



4700

SAN
PABLO

EMERYVILLE, CA



Where Power Meets Innovation:
±29,937 SF R&D Space in the Heart of Emeryville



SRMERNST
development partners

Upgraded **Infrastructure** to Power Your Vision

At **4700 San Pablo**, we have reimagined an exceptional space where R&D teams, scientific pioneers, and advanced industries find exactly what they need to thrive in Emeryville. Every detail of this fully renovated, 29,937 RSF facility is engineered to support your technical execution and future expansion.

With pre-approved R&D zoning and flexible office-warehouse integration, we provide the ultimate foundation for your growth.

Building Highlights



FULL INTERIOR AND
EXTERIOR RENOVATION



NEW HVAC FOR
OFFICE SPACE



AMPLE POWER
(2000 AMP, 3-PHASE)



5-TON CRANE



SECURED OFFSITE
PARKING



LARGE 14'4" ROLL-UP
DOOR



FIRE SPRINKLERED



18-26.5' HIGH CEILINGS
IN BOW-TRUSS WAREHOUSE



MUR ZONING AND
PRE-APPROVED FOR
R&D USES



Site Plan

±29,937 SF Heavy-Power Infrastructure for Advanced Manufacturing



SEISMIC upgrades



2,000 Amp power upgrade



Improved restroom cores



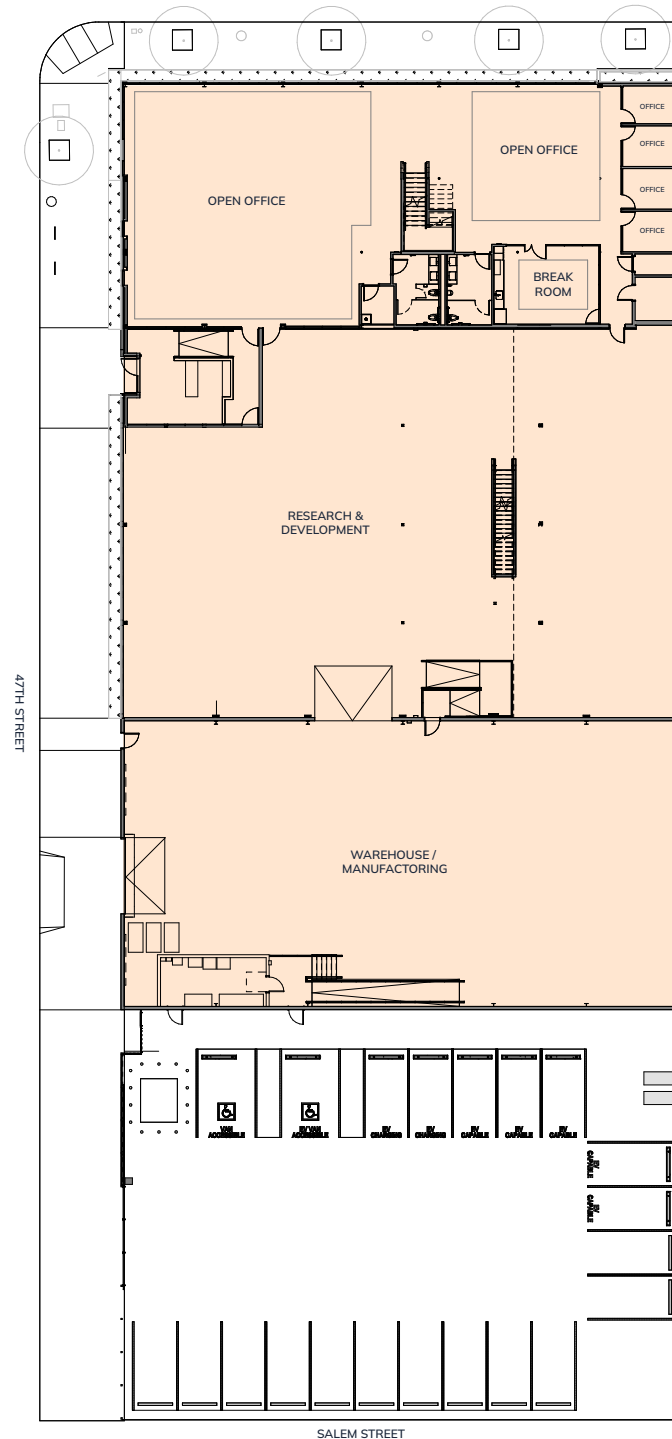
Built out 4 offices, a break room, a kitchenette, restrooms, and storage rooms



New HVAC distributed on first floor and Stubbed out to second floor



5-Ton Crane



Interior Warehouse

Warehouse View



Interior Office

Office View



Access to the Bay

**2 MILES**

UC Berkeley

40 MILES

Stanford

70 MILES

UC Davis

**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



Transportation Drive Times

DOWNTOWN BERKELEY

11 mins

UC BERKELEY

11 mins

BERKELEY LAB

11 mins

DOWNTOWN SAN FRANCISCO

18 mins

DOWNTOWN OAKLAND

20 mins

OAKLAND INTERNATIONAL AIRPORT

22 mins

SAN FRANCISCO INTERNATIONAL AIRPORT

30 mins

SAN JOSE INTERNATIONAL AIRPORT

45 mins



Emery go-round to Macarthur

West Berkeley shuttle to Ashby

AC Transit to DT Berkeley

4700 | SAN PABLO
EMERYVILLE, CA

Manufactured in Emeryville

Access to Talent

(Within a 30-min drive time)



19,493

Engineers



10,355

Life science

Manufacturing in Emeryville

(Within a 30-min drive time)



51,253

Manufacturing
resident workers



5%

Projected 5 year
manufacturing growth



30,909

People with STEM
degrees living in
Berkeley



12,148

People with STEM
degrees living in
Berkeley aged 25-39



Rank of Top 100 Universities by Startup Founders

Berkeley
UNIVERSITY OF CALIFORNIA

Ranking #1

Company Count
1,650

Capital Raised
\$45.7B

Stanford
University

Ranking #2

Company Count
1,271

Capital Raised
\$73.6B

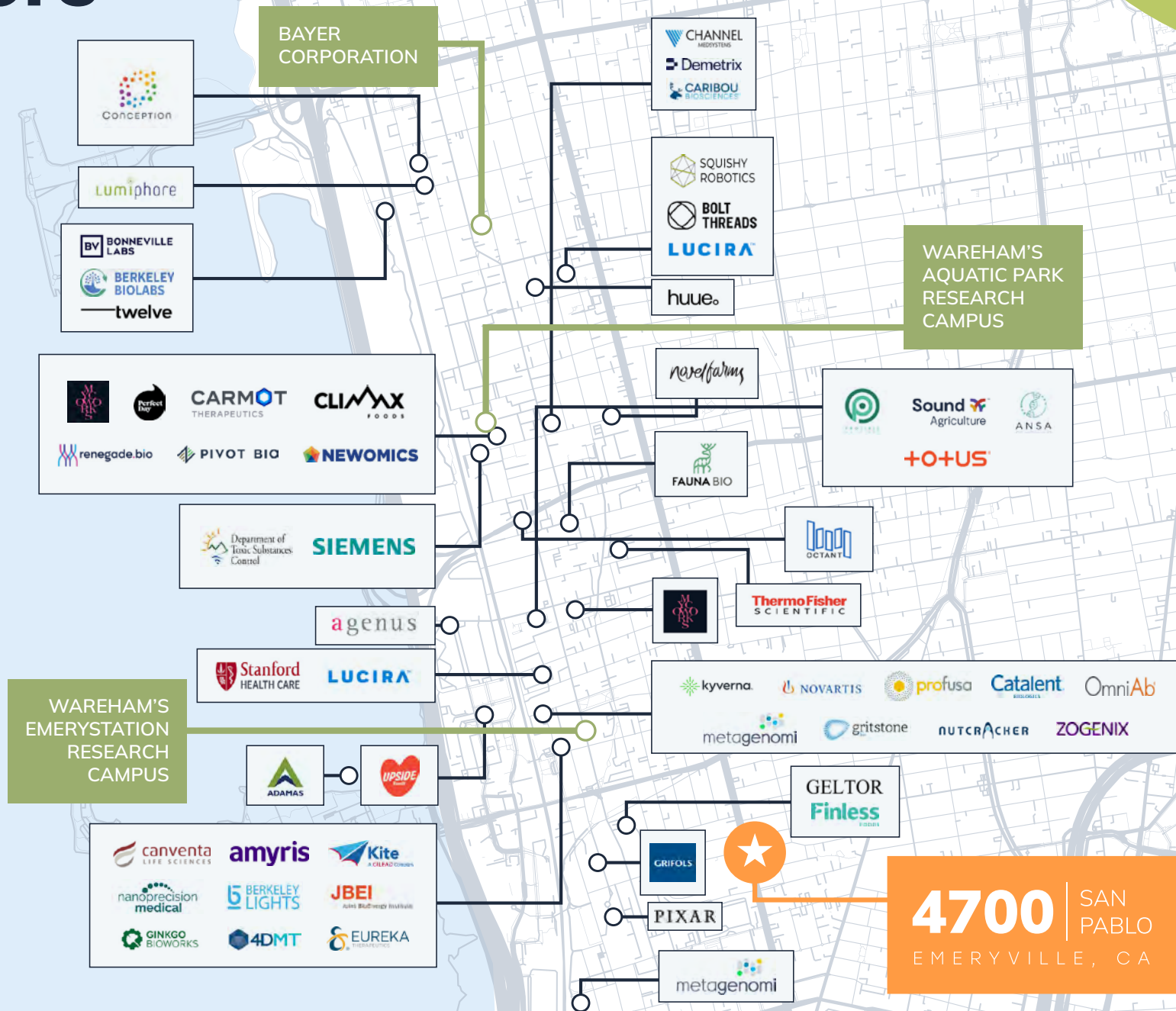
UC DAVIS
UNIVERSITY OF CALIFORNIA

Ranking #51

Company Count
253

Capital Raised
\$5.8B

Corporate Neighbors





4700

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EMERYVILLE, CA

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