



INNOVATION  
PROPERTIES  
GROUP

1960 **Mandela Pkwy**  
West Oakland

# **Plug & Play Warehouse In Premier Bay Area Industrial Campus**

**17,500 SF**

**Below Market Rate & Fully Built Out**

Sublease Thru January 2028 – Shorter Terms Considered

[ipgsf.com](http://ipgsf.com)



## Space Highlights:

- Multi-Tenant Advanced Manufacturing Flex/R&D Campus
- Move-In Ready
- Corner Bay with Easy Drive Thru Access
- Two (2) Large Grade Level Doors
- Direct Street Access for Seamless Loading and Unloading
- 1-10 Gig Internet Speeds Available
- Clear Span Warehouse Space
- Abundance of Natural Light: Skylights Throughout
- Full Ceiling Height: 46 ft.
- Clear Ceiling Height: 31ft.
- Excellent Exterior Signage Opportunity
- Fully Sprinklered
- Brand New Kitchenette
- Multiple Offices & Break Room
- ADA Compliant Restrooms
- Elkay Sensor Activated Water Dispenser & Bottle Filling Station
- Dedicated Surface Parking
- Great FWY Access to All Directions for Convenient Commuting and Logistics
- Sublease Rates: Call Brokers

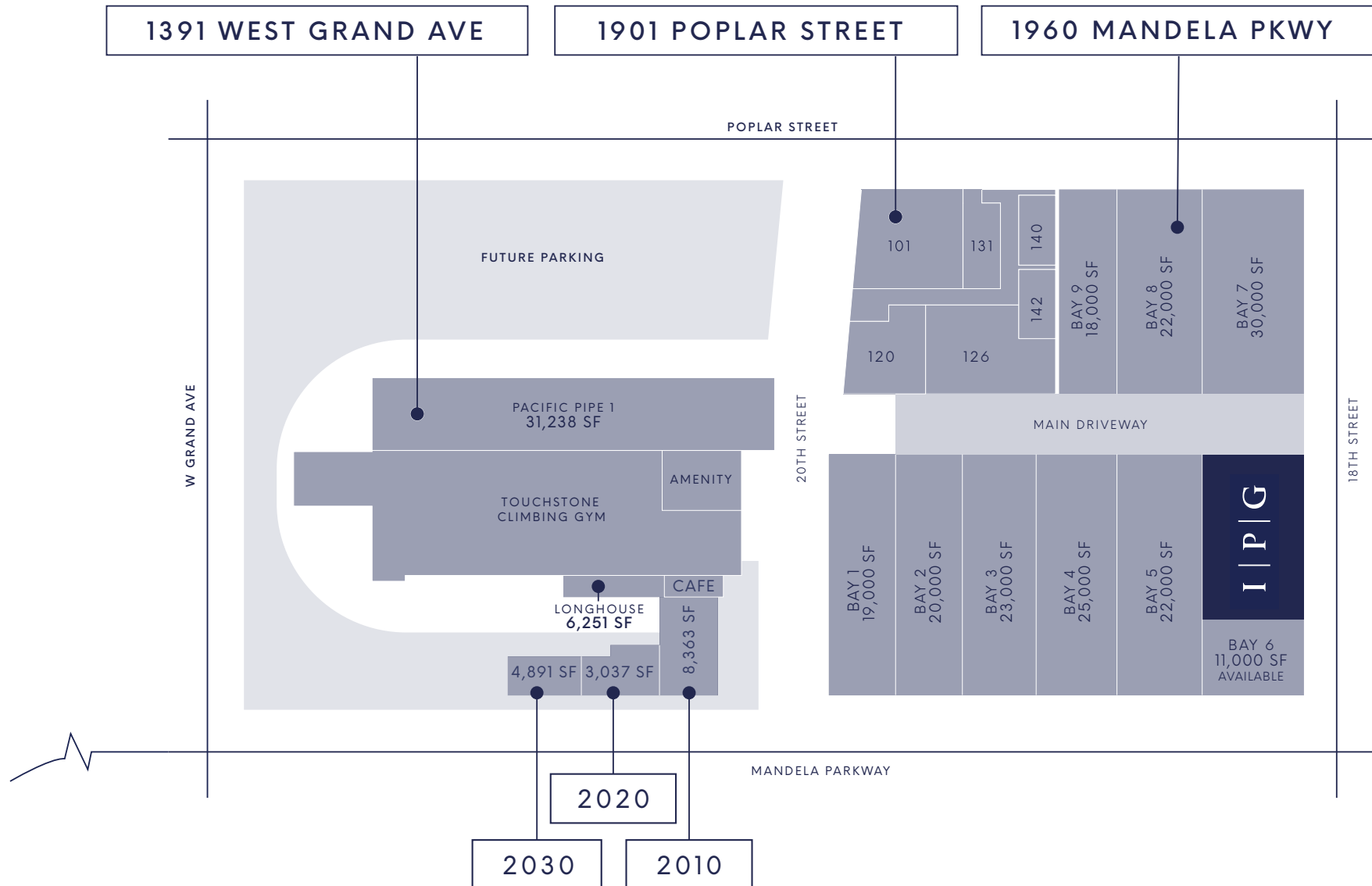




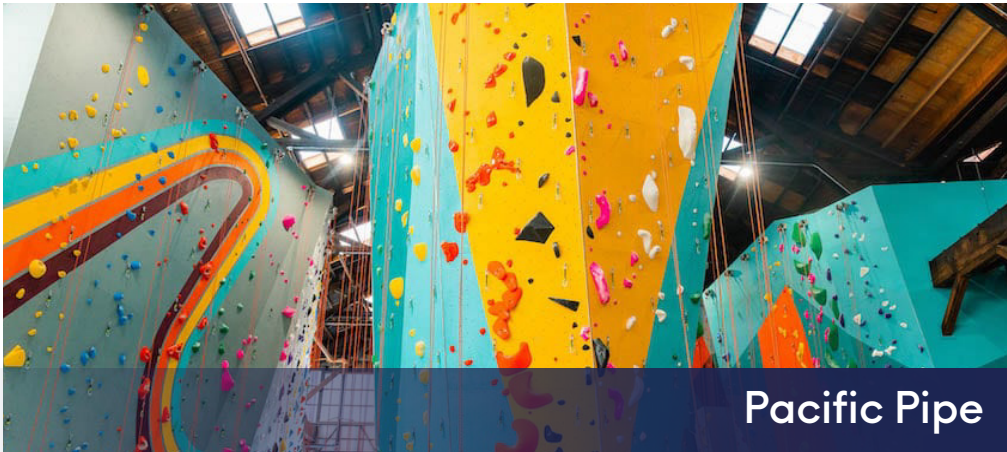
## Campus Highlights:

- The Heart of the Bay Area's Leading Manufacturing, Bioengineering, and Research Locations
- Campus Caters to Diverse Set of Tenants & Industries: R&D, Drone Tech, Medical Devices, Bio-Engineering, Advanced Manufacturing
- Located in an Opportunity Zone, Cleantech & Lab Potential
- Interior & Exterior Renovations Throughout the Campus, Including: Centralized 6,000 SF Vibrant, Multi-Functional Amenity Space
- Easy Access to the On-Site Touchstone's Pacific Pipe Climbing Gym: with two floors of bouldering and amazing terrain, a full weight room, workout classes, and private saunas.
- Large Private Dedicated Surface Parking Lot (1/1,000)









Pacific Pipe



Ghost Town Brewery



Horn BBQ



Kilovolt Coffe



Kowbird



Soba Ichi





San Francisco

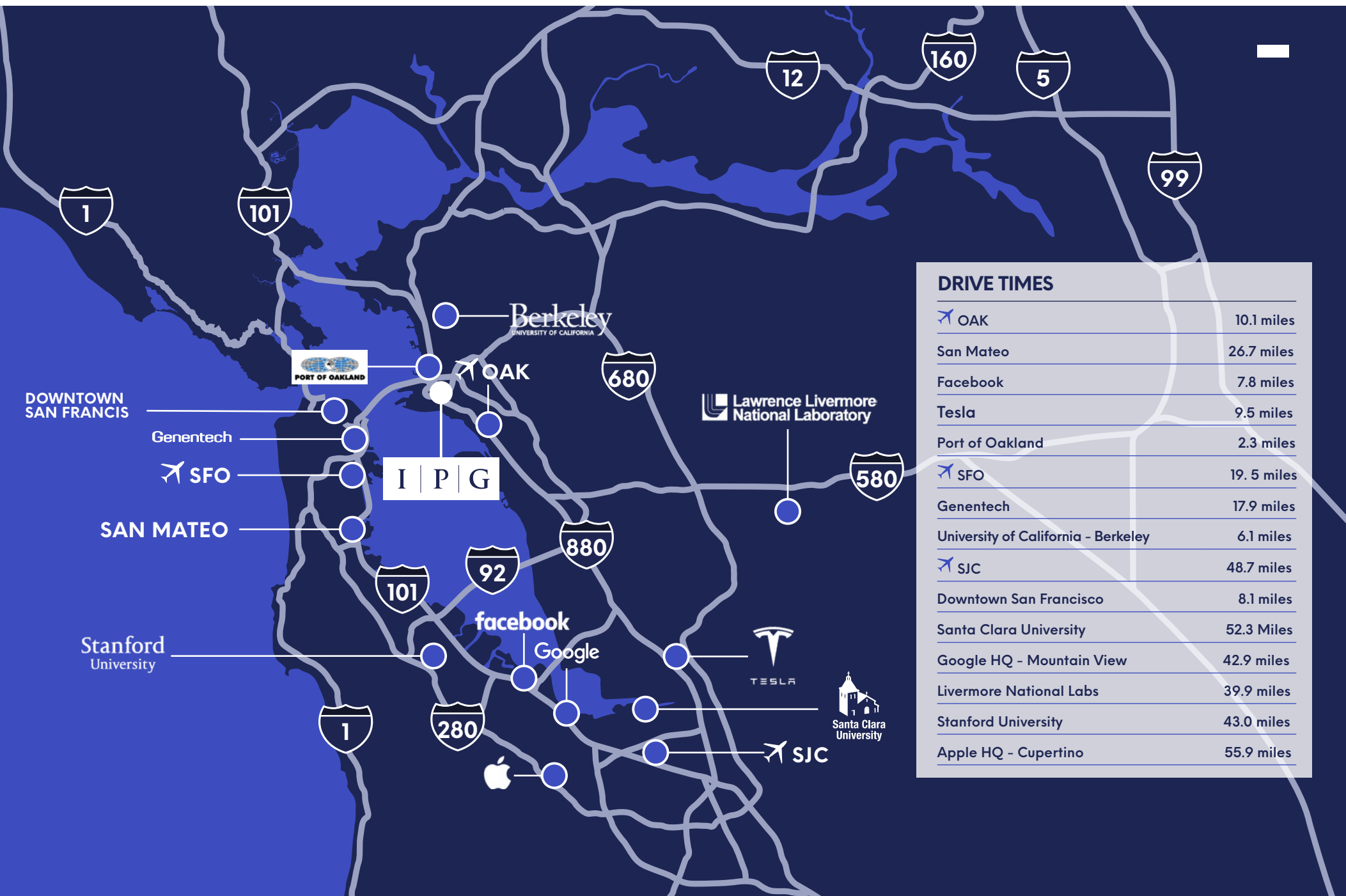
Bay Bridge

Alameda

Port of Oakland

- ① Pacific Pipe
- ② Ghost Town Brewery
- ③ Horn BBQ
- ④ Kilovolt Coffe
- ⑤ Kowbird
- ⑥ Soba Ichi
- ⑦ Fox Theater
- ⑧ Plank
- ⑨ Whole Foods
- ⑩ Target
- ⑪ Ikea
- ⑫ Best Buy
- ⑬ West Oakland Bart
- ⑭ Arthur Mac's Tap & Snack
- ⑮ Arthur Mac's Tap & Snack







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Oakland

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