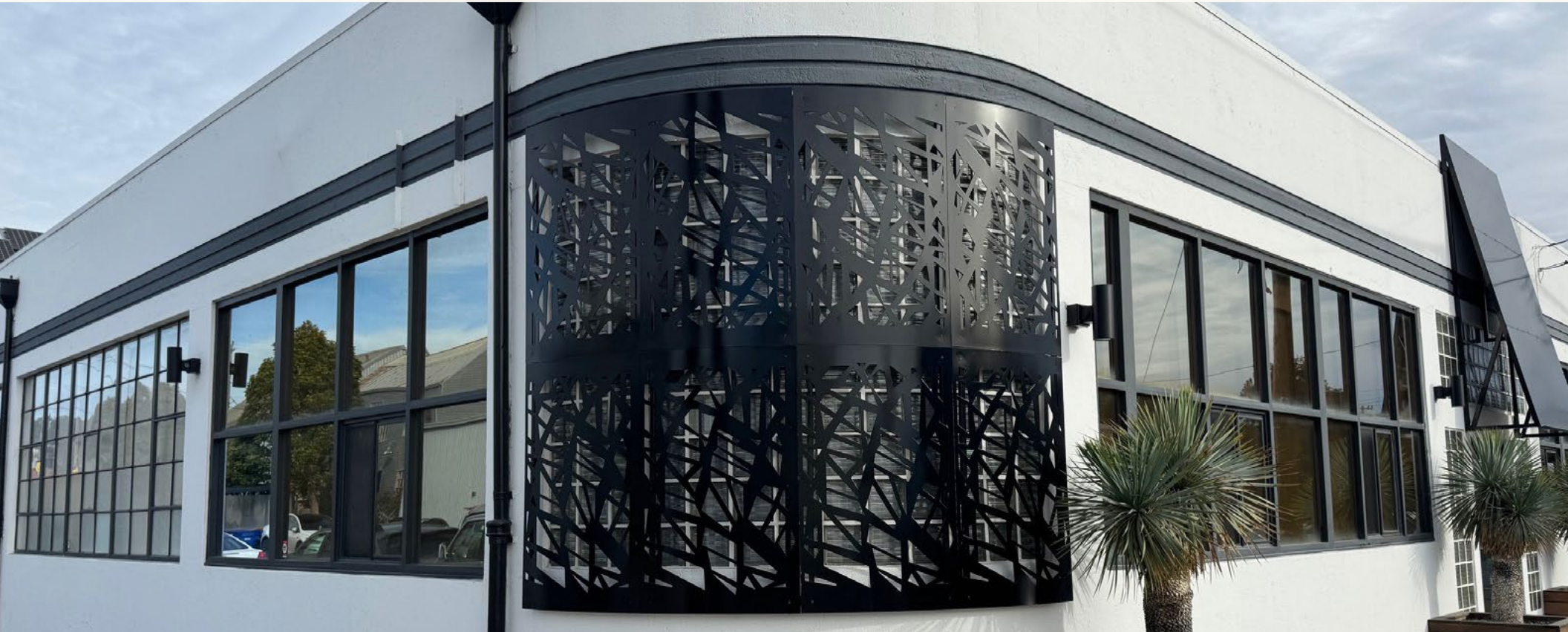


For lease

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

+1 510 812 2878
kristi.childers@jll.com
CA LIC #01997043

EDDIE SHUAI

+1 415 336 3573
eddie.shuai@jll.com
CA LIC #01454419

MATT KUJAWA

+1 650 868 3206
matthew.kujawa@jll.com
CA LIC 02442286



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



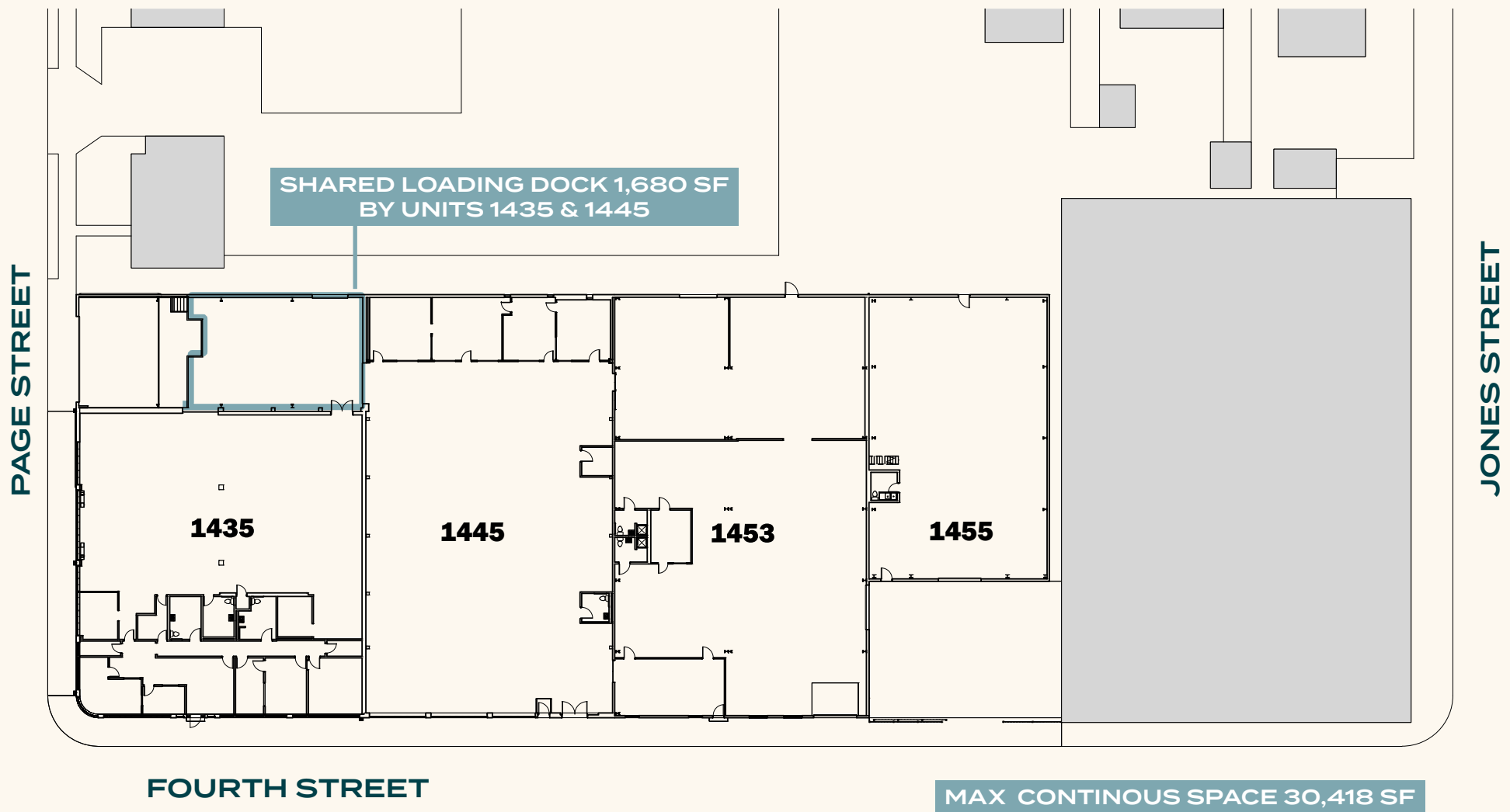
18' BUILDING HEIGHT



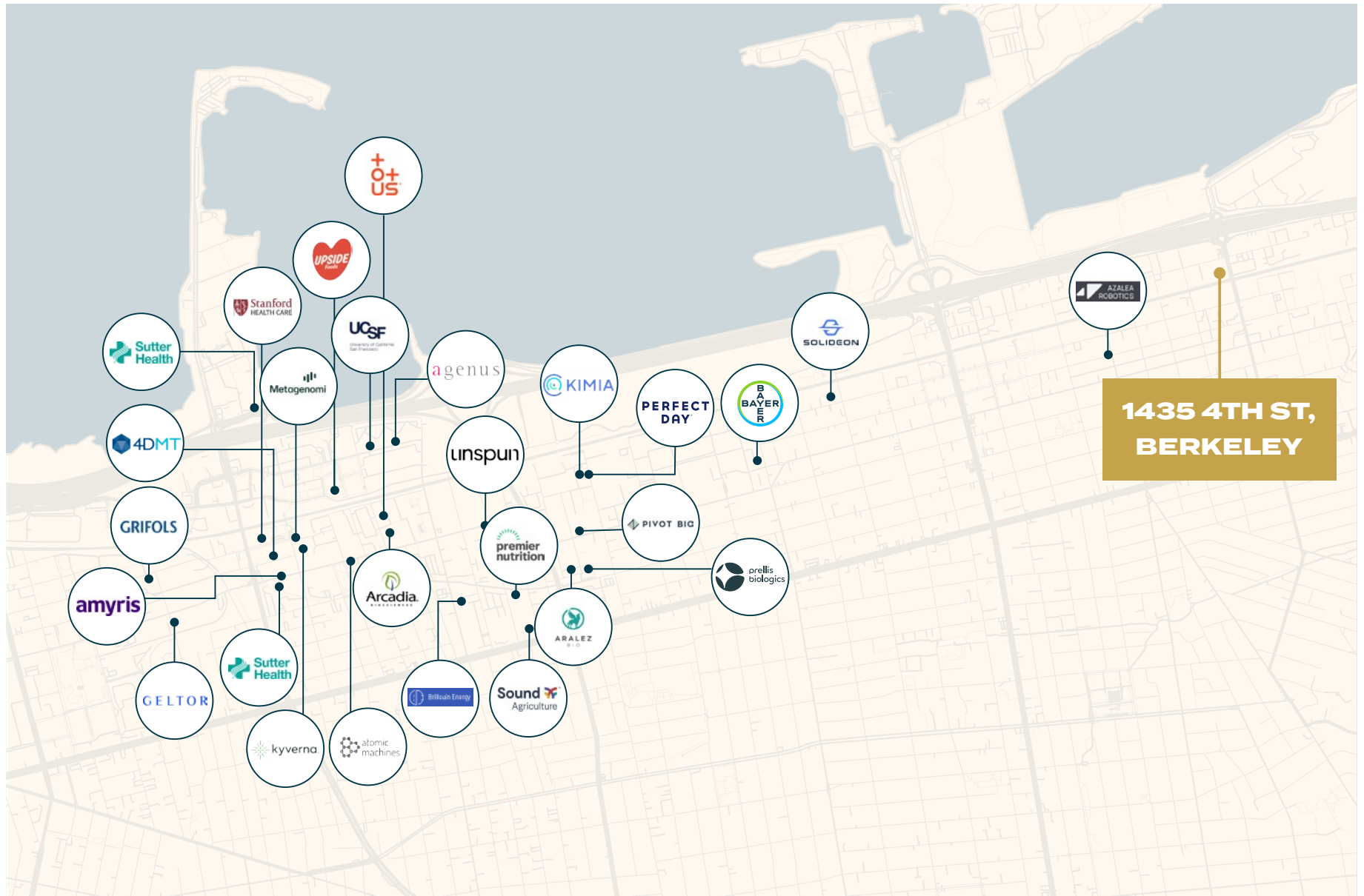
ON-SITE PARKING



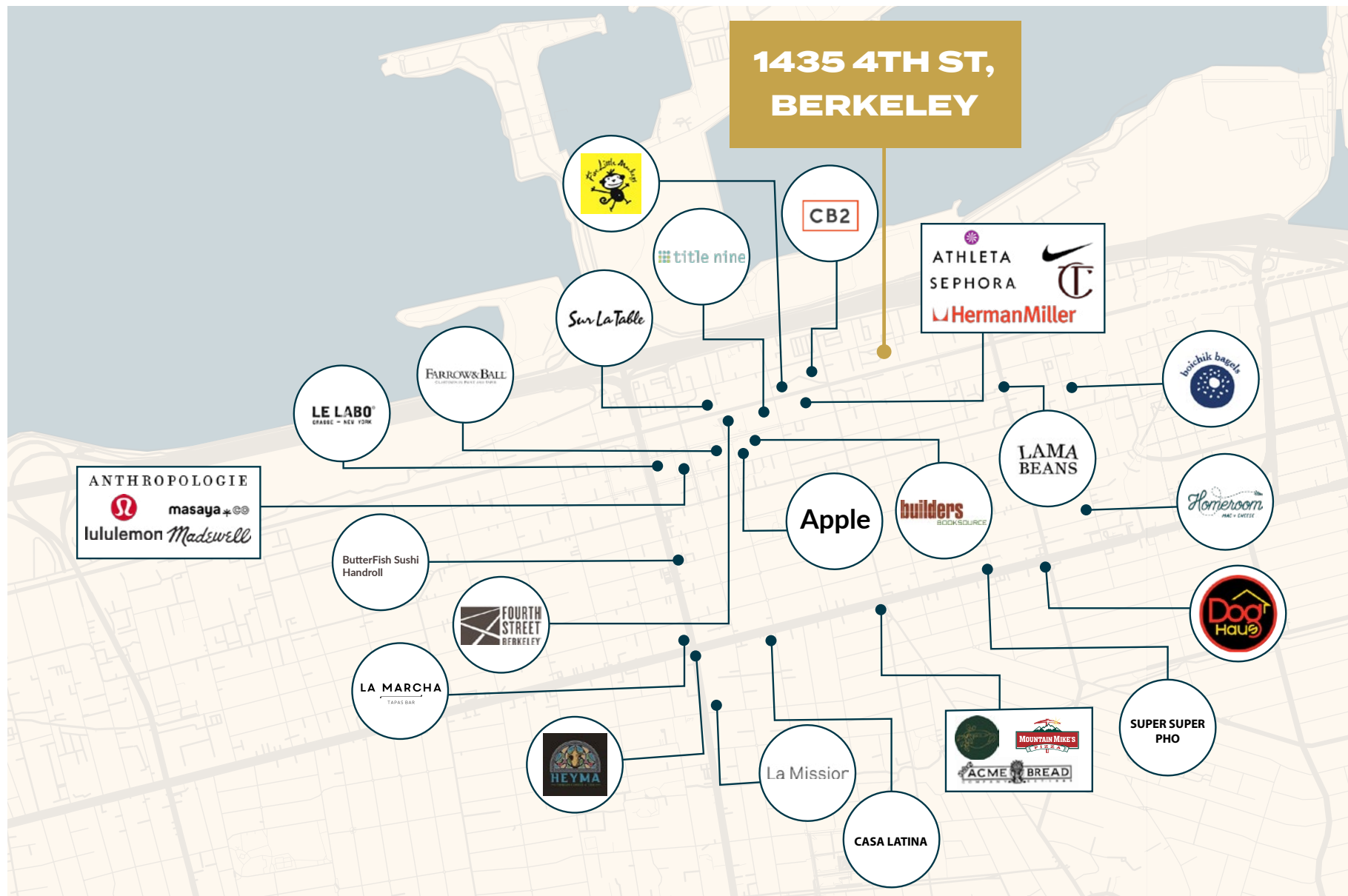
SITE OVERVIEW



BUILD WITH BERKELEY



AMENITIES NEARBY



For lease

1435 FOURTH ST, BERKELEY, CA 94710

ADVANCED MFG/R&D

4,040 - 30,418 SF AVAILABLE

KRISTI CHILDERS

+1 510 812 2878
kristi.childers@jll.com
CA LIC #01997043

EDDIE SHUAI

+1 415 336 3573
eddie.shuai@jll.com
CA LIC #01454419

MATT KUJAWA

+1 650 868 3206
matthew.kujawa@jll.com
CA LIC #02442286

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 The Property may be withdrawn without notice.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.

JONES LANG LASALLE BROKERAGE, INC. REAL ESTATE LICENSE #: 01856260

