



<b>Address:</b> 1334 62 <sup>nd</sup> Street, Emeryville, CA	
<b>Price:</b> \$4,200,000	<b>Cost per Sq.Ft.:</b> \$247.06 / Sq.Ft
<b>Building Size:</b> 17,000 Sq.Ft.	<b>Parcel Size:</b> 20,589 Sq. Ft.
<b>Terms, Conditions, Comments:</b> Buyer taking the space in "as-is" condition. Current tenant, Gasket Specialties Inc, on a month-to-month lease at closing and expected to relocate shortly to a building they own in Richmond, CA. Buyers, post tenant leaving, will redevelop the building into Bio Lab Sciences space for lease.	
<b>Buyer:</b> Indiana Avenue LLC	<b>Seller:</b> 1334 62 <sup>nd</sup> Street LLC
<b>Listing Broker:</b> Robinson Real Estate, Scott Robinson and Drake Walker	<b>Selling Broker:</b> Same

**WAREHOUSE**



**FOR SALE**

**1334 62<sup>nd</sup> Street, Emeryville**  
**LIGHT MANUFACTURING WAREHOUSE**

*An approximate ± 17,000 Sq. Ft. Warehouse Featuring:*

- ◆ Yard/Parking 5,300 Sq. Ft.
- ◆ Dock-Hi (2) & Drive-In (1)
- ◆ 400min-800max amp, 3Ph (verify)
- ◆ Approx. 3,200 Sq. Ft. of office
- ◆ Easy freeway access
- ◆ Lunch/Break Room/Kitchen
- ◆ Clear Height 12'-16'
- ◆ Large Conf. Room & offices

**SALE PRICE: \$4,250,000**