



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.
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	

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

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

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