

For Lease

2300 Polvorosa Ave

San Leandro, CA

±20,000 SF Warehouse
Second story office available



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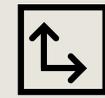


Property specifications

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

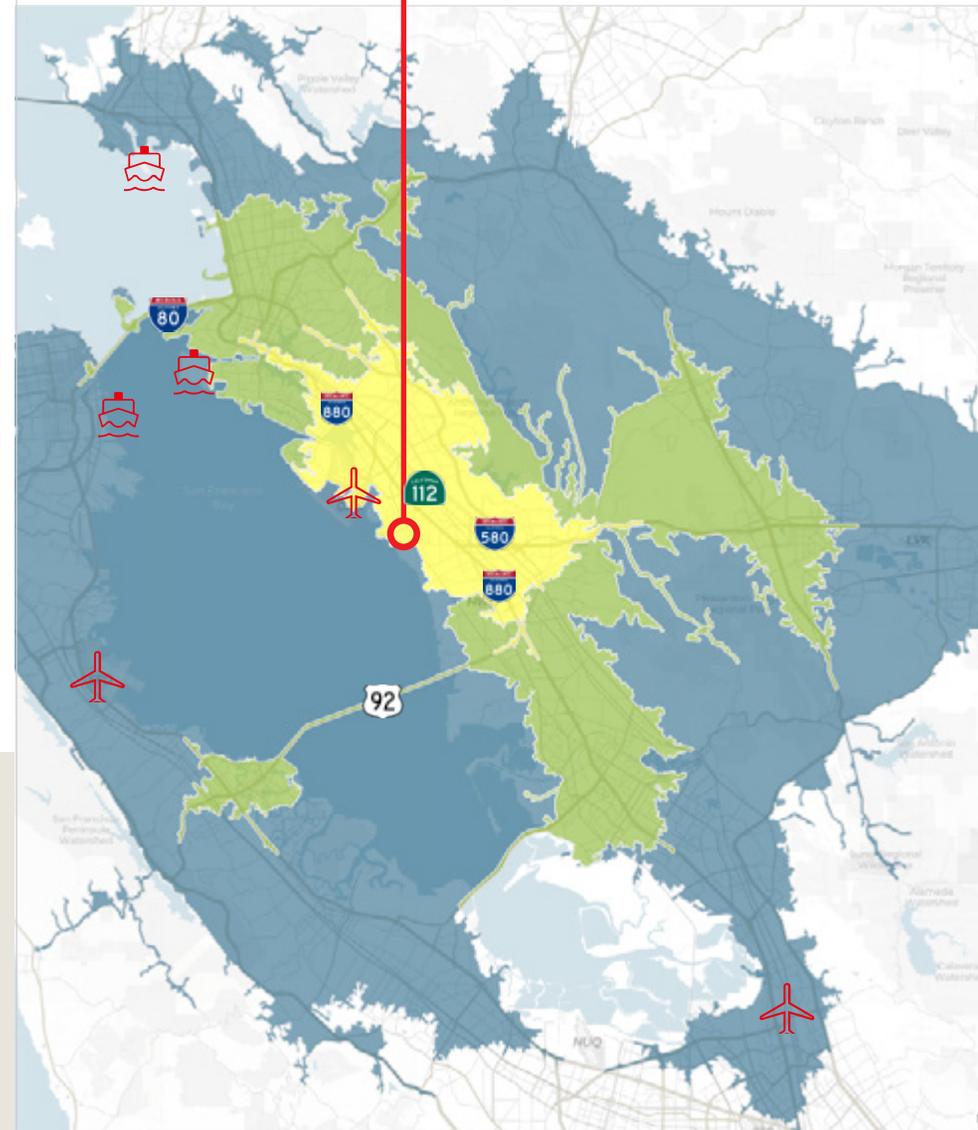
Area Airports

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

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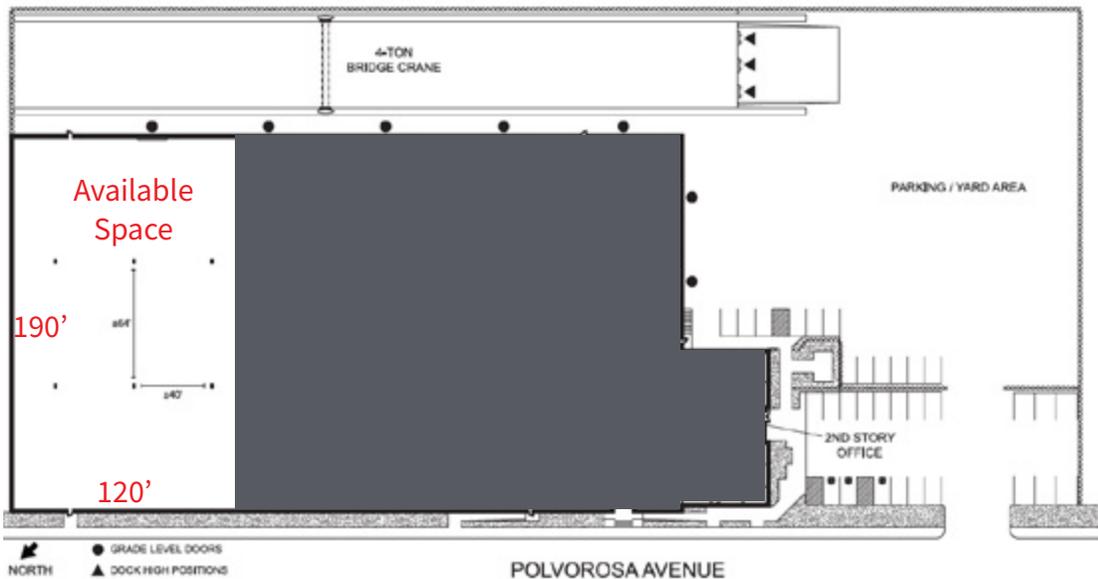
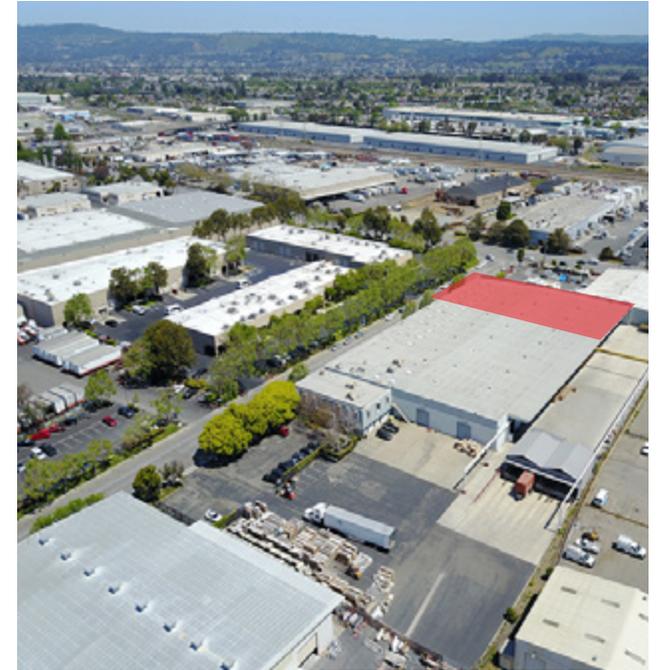
Drive times

- 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

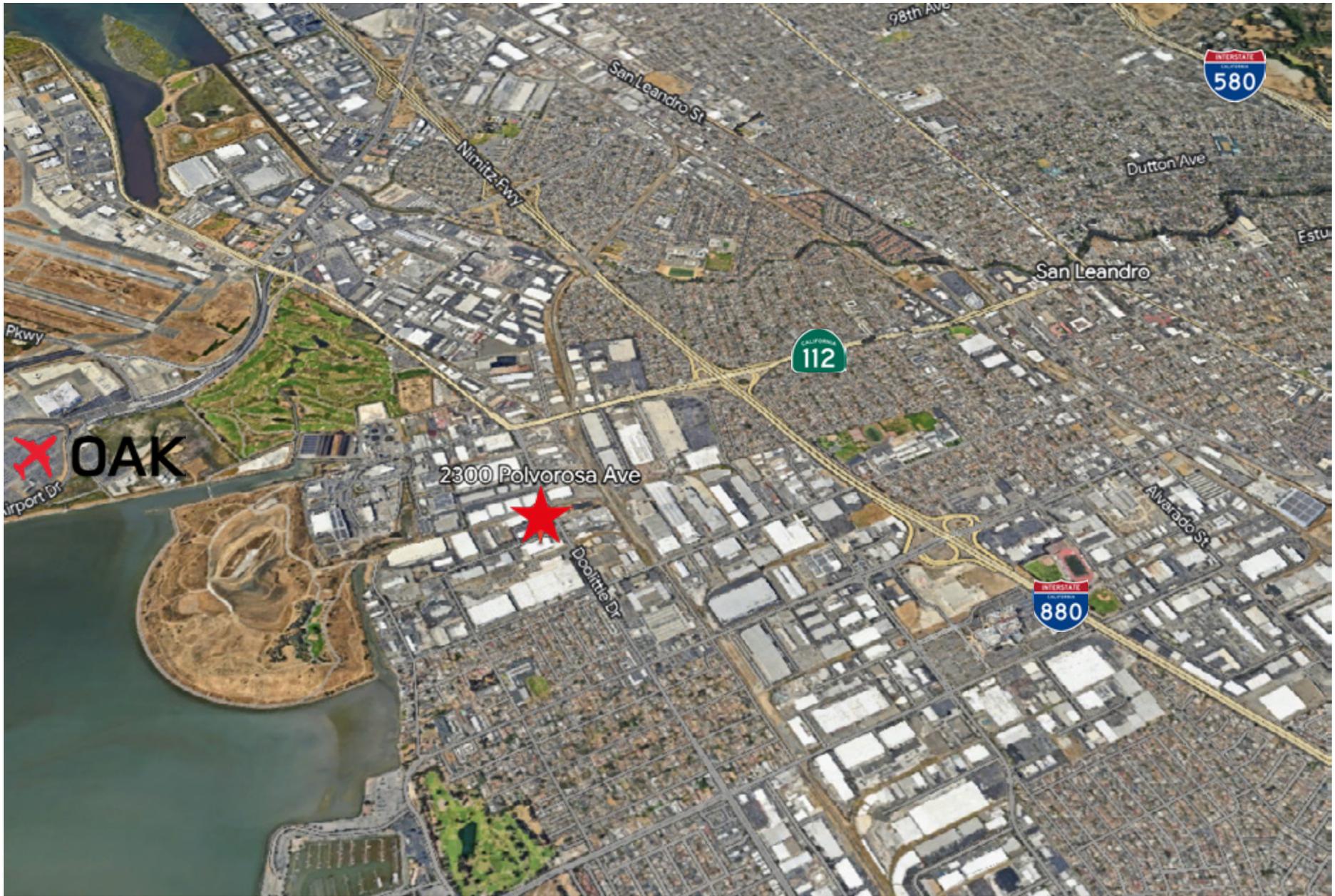
Total Population



40,824

Total Employees

Area Overview Map



★ 2300 Polvorosa Ave



Site photos - 2300 Polvorosa Ave, San Leandro



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