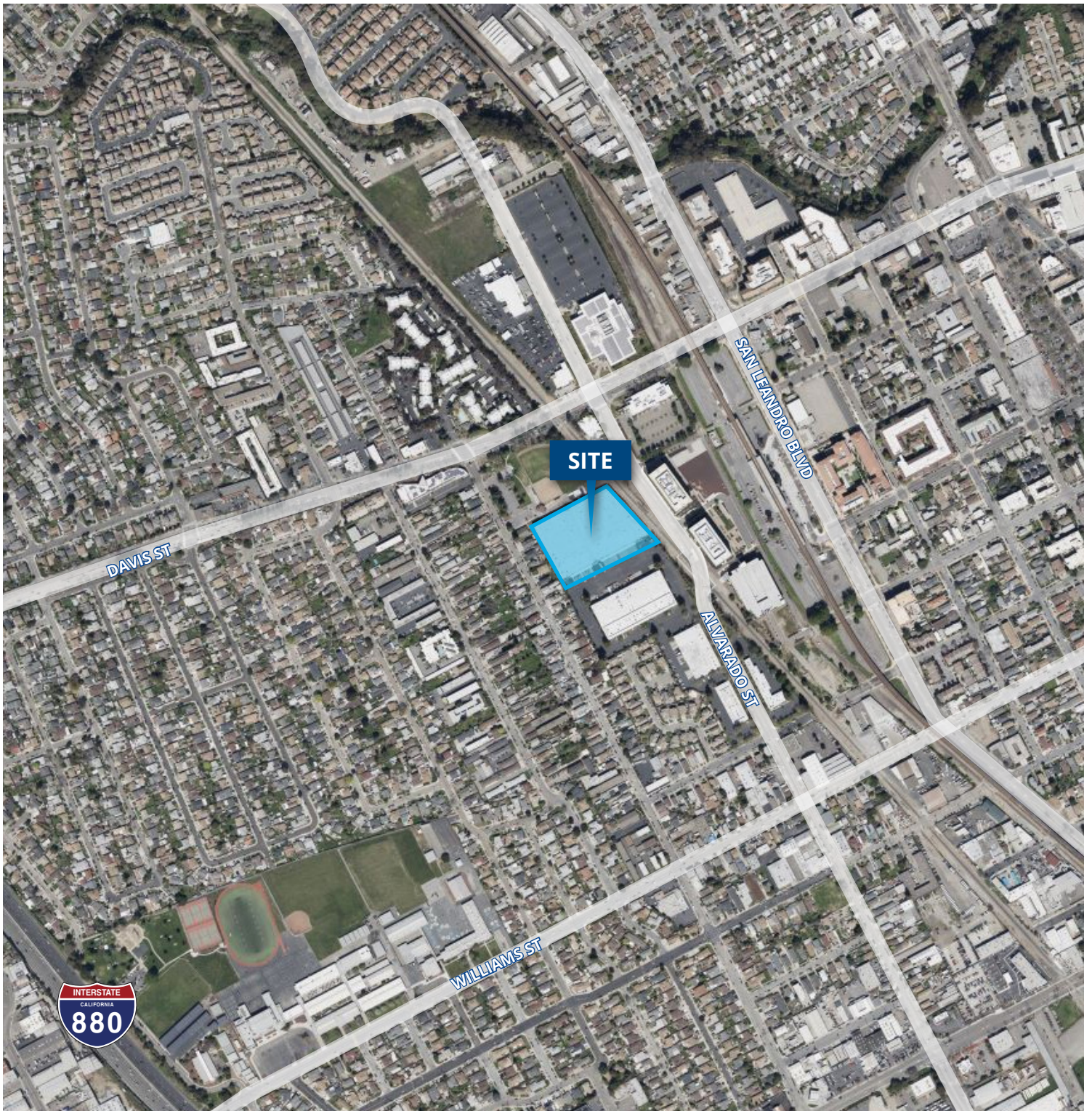
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# For Lease

Industrial and Office Space

## San Leandro Business Center

1670 Alvarado Street  
San Leandro, CA 94577



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- Ability to expand within the ±275,975 square foot business park
- Immediate access to San Leandro BART
- Easy access to I-880
- Close to the Port of Oakland and the Oakland International Airport

## Features & Amenities

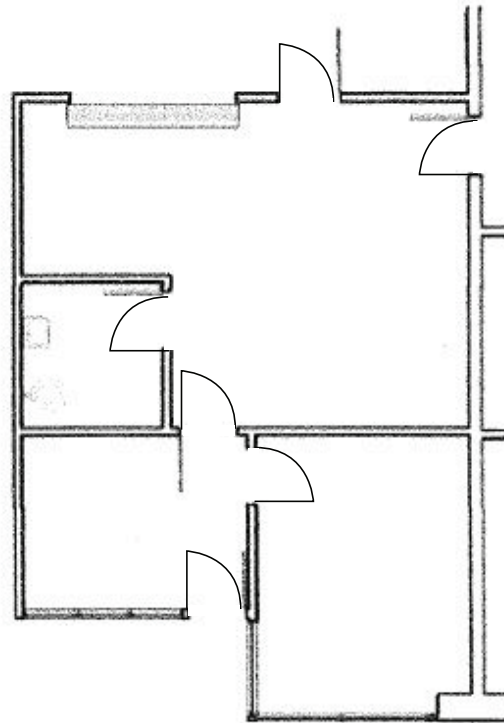
Unit	SF	Office	GL	Avail.	Rate
<b>1670 Alvarado, Unit 2</b>	785 SF	40% Office/60% Warehouse	1	NOW	\$1.45 psf/month NNN
<b>1670 Alvarado, Unit 8</b>	1,212 SF	20% Office/80% Warehouse	1	NOW	\$1.45 psf/month NNN
<b>1670 Alvarado, Unit 9</b>	1,017 SF	30% Office/70% Warehouse	1	NOW	\$1.45 psf/month NNN
<b>1670 Alvarado, Unit 10</b>	1,830 SF	100% Office	0	NOW	\$1.45 psf/month NNN



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Unit	SF	Office	GL	Avail.	Rate
1670 Alvarado, Unit 2	785 SF	40% Office/60% Warehouse	1	NOW	\$1.45 psf/month NNN



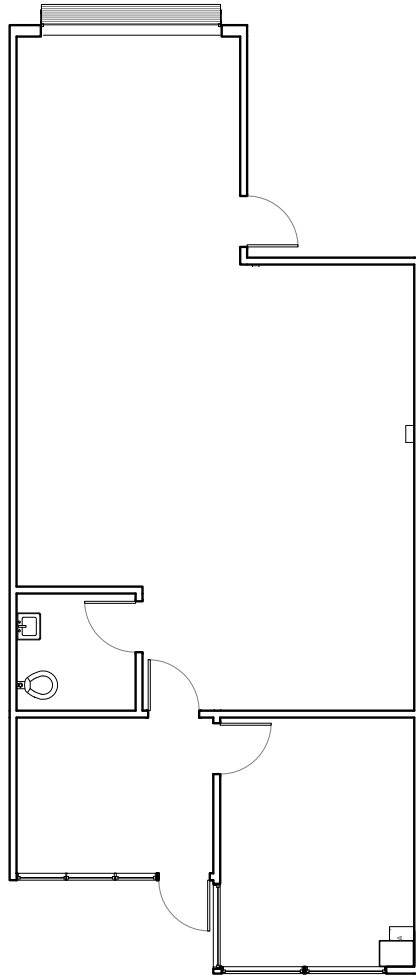
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Unit	SF	Office	GL	Avail.	Rate
1670 Alvarado, Unit 8	1,212 SF	20% Office/80% Warehouse	1	NOW	\$1.45 psf/month NNN



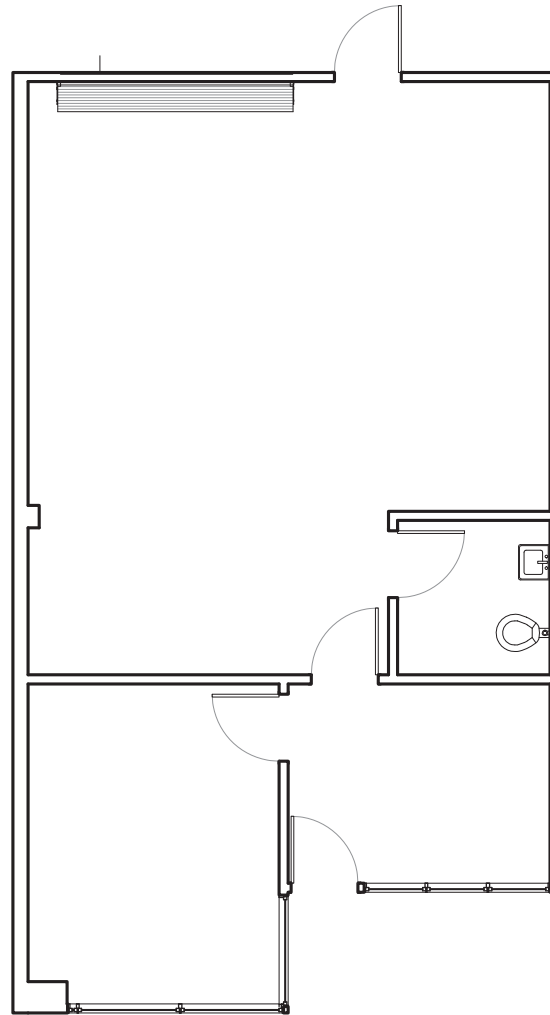
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Unit	SF	Office	GL	Avail.	Rate
1670 Alvarado, Unit 9	1,017 SF	30% Office/70% Warehouse	1	NOW	\$1.45 psf/month NNN



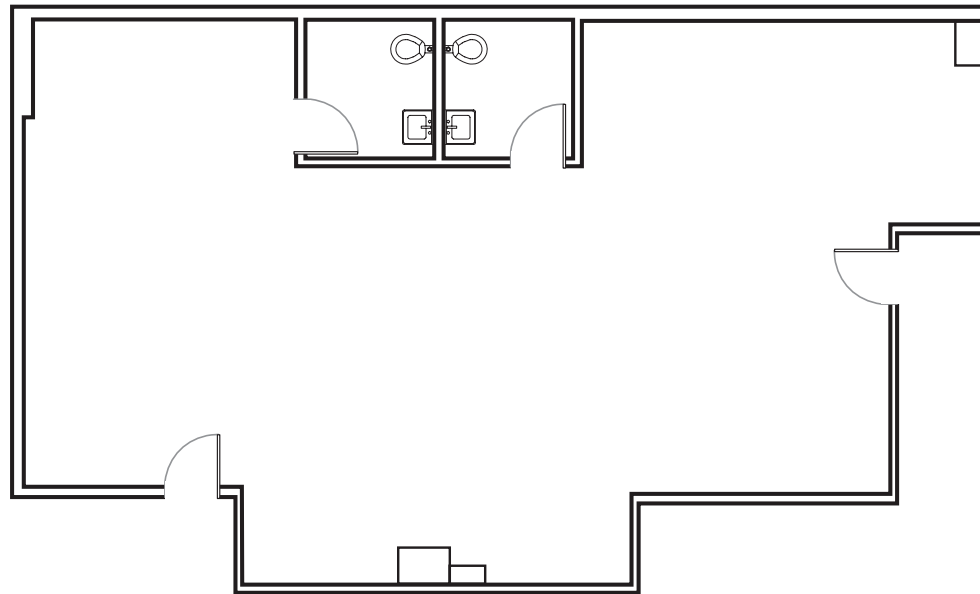
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Unit	SF	Office	GL	Avail.	Rate
1670 Alvarado, Unit 10	1,830 SF	100% Office	0	NOW	\$1.45 psf/month NNN



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## San Leandro Business Center

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San Leandro, CA



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