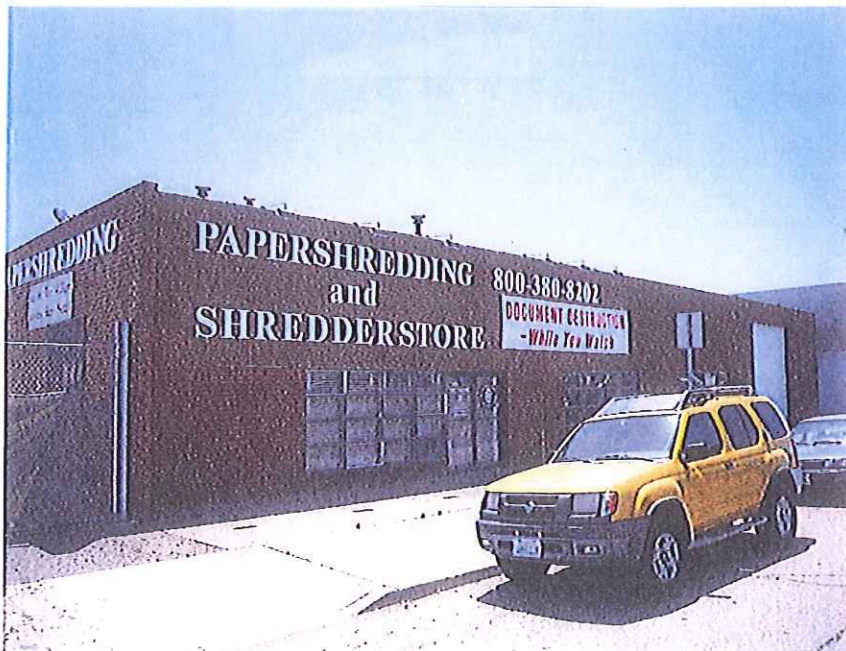




Industrial Lease Comp	
Address: 1461 Eastshore Hwy Berkeley	
Price: \$9,184 per month gross	Cost per sq.ft.: \$0.96/sq.ft.
Building Size: 9,600 sq. ft.	Parcel/ Yard Area: 10,000 sq. ft.
Start Date: May 1, 2016	On Market: Renew of lease
Terms, Conditions, Comments: 5 year lease extension – Flat for 2 years then with 3% annual increases	
Landlord: HFR Properties LP - Howard Robinson	Tenant: Berkeley Shred
Listing Broker: Robinson Real Estate, Scott Robinson	Leasing Broker: Same



## EASTSHORE FREEWAY - BERKELEY WAREHOUSE

**LOCATION:** 1461 Eastshore Frontage Road, Berkeley, CA.  
**IMPROVEMENTS:** An approximate 9,600 Sq. Ft. Industrial Warehouse with 10,000 Sq. Ft. Yard Area with the following features:

- \* 1,400 sq.ft. Office Space
- \* 1,600 sq. ft. Showroom
- \* 10,000 sq.ft. Yard area
- \* 480volt, 3'phase
- \* 2 Drive In Doors
- \* 14-20' Clear Height

**\$8160 per month gross**

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