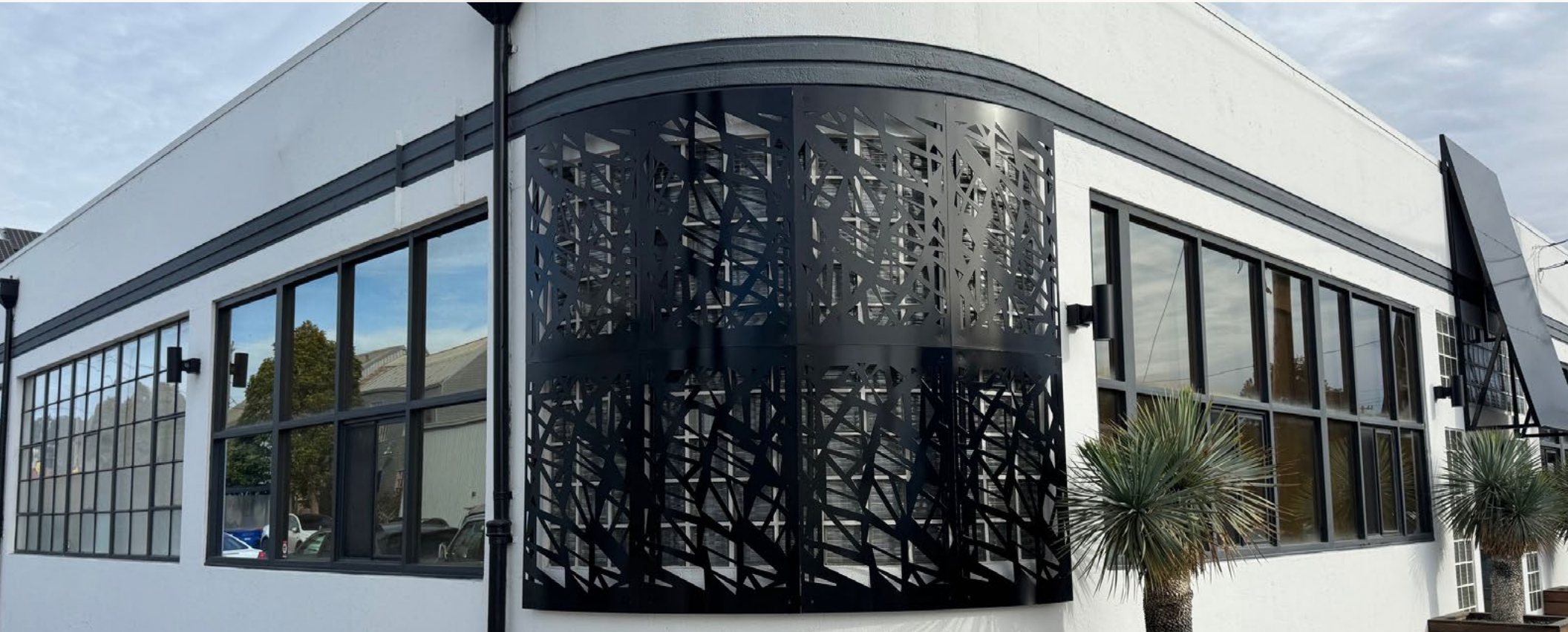


For lease

ADVANCED MFG/R&D

1435 FOURTH ST, BERKELEY, CA 94710

4,040 - 30,418 SF AVAILABLE



HEAVY POWER: 2500 AMPS @480/277 V

KRISTI CHILDERS

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PROPERTY HIGHLIGHTS



TOTAL BUILDING 30,418 SF



4,040 - 30,418 SF AVAILABLE



2500 AMPS @480/277 V



DOCKS & GRADE ARE SHARED
LOADING; 2 DOCKS, 4 DRIVE-INS



AMENITIES AVAILABLE
WITH ABILITY TO EXPAND



12 - 18' CLEAR HEIGHT,
DEPENDING ON UNIT



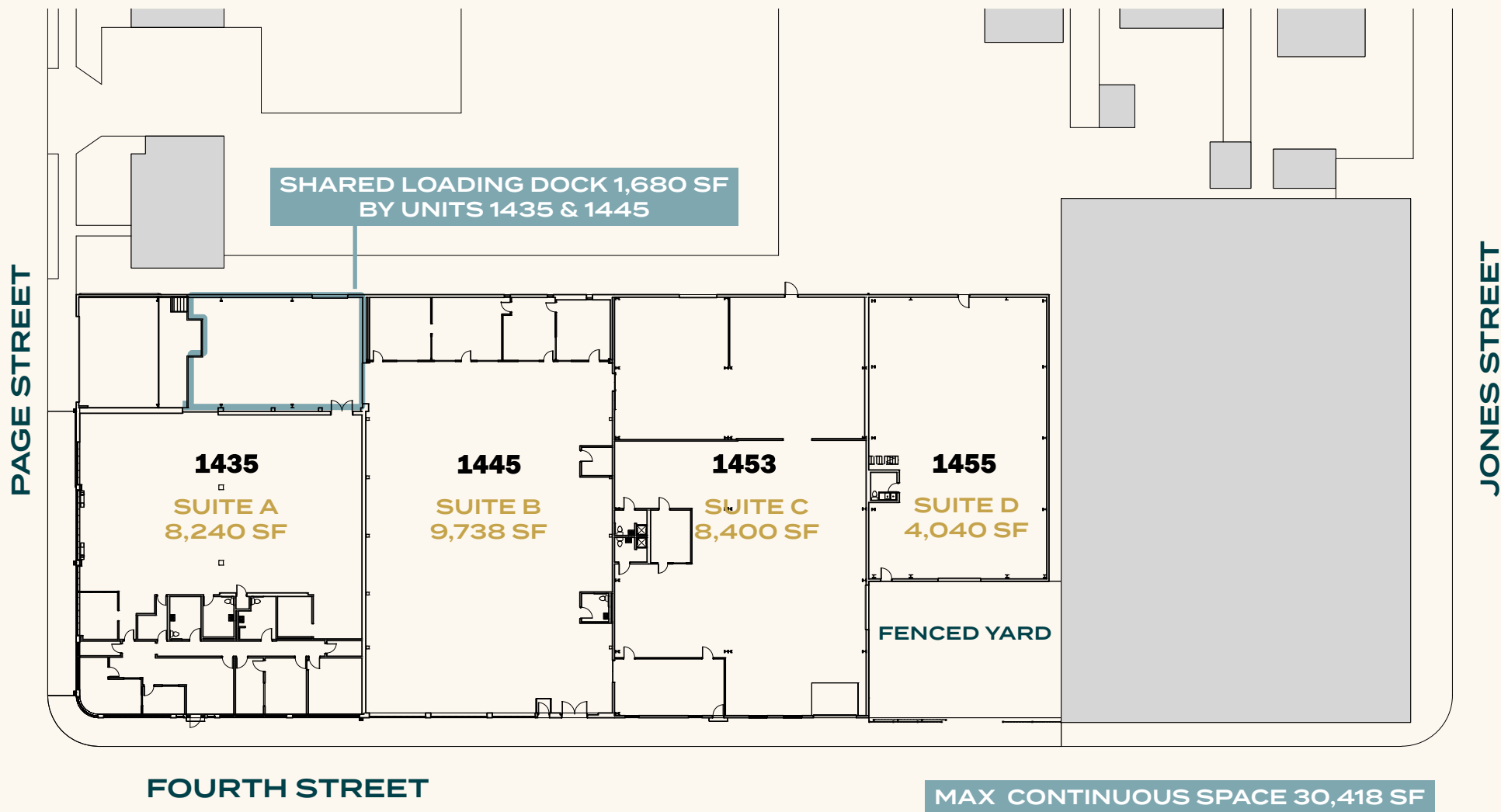
18' BUILDING HEIGHT



ON-SITE PARKING



SITE OVERVIEW



1435 FOURTH ST, BERKELEY, CA 94710

DRIVE TIMES



2 miles
UC Berkeley

2 miles
UC Berkeley

2 miles
UC Berkeley



6 miles
Oakland

13 miles
San Francisco

50 miles
San Jose

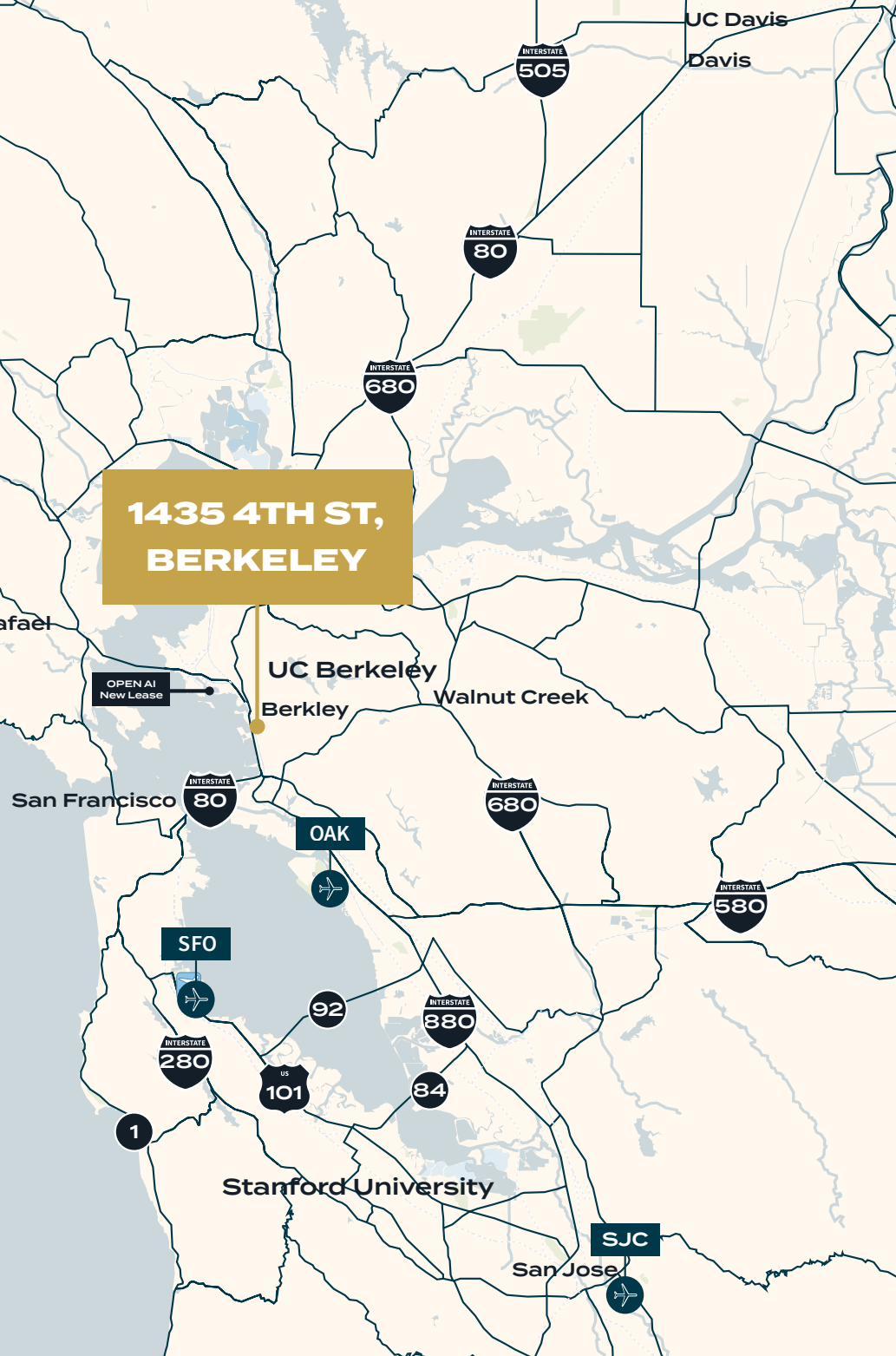


15 miles
Oakland Airport

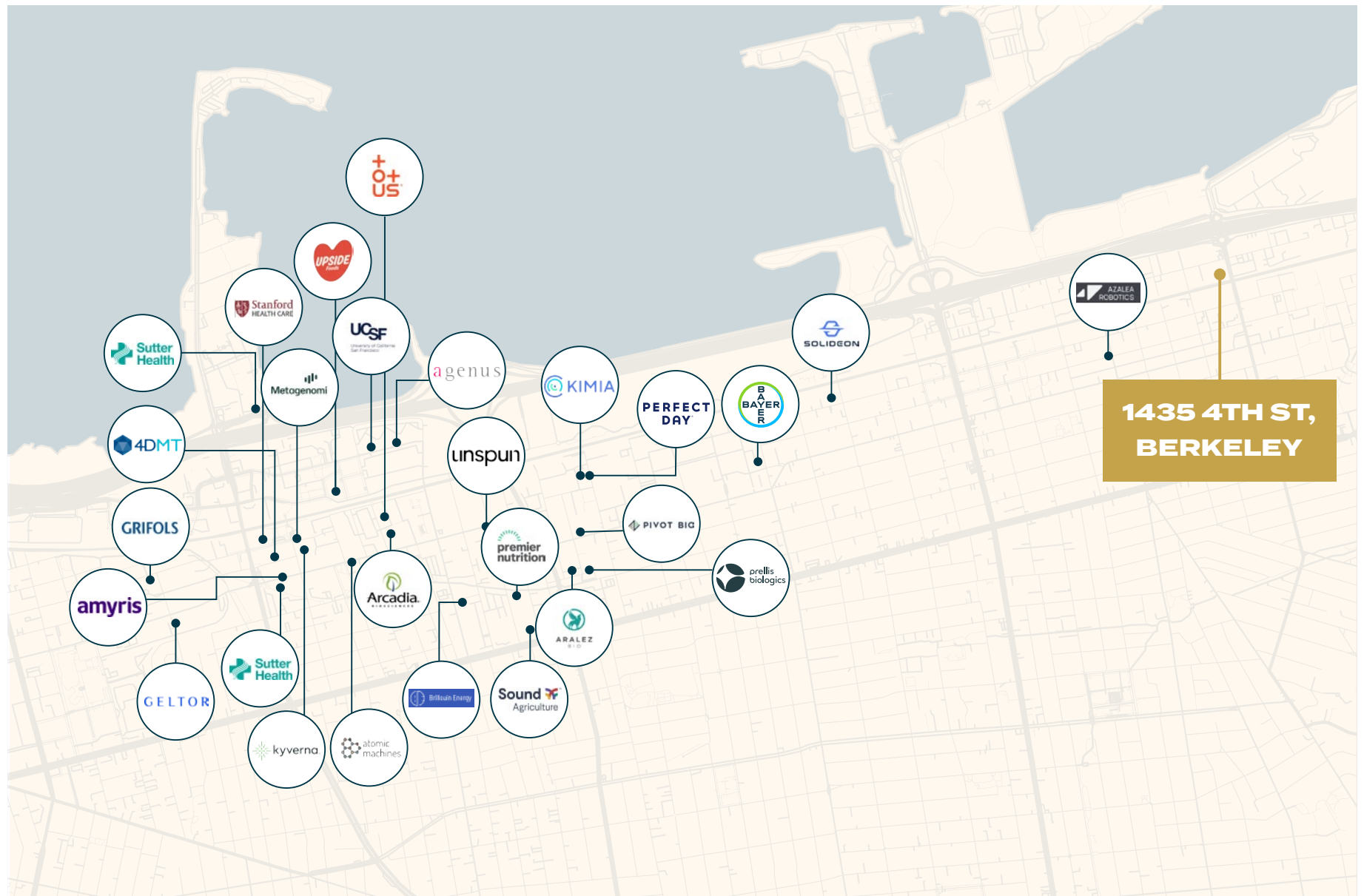
25 miles
San Francisco Airport

48 miles
San Jose Airport

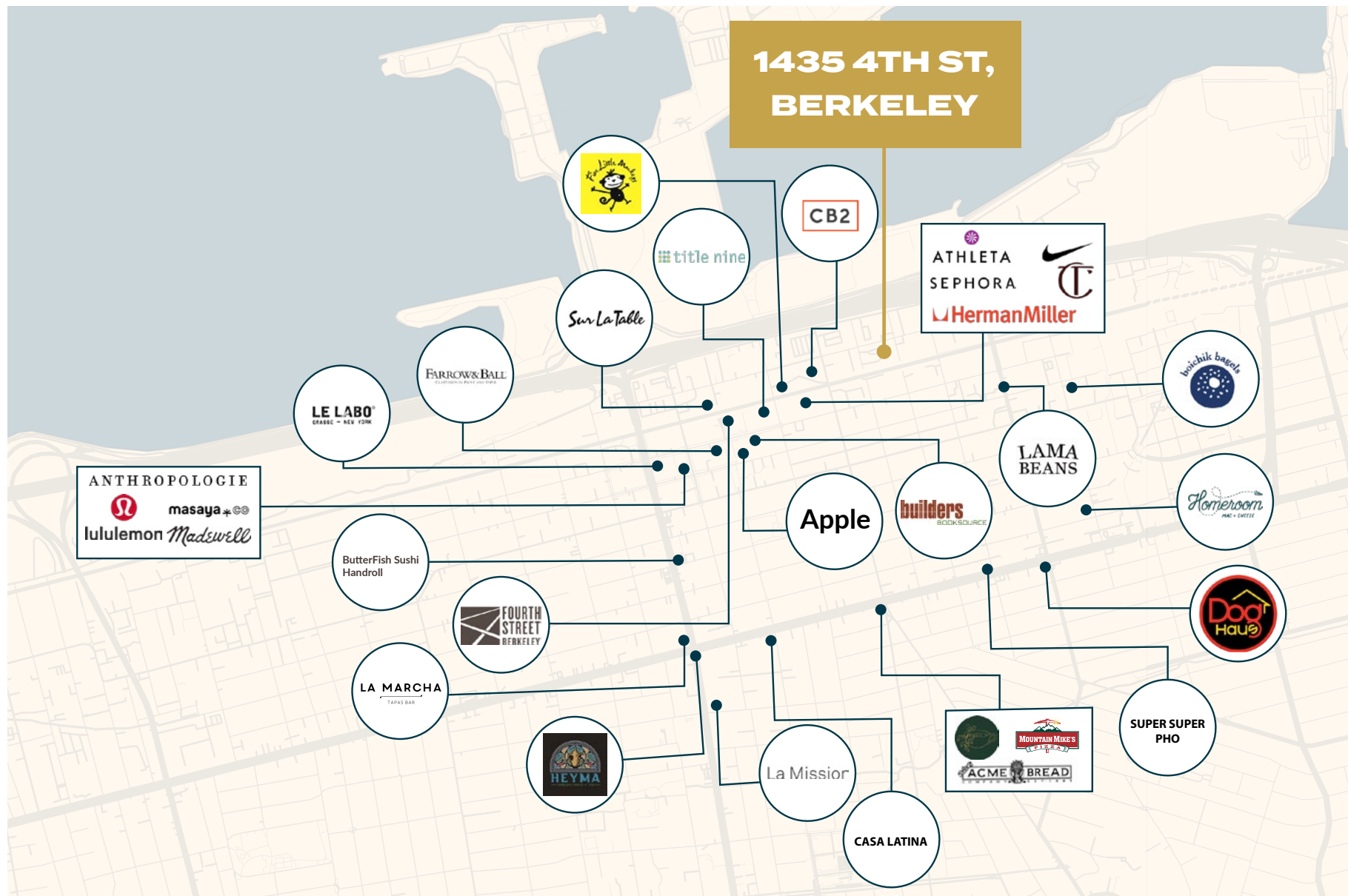
**1435 4TH ST,
BERKELEY**



BUILD WITH BERKELEY



AMENITIES NEARBY



For lease

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