2484 Baumann Avenue • San Lorenzo

$100 Tour Bonus for qualified tours
1% Bonus on top of a full market commission on deals signed by 12/31/2026

Baumann Avenue Distribution Center

±121,686 SF on **±6.6** Acres Available

Make Ready Improvements Complete

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Site Video

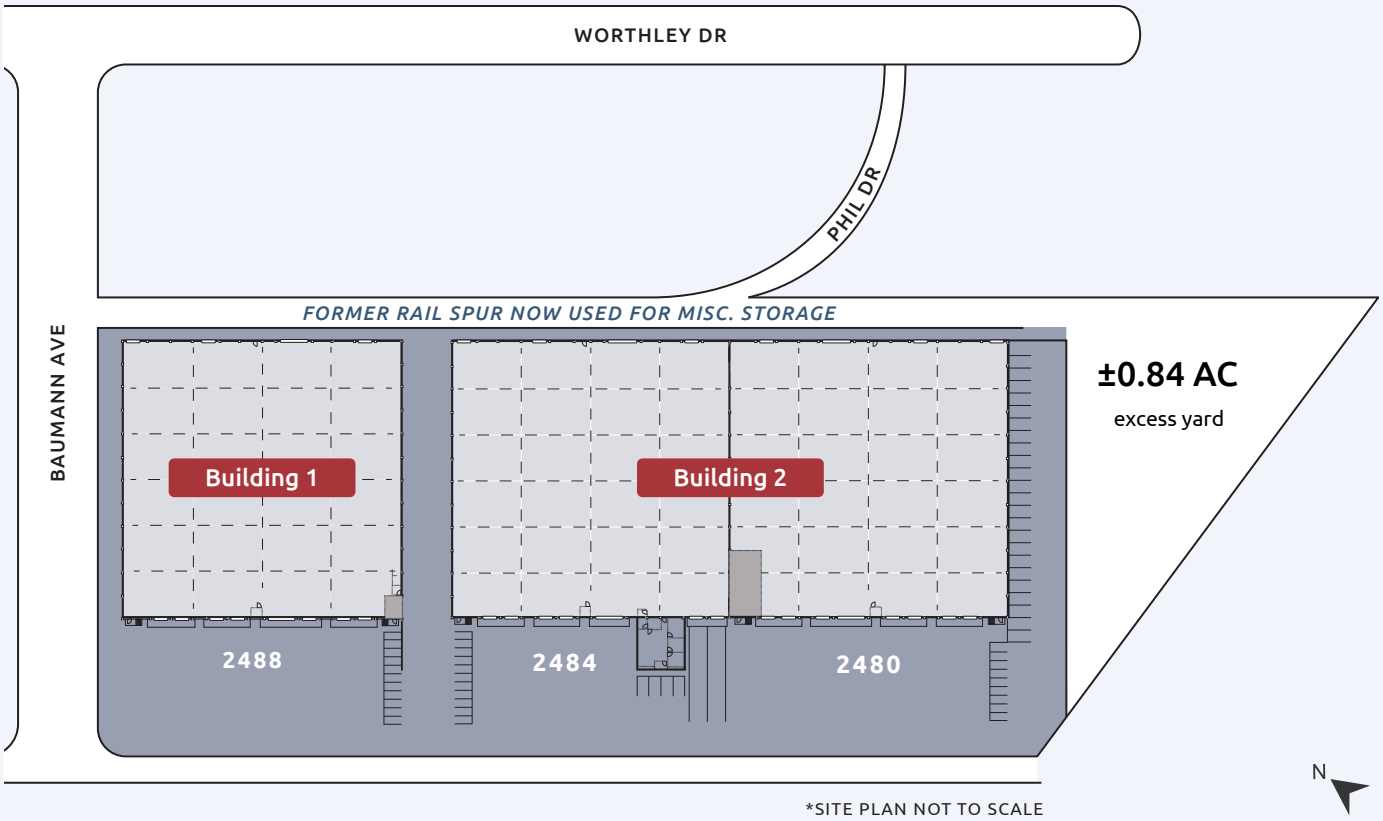
Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260.

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

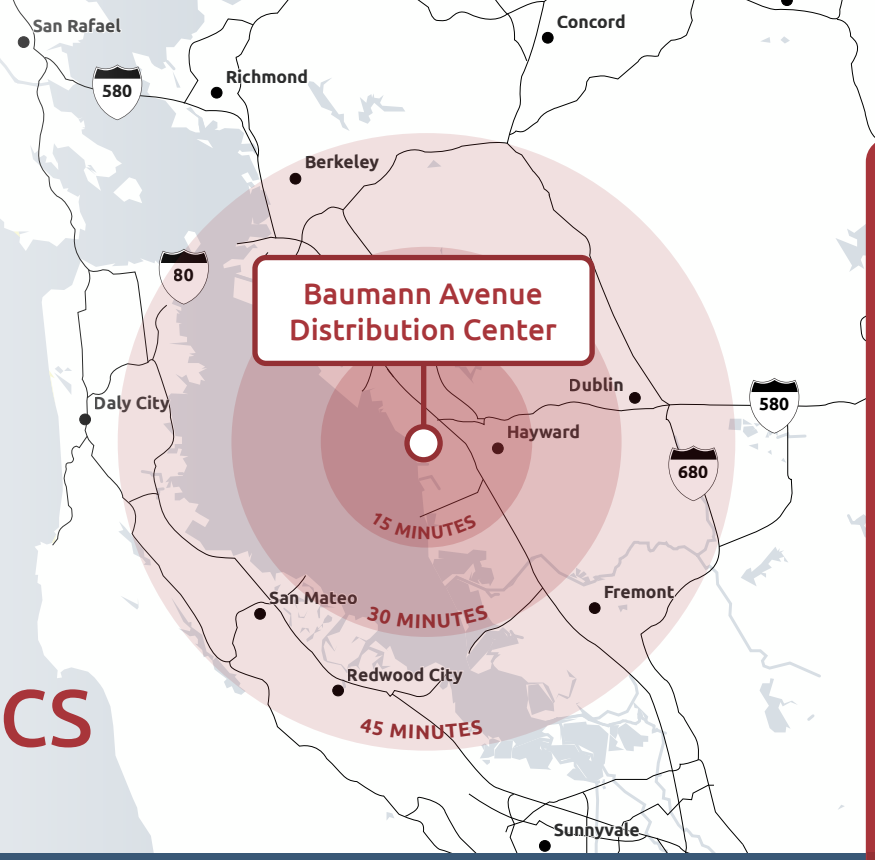
Power
1,500 amps
@480v 3 phase

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** Millenial 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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