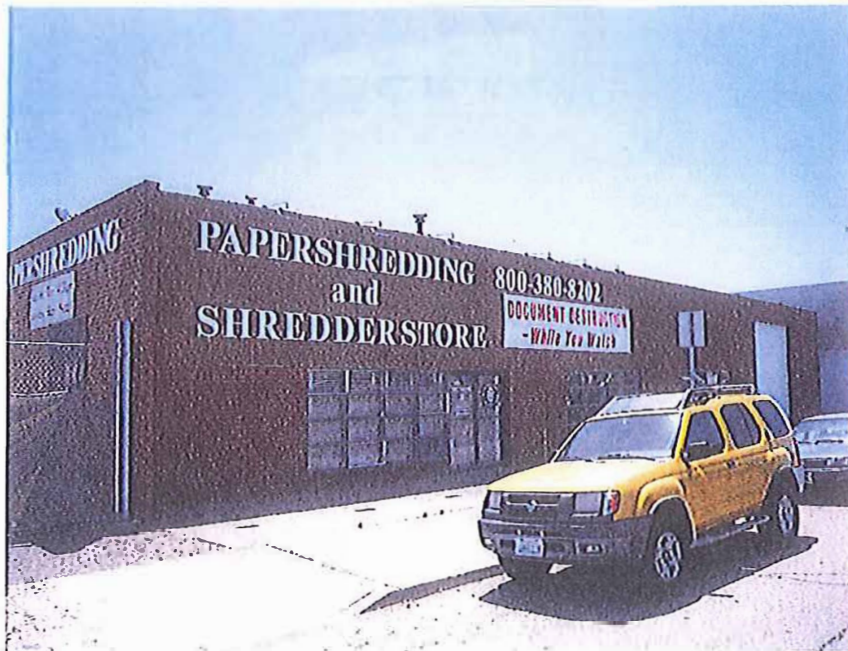




Industrial Lease Comp	
Address: 1461 Eastshore Hwy Berkeley	
Price: \$9,184 per month gross	Cost per sq.ft.: \$0.96/sq.ft.
Building Size: 9,600 sq. ft.	Parcel/ Yard Area: 10,000 sq. ft.
	On Market: Renew of lease
Terms, Conditions, Comments: 5 year lease extension – Flat for 2 years then with 3% annual increases	
Landlord: HFR Properties LP - Howard Robinson	Tenant: Berkeley Shred
Listing Broker: Robinson Real Estate, Scott Robinson	Leasing Broker: Same



EASTSHORE FREEWAY - BERKELEY WAREHOUSE

LOCATION: 1461 Eastshore Frontage Road, Berkeley, CA.
IMPROVEMENTS: An approximate 9,600 Sq. Ft. Industrial Warehouse with 10,000 Sq. Ft. Yard Area with the following features:

- * 1,400 sq.ft. Office Space
- * 1,600 sq. ft. Showroom
- * 10,000 sq.ft. Yard area
- * 480volt, 3'phase
- * 2 Drive In Doors
- * 14-20' Clear Height

\$8160 per month gross

FOR FURTHER INFORMATION PLEASE CONTACT Scott Robinson 510/914-8785