
4700 SAN PABLO
EMERYVILLE, CA
Where Power Meets Innovation:
±29,937 SF R&D Space in the Heart of Emeryville
JLL
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

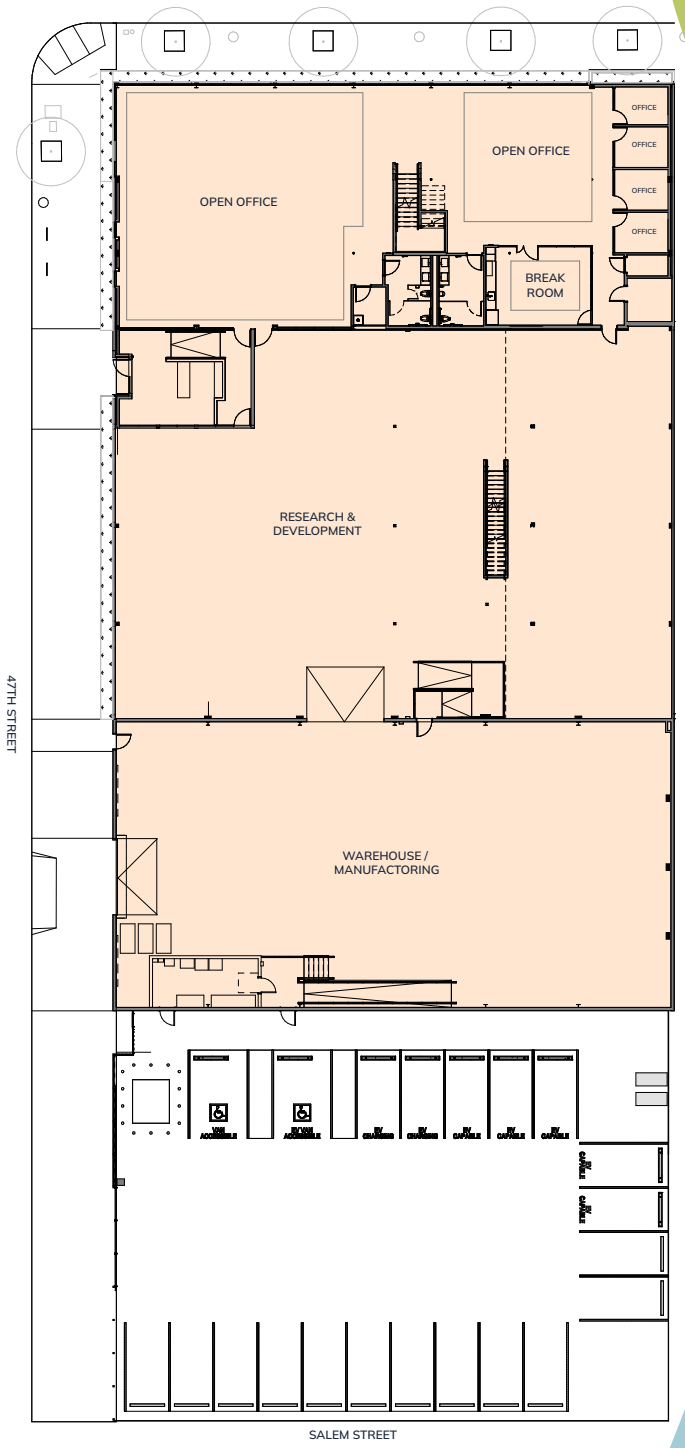
- FULL INTERIOR AND EXTERIOR RENOVATION
- NEW HVAC FOR OFFICE SPACE
- AMPLE POWER (2000 AMP, 3-PHASE)
- 5-TON CRANE
- SECURED OFFSITE PARKING
- LARGE 14’4” ROLL-UP DOOR
- FIRE SPRINKLERED
- 18-26.5’ HIGH CEILINGS IN BOW-TRUSS WAREHOUSE
- MUR ZONING AND PRE-APPROVED FOR R&D USES



Site Plan

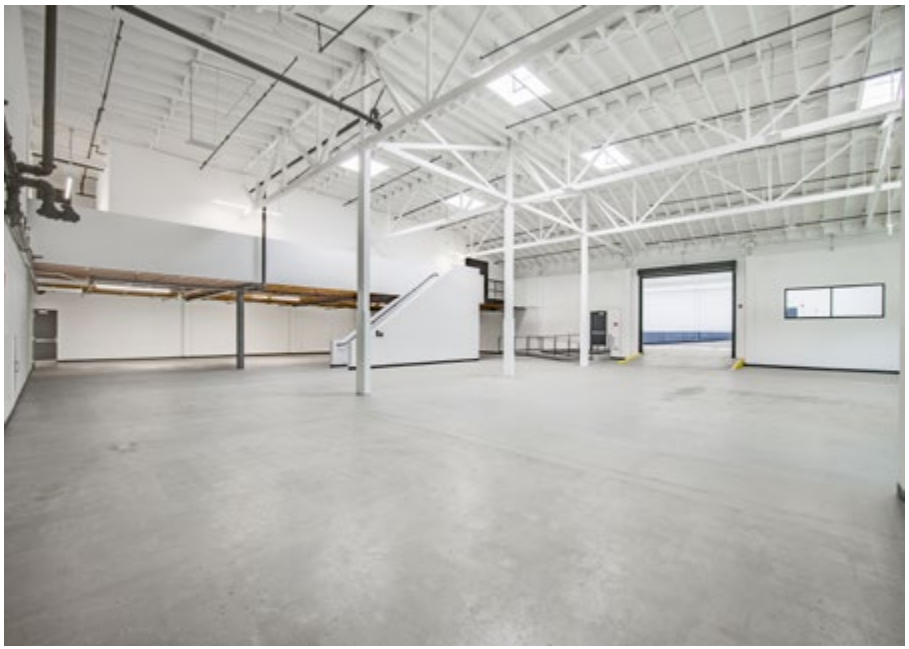
±29,937 SF Heavy-Power Infrastructure for Advanced Manufacturing

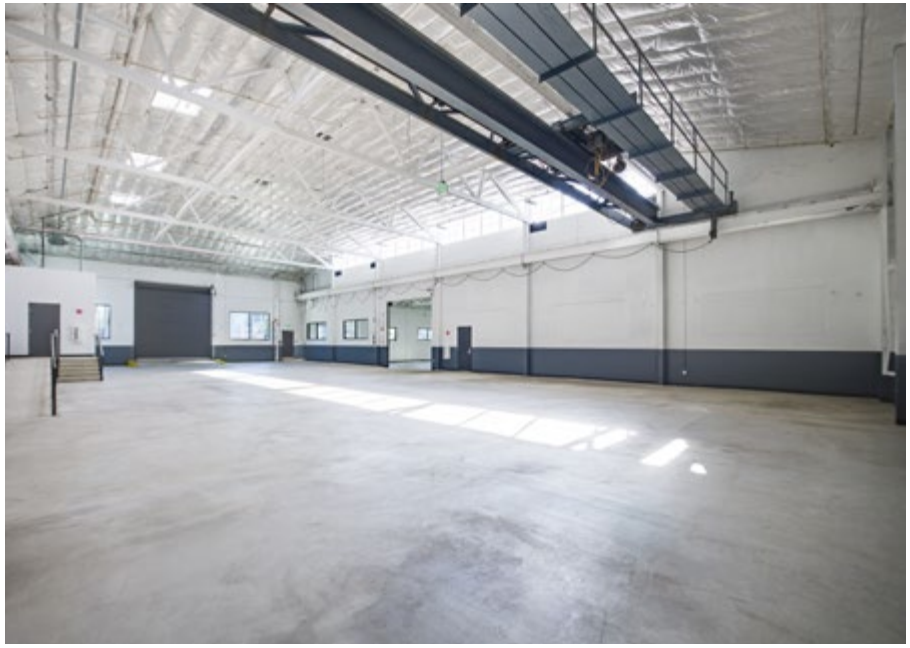
- Seismic upgrades
- 2,000 Amp power upgrade
- Improved restroom cores
- Built out 4 offices, a break room, a kitchenette, restrooms, and storage rooms
- New HVAC distributed on first floor and Stubbed out to second floor
- 5-Ton Crane

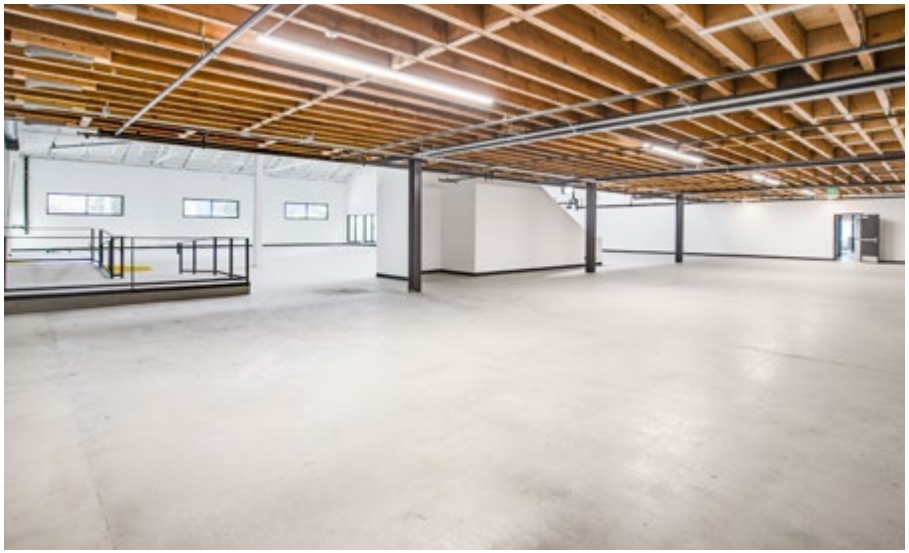


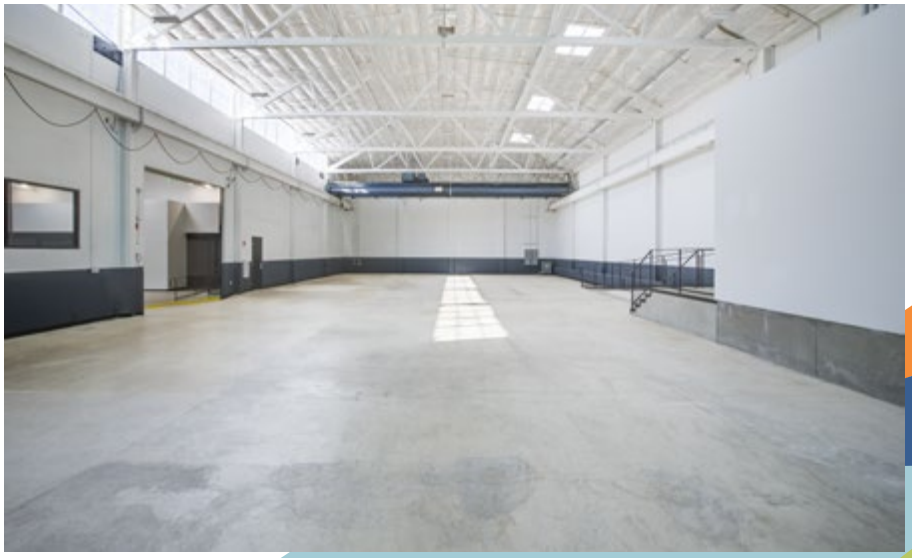
Interior Warehouse

Warehouse View



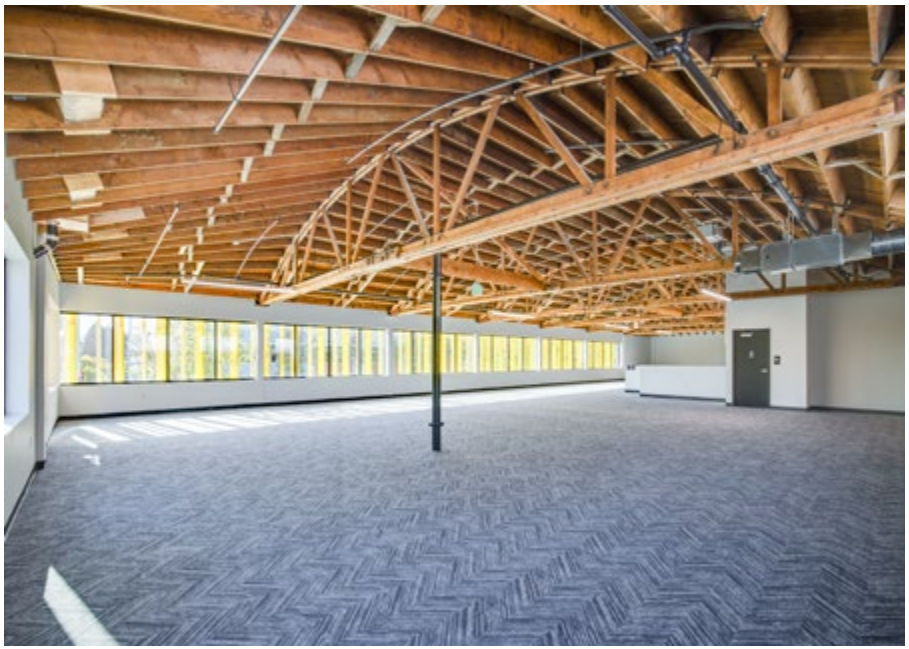


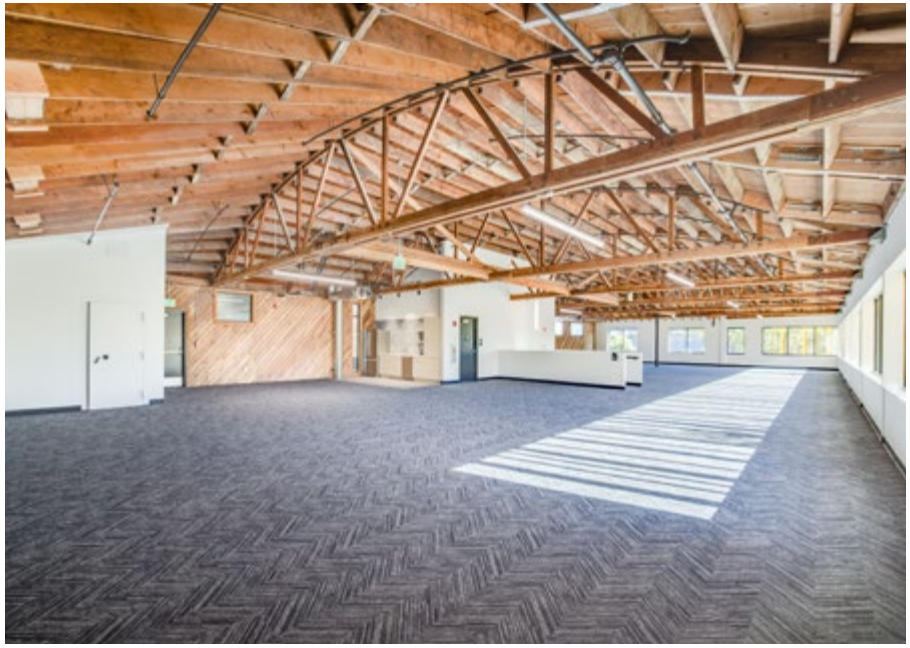




Interior Office

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

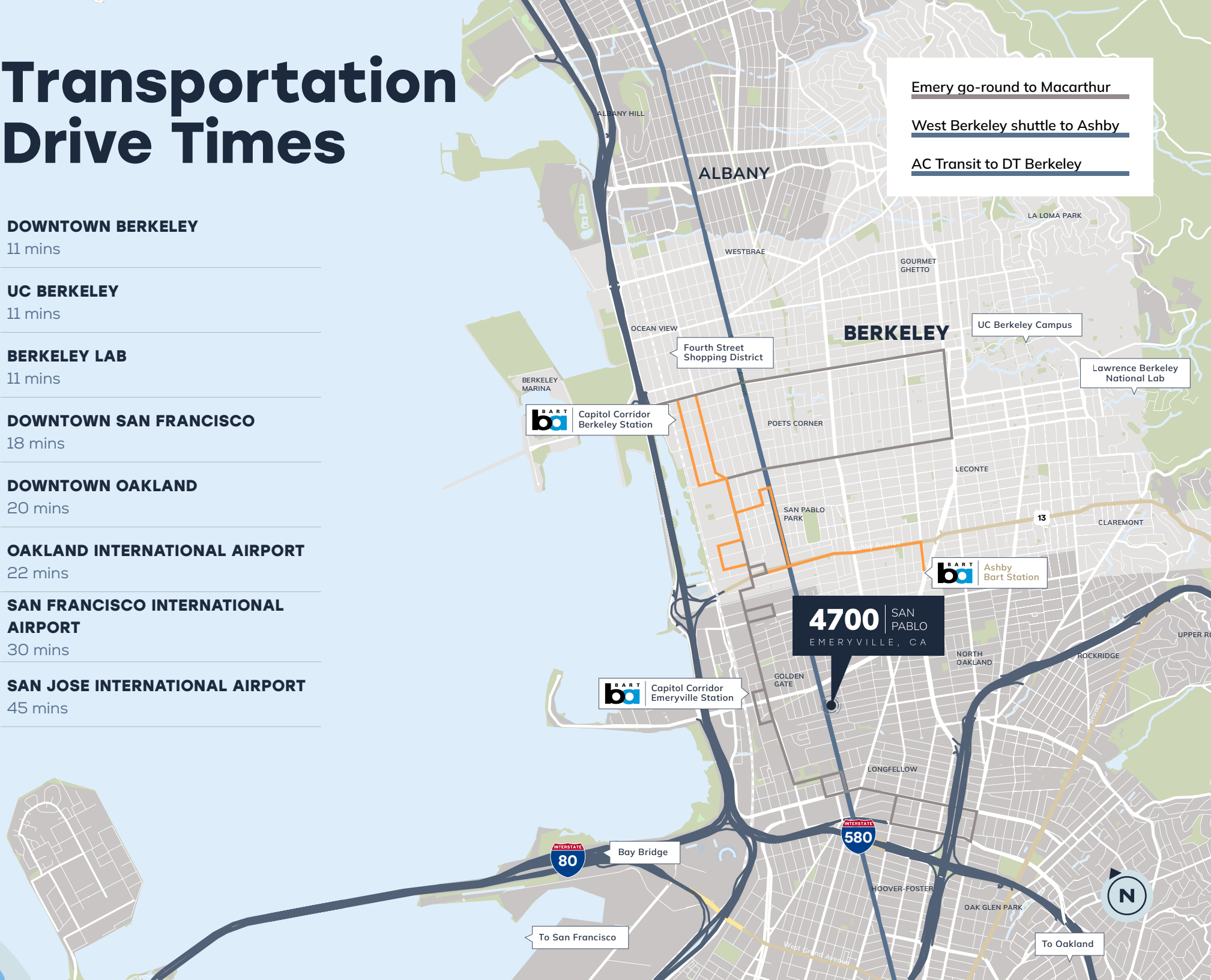
DOWNTOWN SAN FRANCISCO
18 mins

DOWNTOWN OAKLAND
20 mins

OAKLAND INTERNATIONAL AIRPORT
22 mins

SAN FRANCISCO INTERNATIONAL AIRPORT
30 mins

SAN JOSE INTERNATIONAL AIRPORT
45 mins



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	Capital Raised
1,650	$45.7B

Stanford University

Ranking #2

Company Count	Capital Raised
1,271	$73.6B

UCDAVIS
UNIVERSITY OF CALIFORNIA

Ranking #51

Company Count	Capital Raised
253	$5.8B

Corporate Neighbors



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SRM ERNST development partners

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