

Industrial Lease Comp

<b>Address:</b> 6355 Hollis St. Emeryville	
<b>Price:</b> \$11,200/month gross	<b>Cost per sq.ft.:</b> \$0.70/sq.ft. gross
<b>Unit Size:</b> 16,000 sq.ft.	<b>Parking Lot:</b> 5 car parking
<b>Start Date:</b> February 15, 2014	<b>On Market:</b> renew of existing lease
<b>Terms, Conditions, Comments:</b> 5 year lease renew with 3.0% annual increases to base rent.	
<b>Landlord:</b> Jeanne Robinson	<b>Tenant:</b> McLaughlin Coffee Company Inc.
<b>Listing Broker:</b> Scott Robinson Robinson Real Estate	<b>Leasing Broker:</b> Same



**Available  
Prime Emeryville Warehouse/LT. MFG. Space**

**Location: 6355 Hollis Street, Emeryville California**

Approx 16,000 sq.ft. warehouse/industrial building that features

*Approx 1,800 sq.ft. offices  
Drive-in Loading  
Sprinklers*

*Seismically to Code  
1,200 amp 3 phase power  
Excellent Natural Light*

**LEASE PRICE: \$0.77/sq.ft. gross**

**FOR FURTHER INFORMATION PLEASE CONTACT Scott Robinson 510/914-8785**

*Or email [scott@robinsonreal.com](mailto:scott@robinsonreal.com)*

*Information Herein Deemed Reliable but not Guaranteed.*