

Industrial Lease Comp

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Address: 2829 7 th Street, Berkeley | |
| Price: \$3,225/mo gross | Cost per sq.ft.: \$1.08/sq.ft, gross |
| Building Size: 3,000 sq.ft. | Parking: 3 off street |
| Start Date: July 1, 2015 | On Market: 3 months |
| Terms, Conditions, Comments: 5 year lease with 3% annual increases. One – 5 year lease option with 4% annual increases, two months free rent. Tenant took unit in “as is” condition. | |
| Landlord: Jeanne Robinson | Tenant: Ancient Organics |
| Listing Broker: Scott Robinson & Ben Enos Robinson Real Estate | Leasing Broker: Same |



Berkeley Light Industrial/Warehouse Building for Lease

High Identity Location
2829 7th Street, Berkeley CA

Approximately 3,000 sq. ft. of building and 800 sq. ft. of off street parking:

- ◆ Easy Freeway Access
- ◆ Off Street Parking
- ◆ ADA Bathroom
- ◆ New Space Heater
- ◆ 240V 3 Phase Power 150 amps
- ◆ Partitioned Office Area
- ◆ Drive in Door
- ◆ New Sprinklers

LEASE PRICE: \$3,300.00/month gross

FOR FURTHER INFORMATION PLEASE CONTACT
Scott Robinson 510/914-8785 or Ben Enos 510/842-5053