

Industrial Lease Comp

Address: 1102 6 th Street, Berkeley	
Price: \$5,400/mo gross	Cost per sq.ft.: \$0.80/sq.ft. gross
Unit Size: 6,750 sq.ft.	Yard: approx 3,000 sq.ft.
Start Date: November 15, 2013	On Market: 4 months
Terms, Conditions, Comments: 10 year lease with 3.0% annual increases, 4 months of free rent.	
Landlord: KJD Investments LLC	Tenant: Chaim LLC dba Covenant Wines
Listing Broker:	Leasing Broker: Scott Robinson Robinson Real Estate



PROPERTY FEATURES:

- ◆ Approximately 20,700 Sq. Ft.
- ◆ Includes ±3,000 SF of Office Space
- ◆ Fully Sprinklered
- ◆ One (1) Dock High Loading Door (with Leveler)
- ◆ Two (2) Grade Level Roll-Up Doors
- ◆ 16' (to truss) - 25' (to ceiling) Clear Height
- ◆ 21 Off Street Parking Spaces

COMMENTS:

- ◆ Fenced Parking & Staging Area
- ◆ Zoned MUI (Check with City of Berkeley for Accepted Uses)
- ◆ Excellent West Berkeley Location Just Minutes from I-80

LEASE RATE:

- ◆ \$0.70/SF I.G.

