

Industrial Lease Comparable

Address: 801 Addison St., Berkeley CA	
Leasing Price: \$11,600 per month gross	Cost per Sq. Ft.: \$0.63 per sq.ft. gross
Building Size: 18,400 sq.ft.	No. Parking Spaces: 16
	On Market: 9 Months
Terms, Conditions, Comments: 5 year Lease with 3% annual increases. One 3 year option to renew @ fair market rental. Lessor will re-carpet 1st & 2nd floor offices and complete ADA ramp & exterior dock system.	
Landlord: Presley Properties LLC etal.	Tenant: Takara Sake USA
Listing Broker: Scott Robinson, Robinson Real Estate	Listing Broker: Same



AVAILABLE FOR LEASE NOW

***± 18,000 sq.ft. West Berkeley Distribution Warehouse
801 Addison St...near University Ave.***

New Interior/ Exterior Paint, Sealed Floors, All New Lights, New Drive-in ramp, More Skylights

- ± 16,945 sq. ft. Shop/Warehouse
- Skylights, well ventilated
- ± 1,325 sq. ft. Office
- 16 Off-Street Parking
- 11 Dock High - 1 Drive-in
- Clear span, no columns
- 3 Restrooms
- Motion Sensor Lighting
- Well Distributed 3Φ 400 amp
- Close to I-80 Freeway

\$12,500/ month gross (69¢/sq. ft.)