

For Lease

2300 Polvorosa Ave

San Leandro, CA

±20,000 SF Warehouse
Second story office available



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Property specifications

| | |
|--------------------|-----------------------------------|
| Building size | ±79,629 |
| Available s.f. | ±20,000 |
| Total site | ±3.5 Acres |
| Office s.f. | Second story office available |
| Available | Now |
| Column spacing | 40' x 40' |
| Clear height | 23' - 26' |
| Dock doors | 3 |
| Drive-In doors | 1 |
| Crane | 4-Ton Bridge Crane |
| Warehouse lighting | LED |
| Fire suppression | 0.19GPM/2,000 SF Sprinkler System |
| Power | (Tenant to Confirm) |
| Zoning | IG |
| Built | 1973 |
| Price | \$1.00 PSF Gross |



±20,000 SF
Size



23' - 26'
Clear Height



40' x 40'
Column Spacing



3/1
Dock Doors/
Drive-In Doors



Drive times

Area Ports

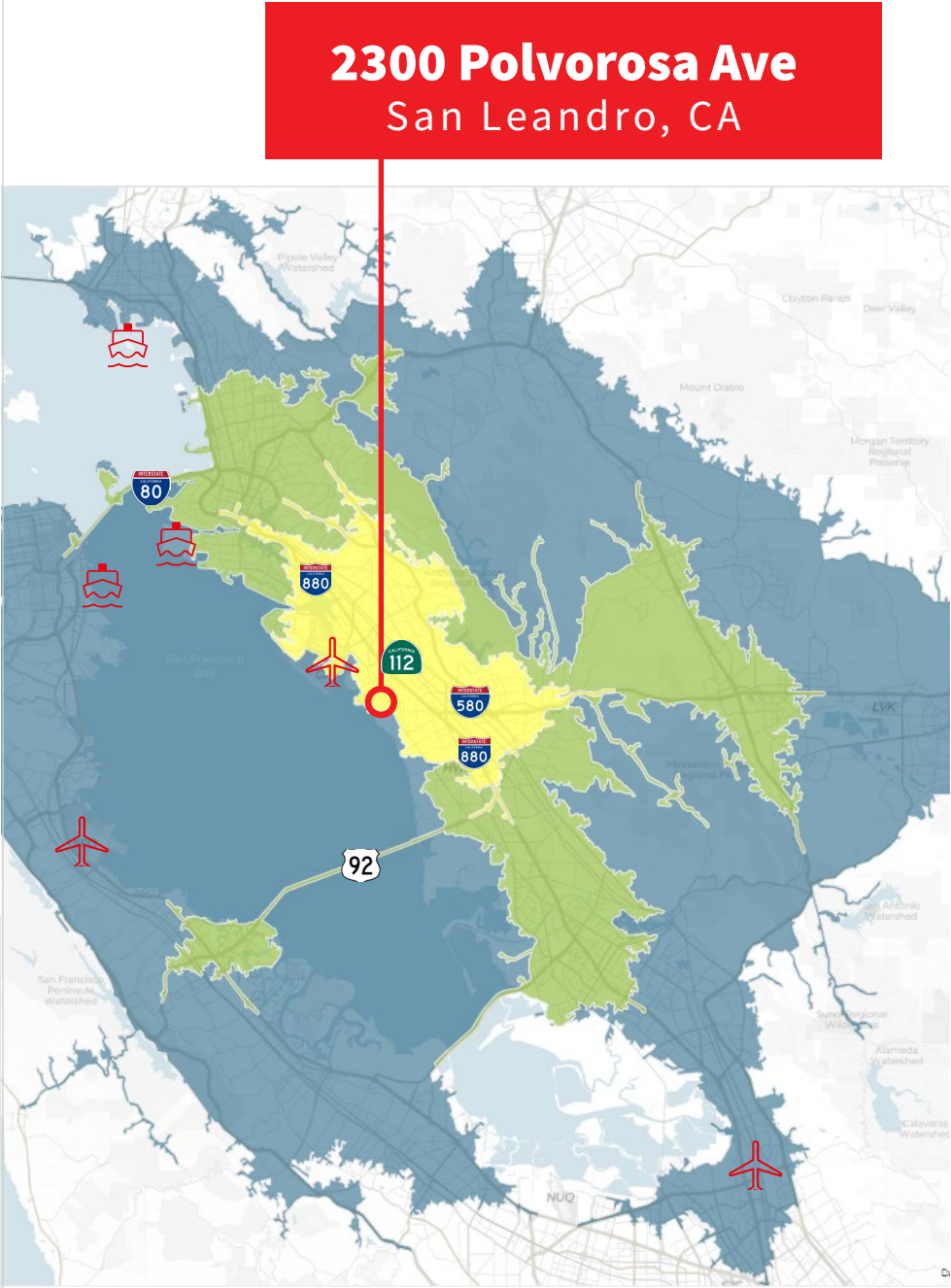
| | |
|-----------------------|------------|
| Port of Oakland | 9.7 miles |
| Port of San Francisco | 20.6 miles |
| Port of Richmond | 21.8 miles |

Area Airports

| | |
|---------------|------------|
| Oakland | 2.1 miles |
| San Francisco | 27.8 miles |
| San Jose | 33.1 miles |

Location Highlights

- Direct access to Doolittle Drive and Oakland Airport
- Close access to I-880, Hwy 112 and I-580
- Available Now



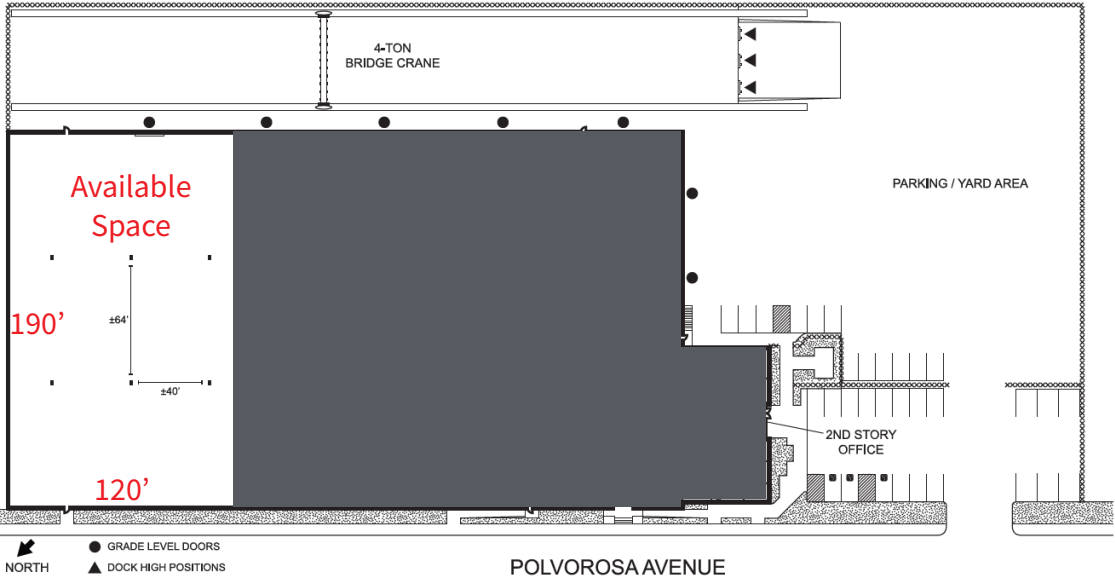
Drive times

- 15 Minutes
- 30 Minutes
- 45 Minutes

Demographics

Demographic Profile: San Leandro, CA

| | |
|-------------------------------------|-----------|
| Total population | 90,866 |
| Average Household Size | 2.83 |
| Median Age | 40.5 |
| Average Household Income | \$149,154 |
| % with Bachelor’s Degree and Higher | 36.90% |
| Median Net Worth | \$180,385 |
| 2022 Total Businesses | 4,217 |
| 2022 Total Employees | 40,824 |
| 2027 Per Capita Income | \$51,673 |



90,866

Total Population



40,824

Total Employees

Area Overview Map



★ 2300 Polvorosa Ave

Site photos - 2300 Polvorosa Ave, San Leandro



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Contact

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