

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 9/1/2026



Make Ready Improvements Complete

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Site Video

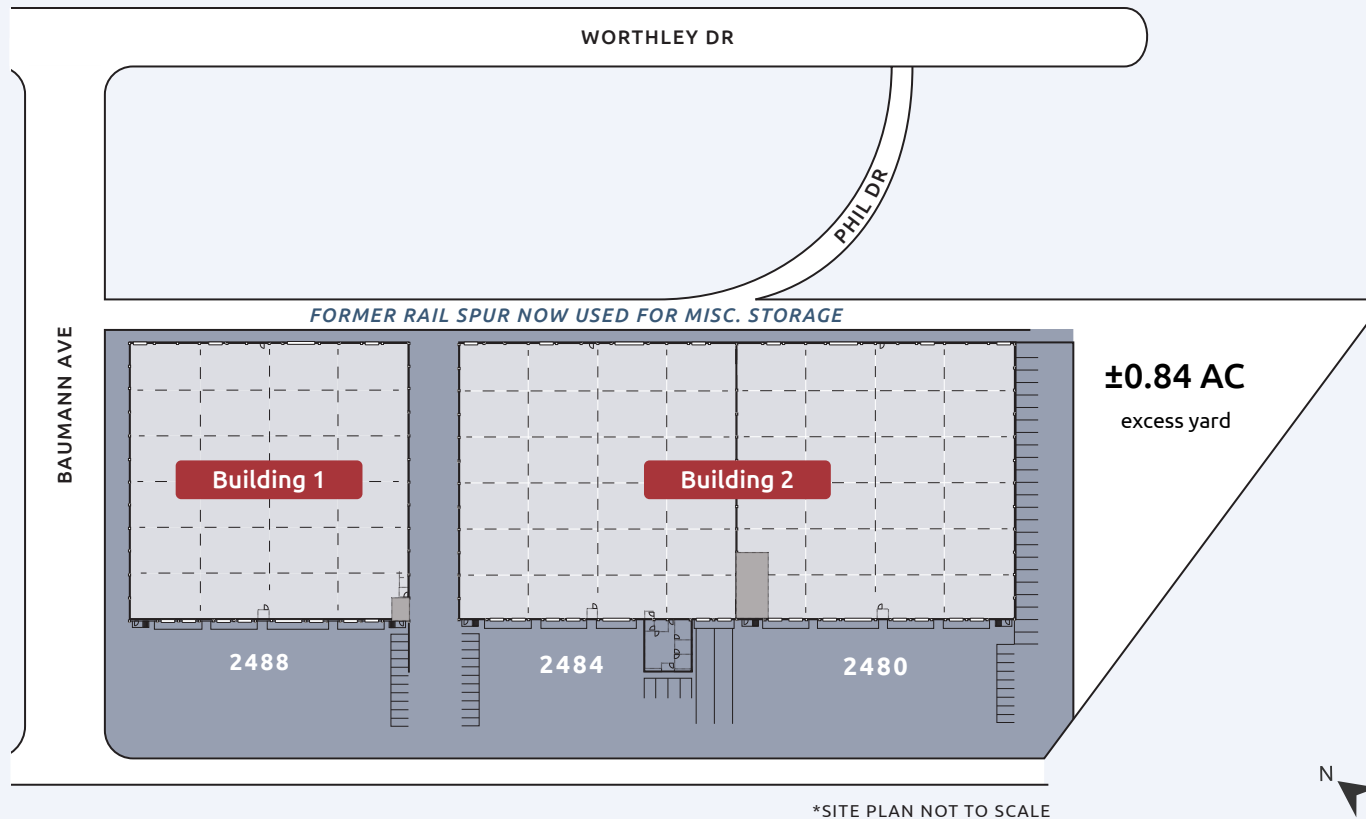
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Building Information

±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



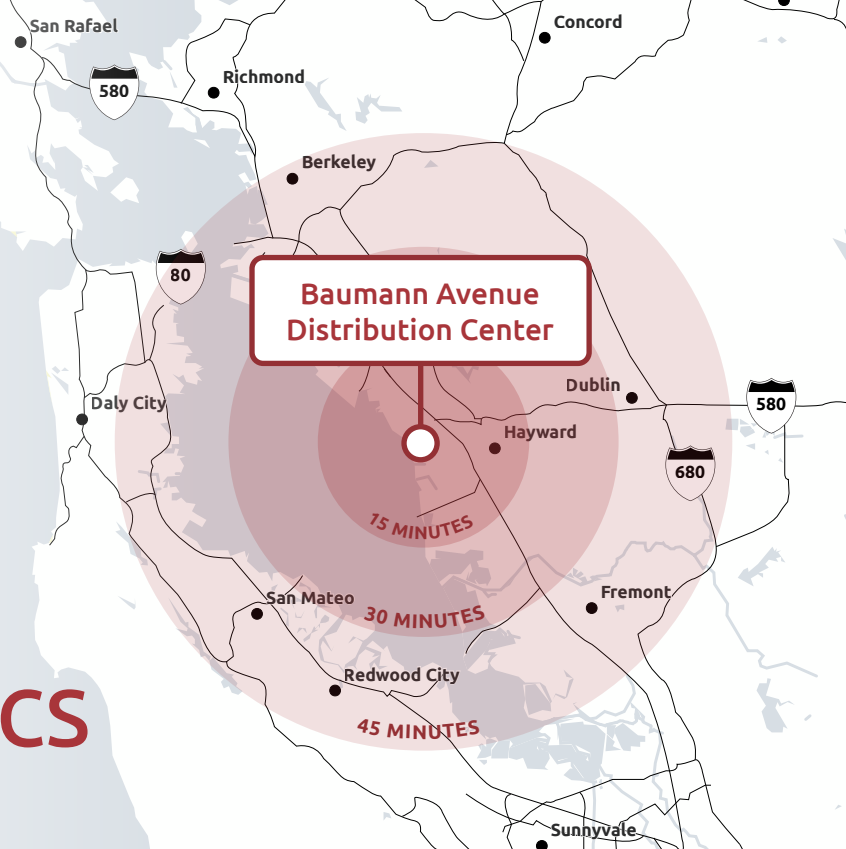
Power
1,500 amps
@480v 3 phase
200 amps - Unit 2480
500 amps - Unit 2484
800 amps - Unit 2488



Trailer Staging
130' min.

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

Area Demographics



POPULATION

 15 MINUTES
205,556

 30 MINUTES
1,466,351

 45 MINUTES
3,956,996

WITHIN 30 MINUTES

 **\$114,579**
Median income

\$163,304
Average income

\$58,057
Per capita income

 **270,700**
Baby boomer population

386,773
Millennial population

302,198
Generation X population

 **\$1,032,017**
Median home value

519,596
Total households

547,953
Total housing units

 **810,554**
Total Labor Pool

49,839
Transportation/Moving

30,815
Architecture/Engineer

WITHIN 5 MILES

 **308,402**
Population

 **103,978**
Households

 **\$712,006**
Median home value

 **113,208**
Average household income

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

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