



# 2100 Livingston Street

Oakland, CA

**Industrial,  
Light manufacturing,  
Warehouse, R&D, Flex**

**SIZE: 11,600 SF**

**Innovation Properties Group**

181 2nd Street, San Francisco, CA

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## Space highlights:

- 11,600sf of warehouse space with office
- $\pm 2,000$ sf fenced & gated yard
- Fire sprinklers throughout
- ADA restrooms
- 3 automatic roll-up doors
- 1 dock-high door
- 2 drive-in, 1 extra wide
- $\pm 20'$  clear height
- 208/120 volts, 3-phase, 4 wire, 500 amp
- 480 volts available
- 44" dock-high with a load leveler
- 6" high-pressure gas distribution
- 2" water service
- Multiple floor drains

## Ideal for:

- Light manufacturing
- Food processing
- Fabricators
- Marine sales
- R&D uses



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Approximately  $\pm 11,600$ sf of industrial/warehouse space and  $\pm 300$ sf second-floor office, plus 2 locker rooms/ADA restrooms.

## **FDA/USDA/GMP Certified pharmaceutical grade manufacturing**

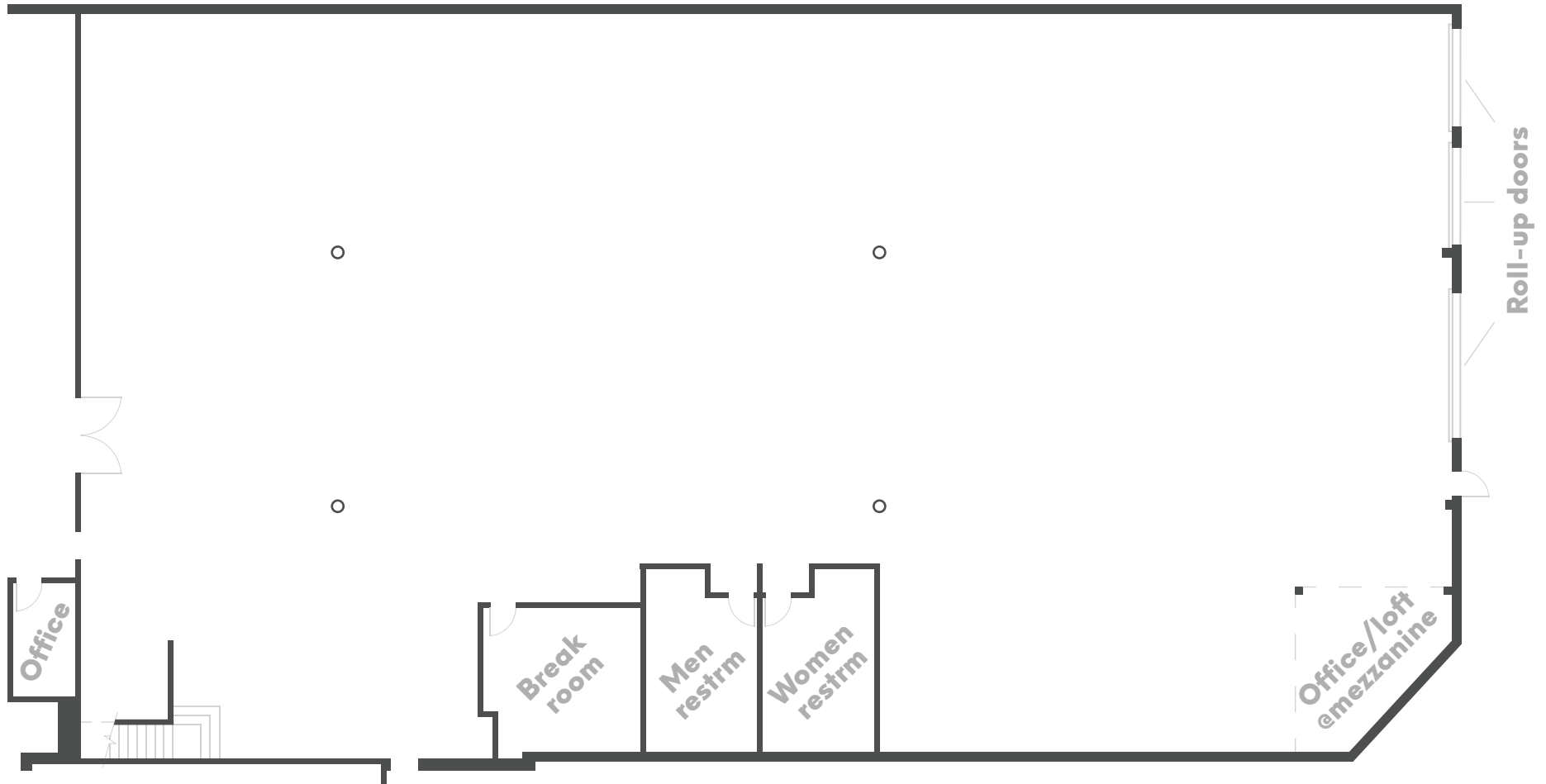
Centrally located in the Oakland Embarcadero Marina district, easily accessed from I-880 two blocks away, Port of Oakland Zone I, 3 miles to Port entrance, close to amenities, one block from Quinn's Lighthouse. Location of dock doors and grade doors facilitates cross-loading if needed. Near Starbucks, hotels, marinas & restaurants.

## **2100 Livingston Street is an industrial building in a uniquely zoned area, allowing for these uses:**

- Light Manufacturing
- Warehousing
- R&D
- Wholesale Sales
- Retail (up to 5,000 sf)
- Food Manufacturing

No CUP required by City of Oakland for these uses with building under 25,000 sf.









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## Location



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