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| Industrial Lease Comp | |
| Address: 1036 Ashby Ave, Berkeley, CA | |
| Price: \$8,700 per month gross | Cost per sq.ft.: \$0.79/sq.ft. |
| Building Size: 11,000 sq.ft. | Yard Area: approx. 2,500 sq.ft. |
| Start Date: February 1, 2016 | On Market: 1 month |
| Terms, Conditions, Comments: 5 year lease with 3% annual increases. Tenant took the property in "as-is" condition. | |
| Landlord: Cohen Investment Company | Tenant: Rain Design Inc. |
| Listing Broker: Robinson Real Estate, Scott Robinson & Ben Enos | Leasing Broker: Starboard TCN – Sean Ford |

WAREHOUSE



FOR LEASE

**FOR LEASE – WEST BERKELEY LIGHT
MANUFACTURING WAREHOUSE
1036 ASHBY AVENUE, BERKELEY**

An approximate ± 11,000 Sq. Ft. Warehouse Featuring:

- ◆ 1,350 sq. ft. Office/ Showroom
- ◆ 480 volt, 3 phase, 400 amp
- ◆ 14' to Beam to 22' clear height
- ◆ Dock Hi Loading
- ◆ Skylights
- ◆ 2,500 sq.ft. shared yard area

LEASE PRICE: \$8,700/month gross (\$0.79/sq.ft.)

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