



<b>Address:</b> 963 61 <sup>st</sup> Place Oakland, CA	
<b>Price:</b> \$5,285 per month gross	<b>Cost per sq.ft.:</b> \$0.95/sq.ft.
<b>Building Size:</b> 5,560 sq.ft.	<b>Yard Area/Parking:</b> 4 truck spaces
	<b>On Market:</b> 4 months
<b>Terms, Conditions, Comments:</b> 5 year lease with 3% annual increases. Tenant taking the space in "as-is" condition.	
<b>Lessor:</b> Schurman Family Company TIC	<b>Lessee:</b> Paradise Moving & Storage LLC
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson and Ben Enos	<b>Leasing Broker:</b> Same

**Hi-Cube  
Working  
Warehouse**



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***North Oakland on the Emeryville Border For Lease  
963 61<sup>st</sup> Place (Stanford Business Center Complex)***

***An Approx. 5,560 sq.ft warehouse with the following features:***

- *Off Street Yard/Parking*
- *Dock- Hi (2) & Drive-In (1)*
- *100 amp, 3Phase*
- *Great Natural Light*
- *Easy freeway access*
- *650 sq.ft. offices*
- *Clear Height 25'-35'*
- *Good flow for products*