

## Industrial Lease Comp

<b>Address:</b> 1349 64 <sup>th</sup> Street, Emeryville CA	
<b>Price:</b> \$8,800 per month gross	<b>Cost per sq.ft.:</b> \$1.10/sq.ft.
<b>Building Size:</b> 8,000 sq.ft.	<b>Yard Area:</b> 6 car parking
<b>Terms, Conditions, Comments:</b> 5 year lease w/3% annual increases, 1 month of free rent. Rental rate is for warehouse shell and office only, not refrigeration. Tenant bought 2,500 sq.ft. refrigerator for \$25,000 along with security system for \$1,500.	
<b>Landlord:</b> Klinknerville Court LLC	<b>Tenant:</b> Bizz Trading, Inc. dba Bizzup Depot
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson and Ben Enos	

WAREHOUSE



FOR LEASE

### *Well-Located Emeryville Warehouse Space 1349 64<sup>th</sup> St., Emeryville, CA*

*An approximate ± 8,000 sq.ft. of warehouse space, featuring:*

- ◆ 2 ADA Restrooms
- ◆ 6 Off Street Parking Spaces
- ◆ Approx. 700 sq.ft. of Office
- ◆ 3 PH 400 amp power (verify)
- ◆ Roll Up Door – Grade Level
- ◆ Approx. 2,500 sq.ft. refrigeration\*
- ◆ Access from both 63<sup>rd</sup> and 64<sup>th</sup> St.
- ◆ Sprinklers

*\*Refrigeration space available at additional cost*

**LEASE PRICE: \$8,800/month gross**

*Information Herein Deemed Reliable but not Guaranteed.*