# For Sale

# **Owner-User Warehouse With Leased Investment Building**

1025 98th Ave. Oakland, CA 94603

#### **Property Description:**

Building A - 41,620 Sf

- Available to an Owner-User
- ♦ 5 Grade Level Doors
- 1 Dock High Ramp
- 3 Covered Dock High Bays

#### Building B - 17,340 Sf

- Leased by RNK Pacific Investments LLC Inc. (Cannabis Cultivation)
- Leased Through 1/31/2025
- Option to extend to 2030
- Annual Rent \$482,443 NNN
- 3 Grade Level Doors

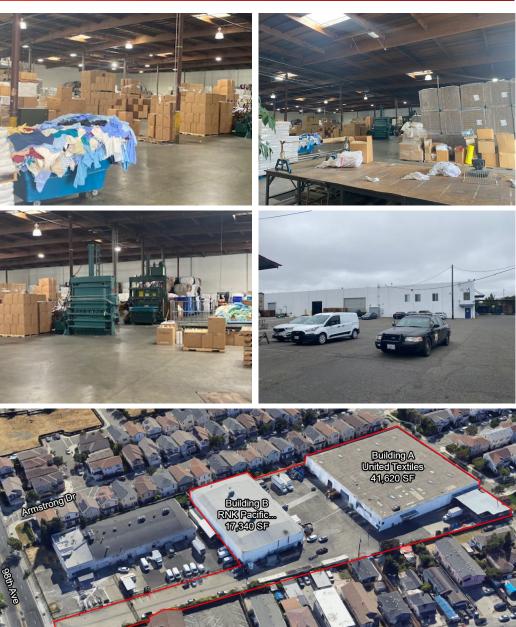
# **Location:**

- East of the 880
- Between San Leandro St and International Blvd.

# Zoning:

IG/S-19:General Industrial Zone with S-19 Health & Safety Protection Combining Zone Regulations. Allows General Manufacturing, Warehousing, Wholesale Sales, Nurseys and More

For Sale: Call For Price



### WIESE & ASSOCIATES

REAL ESTATE BROKERAGE AND MANAGEMENT

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