

FOR LEASE > ±42,750 SF CLASS A WAREHOUSE BUILDING
(DIVISIBLE TO ±16,894 SF & ±25,856 SF)



Polvorosa Business Park

2265 POLVOROSA AVENUE | SAN LEANDRO, CA



Polvorosa Business Park is designed for office, sales & service, R&D and light industrial tenants. Its unparalleled amenities and beautifully landscaped setting provide a professional environment for today's business. Located in San Leandro with immediate access to Interstate 880 and the Oakland International Airport, Polvorosa Business Park provides a direct link to key commercial and industrial centers throughout the entire Bay Area. It is less than 30 minutes to either San Francisco, San Jose, or the Tri-Valley.

Contact Us

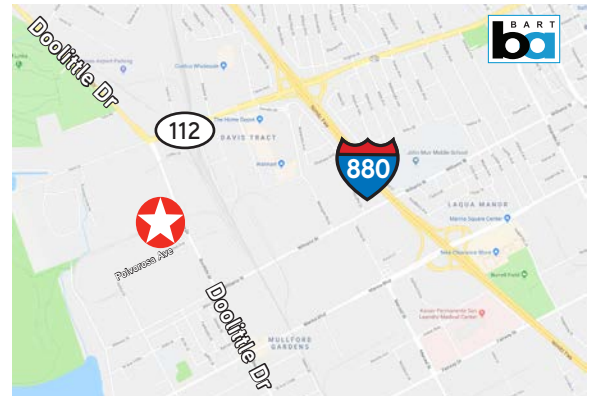
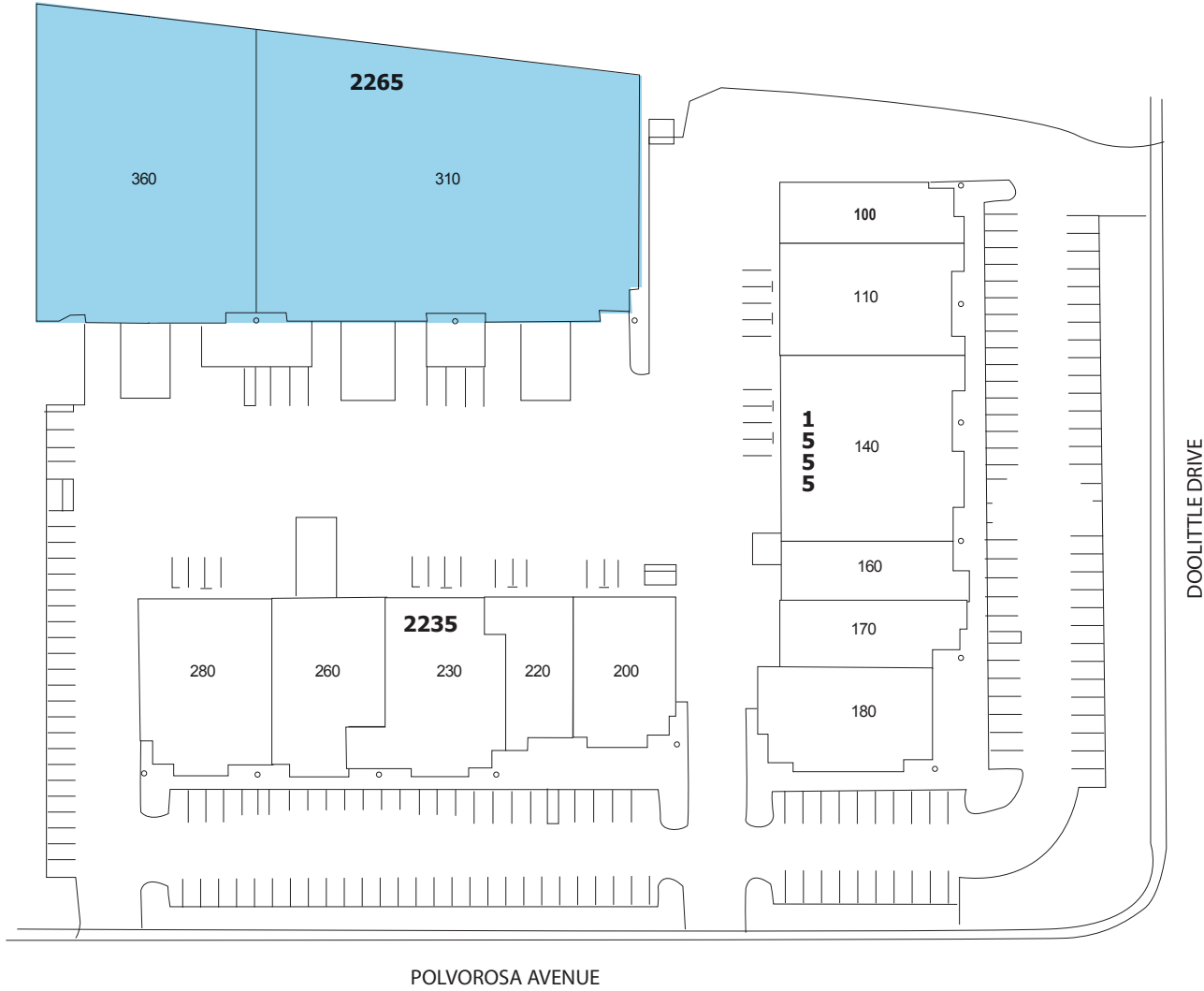
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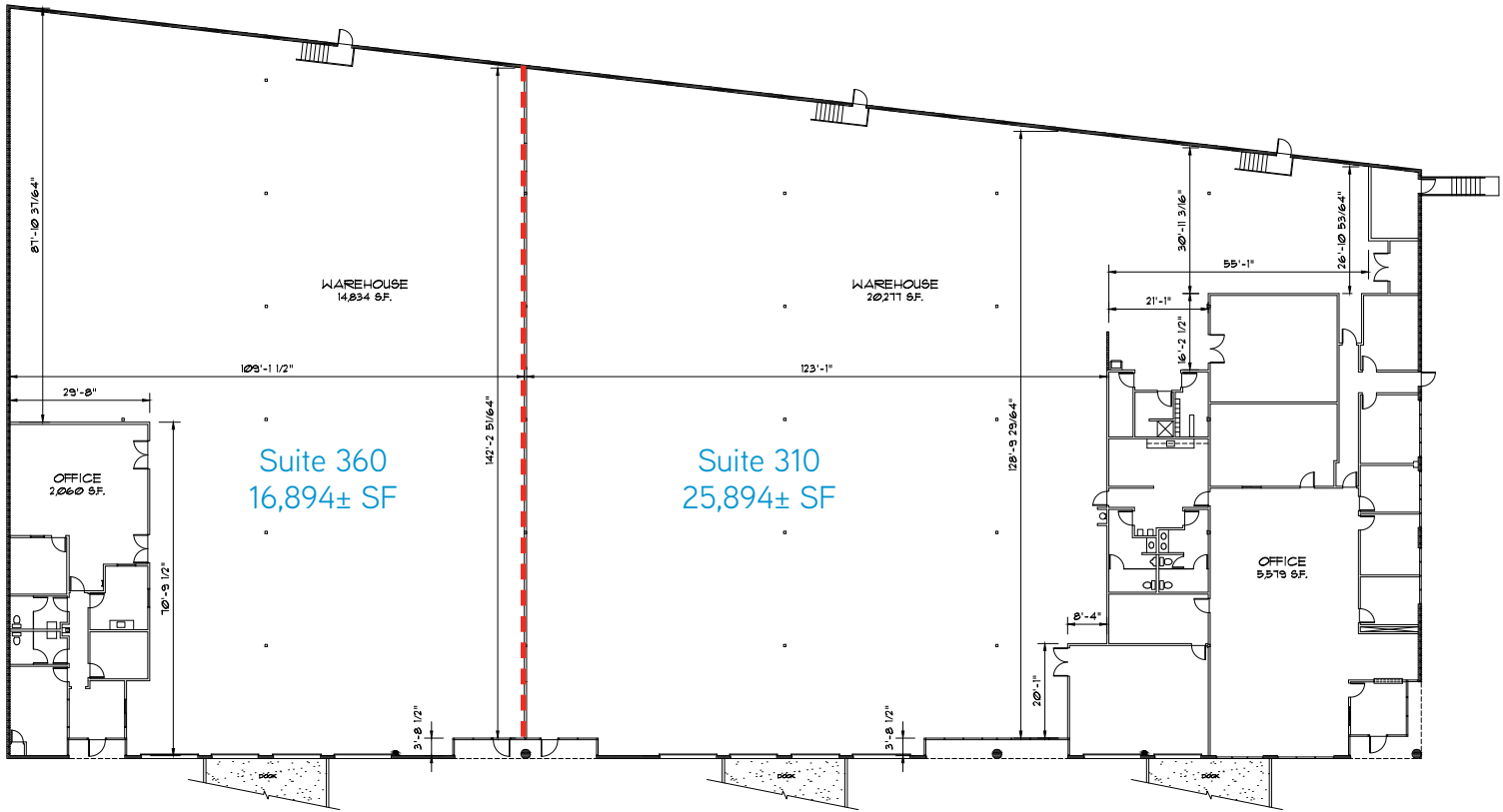


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Property Description

- > Total: 42,750 SF
- > Divisible to 16,894 SF & 25,856 SF
- > Warehouse: 35,111 SF
- > Office: 7,639 SF
- > Loading: 5 loading docks & 5 grade level doors
- > Clear Height: 22'-26'
- > Heavy Power: 2,000 amps @ 480v 3 phase
(please confirm with electrician)

Rent: \$0.85/SF/month NNN

(Expenses are currently estimated at \$0.25/SF/month)

Suite 360

- > Total: 16,894 SF
- > Warehouse: 14,834 SF
- > Office: 2,060 SF
- > Loading: 2 loading docks & 2 grade level doors
- > Heavy Power: 1,200 amps @ 480v 3 phase

Suite 310

- > Total: 25,894 SF
- > Warehouse: 20,277 SF
- > Office: 5,579 SF
- > Loading: 3 loading docks & 3 grade level doors
- > Heavy Power: 800 amps @ 480v 3 phase

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