

2484 Baumann Avenue • San Lorenzo



Baumann Avenue Distribution Center

±121,686 SF on ±6.6 Acres Available

1% bonus on top of a full market commission
on deals signed by 7/1/2026



Make Ready Improvements Complete

Jason Ovdia
+1 510 285 5360
jason.ovadia@jll.com
RE Lic. #01742912

Eddie Shuai
+1 510 285 5368
eddie.shuai@jll.com
RE Lic. #01454419

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260.

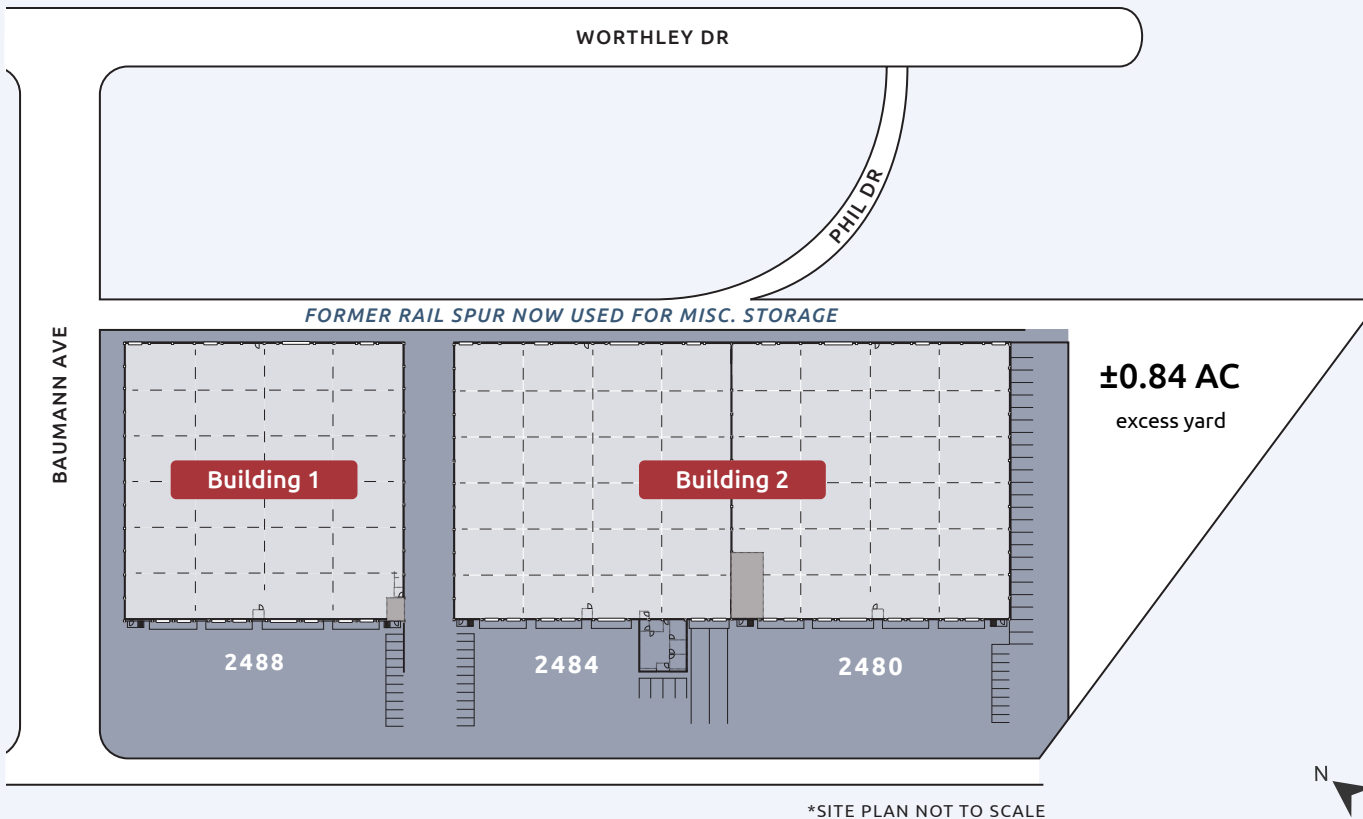
[Site Video](#)









Building Information

±121,686 SF

Building 1: ±40,196 SF

Building 2: ±81,490 SF

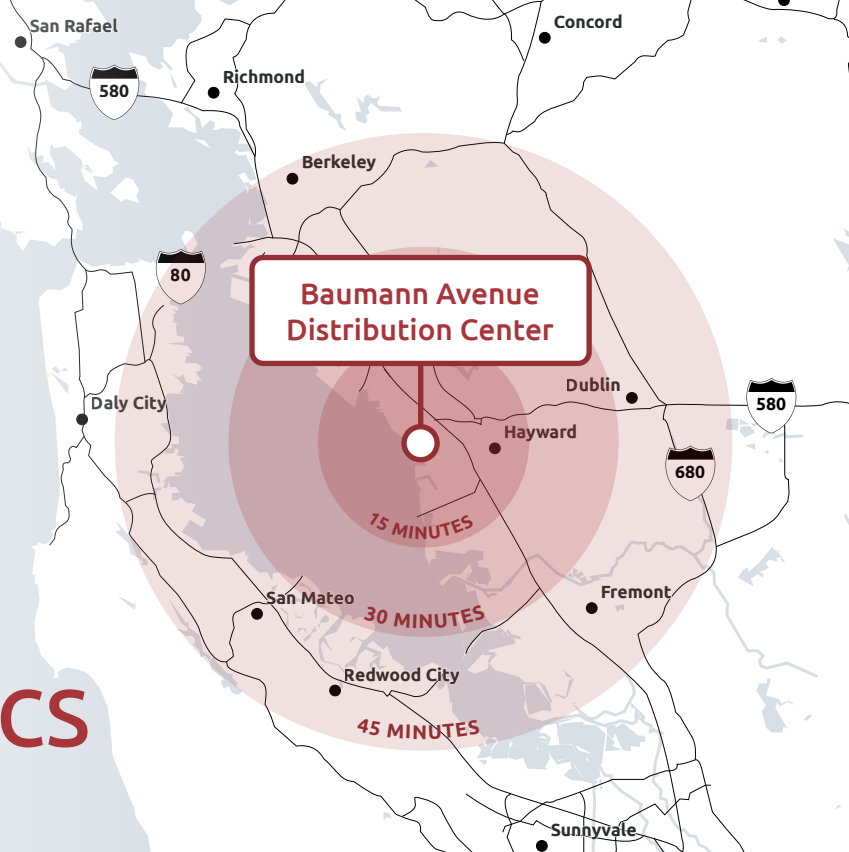


-  **Clear Height**
± 28'
-  **Excess Yard**
± 0.84 AC
-  **Building Depth**
200'
-  **Column Spacing**
50' x 33'
-  **Sprinklers**
.37/2000
-  **Dock Doors**
23
-  **Grade Doors**
2
-  **Power**
1,500 amps
@480v 3 phase
200 amps - Unit 2480
500 amps - Unit 2484
800 amps - Unit 2488

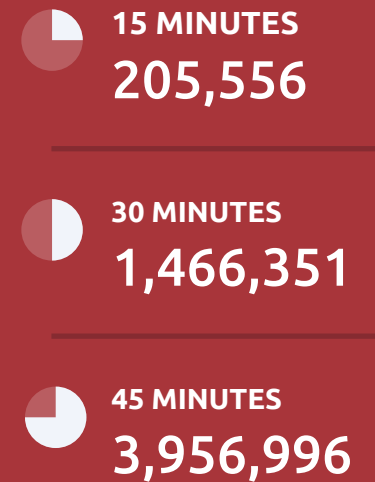
- ✓ Large truck yard at the south portion of the property is fully paved (±1 AC).
- ✓ Property is fully fenced and secure.

 **Trailer Staging**
130' min.

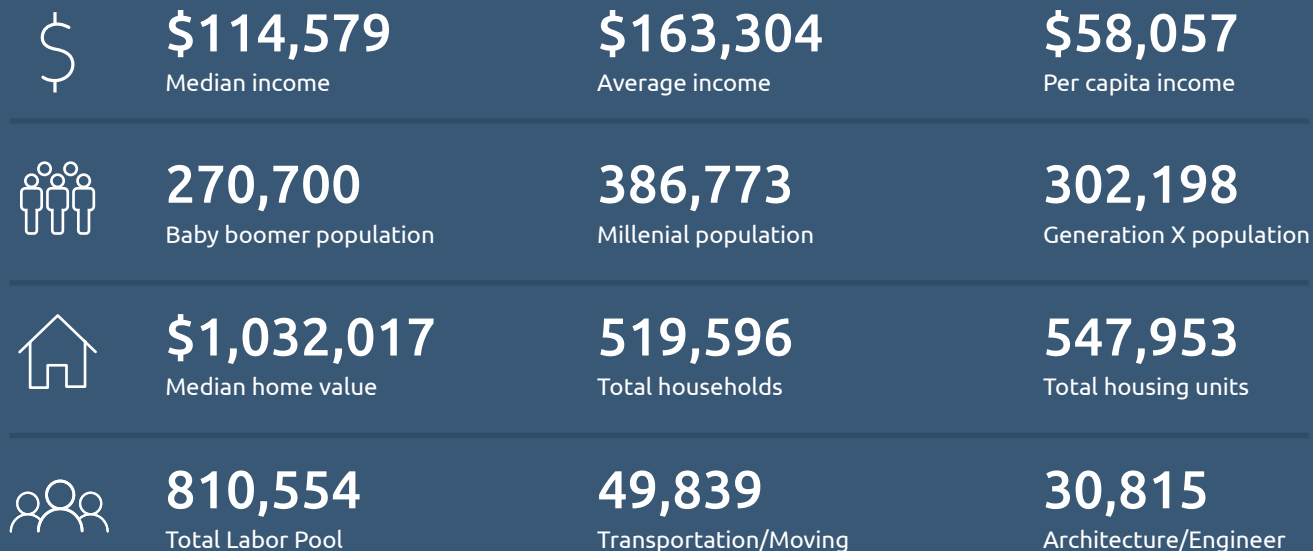
Area Demographics



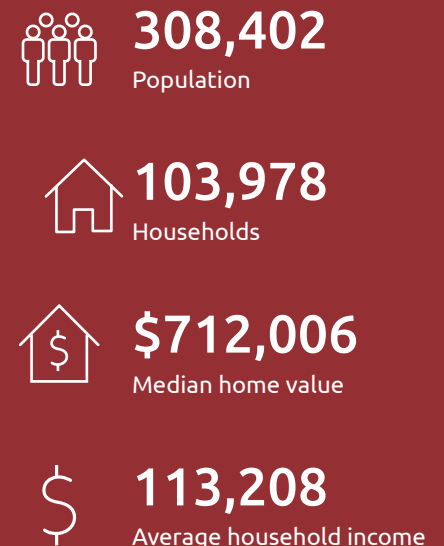
POPULATION



WITHIN 30 MINUTES



WITHIN 5 MILES



Building exterior



Access to the Inner Bay Area

DRIVING DISTANCES

Cities

1. Palo Alto 24.7 mi.
2. Oakland 13.7 mi.
3. San Jose 30.5 mi.
4. San Francisco 24.8 mi.

Major Roads

1. I-880 2.1 mi.
2. CA-84 17.9 mi.
3. CA-92 27.3 mi.
4. I-580 8.3 mi.
5. US-101 26.0 mi.

Airports

1. San Jose 29 mi.
2. San Francisco 25.8 mi.
3. Oakland 7.5 mi.

Ports

1. Redwood City 27.2 mi.
2. Oakland 13.0 mi.
3. San Francisco 24.9 mi.
4. Richmond 29.1 mi.



Corporate Neighbors



1. Eternity Flooring Northern California
2. EPAC Technologies Inc
3. Revolution Foods
4. R+L Carriers
5. Scully Distribution
6. Vision Recycling
7. Gallo Salame
8. Tyson
9. Dandy Food Products
10. J & S Trucking
11. D E Metal Inc
12. Santini Foods, Inc.
13. TRAC SERVICES
14. Kleinfelder
15. Axis Construction
16. System Motorsports
17. Navis Pack & Ship
18. Diamond W Floor Covering
19. thyssenkrupp Supply Chain Services
20. Du Pont/EKC Technology Inc
21. Agiliti
22. CORT Furniture Outlet
23. Legacy Transmissions
24. Tireco Distributors
25. Prism Team Services Inc-The East Bay
26. Commex Corporation
27. Acme Analytical Solutions Inc
28. Golden Gate Air Freight
29. TransPak | Hayward
30. Pepe's Foods, Inc
31. Global Supply Co
32. Western Pacific Distributors
33. Gold Berry Distributors Inc

Baumann Avenue Distribution Center



1% bonus on top of a full market
commission to procuring broker
on deals signed by 7/1/2026

Jason Ovdia
+1 510 285 5360
jason.ovadia@jll.com
RE Lic. #01742912

Eddie Shuai
+1 510 285 5368
eddie.shuai@jll.com
RE Lic. #01454419

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.