



FOR SALE
HIGHLY FLEXIBLE / DUAL USE
OFFICE / WAREHOUSE
EMERYVILLE / OAKLAND

LOCATION: 1078 60th Street at the Emeryville / Oakland border.

DESCRIPTION: This approximately 8,250-square-foot building is contiguous with its own 6,000-square-foot (+/-) gated parking lot! Currently configured into two sections, this is a great opportunity for an owner/user to occupy a portion and lease the remainder.

Front Section: Approximately 5,120 square feet (+/-) comprised of about 3,100 feet of gorgeous office space and 2,000 ft of high-cube warehouse.

Rear Section: Approximately 3,150 square feet comprised of about 1,400 square feet of upgraded office space and 1,750 feet of warehouse.

The building was constructed in 1988, later remodeled, recently upgraded and updated with many high-end finishes, including Pergo-style flooring, marble and granite finishes, numerous skylights and designer lighting.

SIZE: Approximately 8,250 square feet, plus a 6,000-square-foot (+/-) gated parking lot.

PRICE: \$1,600,000 / \$193.94 per square foot.

EXCLUSIVE AGENT

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