



**WAREHOUSE**



**FOR LEASE**

**1042 ASHBY AVE., BERKELEY  
INDUSTRIAL WAREHOUSE WITH YARD  
Ideally Located Immediately Off I-80**

*An approx. ± 6,000 Sq. Ft. Warehouse with approx. 4,000 sq.ft. Yard, Featuring:*

- ◆ 2 Roll-Up Doors
- ◆ Fully Sprinklered
- ◆ Private Restroom
- ◆ 200 amp, 3-phase power (verify)
- ◆ Great Natural Light
- ◆ Approx. 1,200 sq.ft. of Office
- ◆ Drive-In Loading
- ◆ Secure Parking/Yard Area
- ◆ Good Clear Height
- ◆ Frontage on both Ashby & Murray

**LEASE PRICE: \$10,000/month gross**

*FOR FURTHER INFORMATION PLEASE CONTACT:*

**Scott Robinson 510-914-8785**  
*Or email [scott@robinsonreal.com](mailto:scott@robinsonreal.com)*

**Drake Walker 510-982-6248**  
*Or email [drake@robinsonreal.com](mailto:drake@robinsonreal.com)*

<b>CITY:</b>	<i>Berkeley</i>	<b>LISTING CO.:</b>	<i>Robinson Real Estate</i>
<b>ADDRESS:</b>	<i>1042 Ashby Ave.</i>	<b>LISTING AGENTS:</b>	<i>Scott Robinson &amp; Drake Walker</i>
<b>CROSS STREET:</b>	<i>San Pablo Ave.</i>	<b>PHONE #:</b>	<i>510-914-8785, 510-982-6248</i>
<b>SPACE AVAIL:</b>	<i>± 6,000 sq. ft. / 4,000 yard</i>	<b>AVAILABILITY:</b>	<i>September 1, 2020</i>
<b>PRICE:</b>	<i>\$10,000/month gross</i>	<b>BRE #:</b>	<i>00969296</i>
<b>PROPERTY TYPE:</b>	<i>Warehouse</i>	<b>FEE TO S.O.:</b>	<i>3.0% of rents – years 1-5</i>

*Information Herein Deemed Reliable but not Guaranteed.*