



Industrial Lease Comp

<b>Address:</b> 1303 66 <sup>th</sup> St, Emeryville CA	
<b>Price:</b> \$4,300 per month gross	<b>Cost per sq.ft.:</b> \$1.09 /sq.ft.
<b>Building Size:</b> 3,950 sq.ft.	<b>Yard Area:</b> N/A
<b>Terms, Conditions, Comments:</b> 5 year lease w/ 3.0% annual increases, Tenant took space in "as-is" condition	
<b>Landlord:</b> Rebori Trust	<b>Tenant:</b> Paxio Inc.
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson & Ben Enos	



**Emeryville Small Shop/Warehouse for Lease**  
**1303 66<sup>th</sup> Street, Emeryville**

*Approximately 3,950 sq. ft. of industrial building:*

- ◆ *Ground Floor Warehouse ± 3,300 sq. ft.*
- ◆ *1<sup>st</sup> Floor Office ± 400 sq. ft. – 2<sup>nd</sup> Floor Office ± 250 sq. ft.*
- ◆ *Carpet and Tile with Sink*
- ◆ *12' Truck Door (Electric)*
- ◆ *Skylights in Warehouse*
- ◆ *3 phase 240 Volt*
- ◆ *Shower and Kitchenette*
- ◆ *16' Clearance*
- ◆ *Perfect for Contractor*
- ◆ *Warehouse has Open Layout*

**LEASE PRICE: \$4,300/month gross - (\$1.09/sq. ft.)**

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*Deemed Reliable but not Guaranteed.*