

Industrial Lease Comp

Address: 1349 64 th Street, Emeryville CA	
Price: \$8,800 per month gross	Cost per sq.ft.: \$1.10/sq.ft.
Building Size: 8,000 sq.ft.	Yard Area: 6 car parking
Start Date: August 15, 2017	On Market: 3 months
Terms, Conditions, Comments: 5 year lease w/3% annual increases, 1 month of free rent. Rental rate is for warehouse shell and office only, not refrigeration. Tenant bought 2,500 sq.ft. refrigerator for \$25,000 along with security system for \$1,500.	
Landlord: Klinknerville Court LLC	Tenant: Bizz Trading, Inc. dba Bizzup Depot
Listing Broker: Robinson Real Estate, Scott Robinson and Ben Enos	Leasing Broker: Aria Realty, Richard Hong

WAREHOUSE

FOR LEASE



***Well-Located Emeryville Warehouse Space
1349 64th St., Emeryville, CA***

An approximate ± 8,000 sq.ft. of warehouse space, featuring:

- ◆ 2 ADA Restrooms
- ◆ 6 Off Street Parking Spaces
- ◆ Approx. 700 sq.ft. of Office
- ◆ 3 PH 400 amp power (verify)
- ◆ Roll Up Door – Grade Level
- ◆ Approx. 2,500 sq.ft. refrigeration*
- ◆ Access from both 63rd and 64th St.
- ◆ Sprinklers

**Refrigeration space available at additional cost*

LEASE PRICE: \$8,800/month gross

Information Herein Deemed Reliable but not Guaranteed.