



INNOVATION
PROPERTIES
GROUP

1625 **16th Street**

West Oakland, Oakland



Versatile West Oakland Warehouse

Mixed Use

8,000 SF Available

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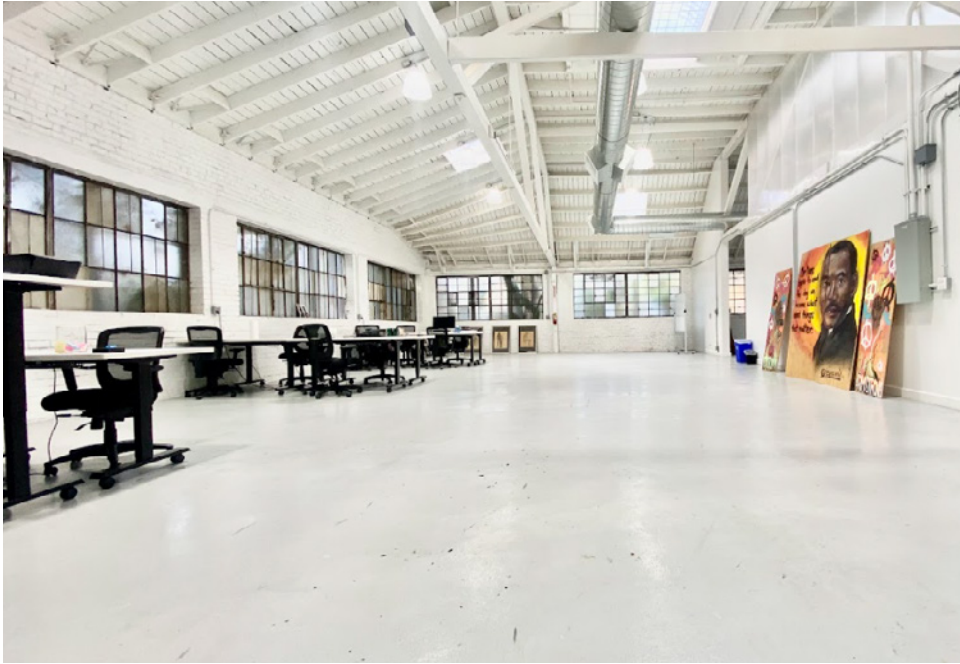


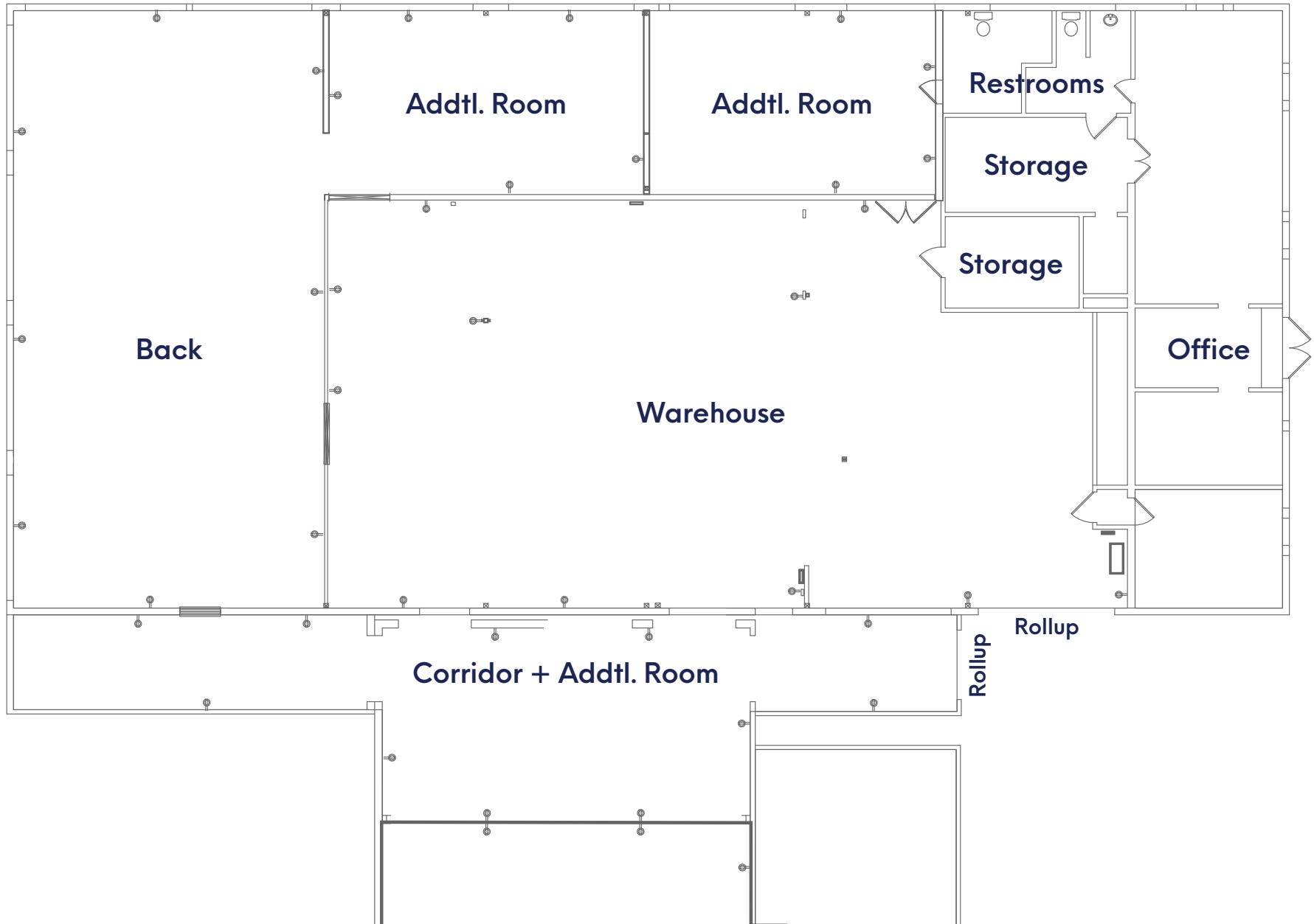
- Ample Natural Light
- Recently Seismic Retrofit completed
- New Epoxy Floors
- New Roof w/Solar panels
- Skylights Throughout
- Clear Height: 12' - 18'
- Power: 400 amps 3 phase
- 32 kW PhotoVoltaic system - discounted power
- 2 Drive in doors
- New electrical infrastructure
- High-efficiency LED lights
- Recently renovated ADA bathrooms
- Kitchenette/break room
- Bonus Mezzanine storage space



- Epoxy Coated Floors
- Private parking lot - gated and secured
- Abundant Natural Light
- Ideal Manufacturing/Mixed use Warehouse
- Great Proximity to I-80, I-880 and I-580









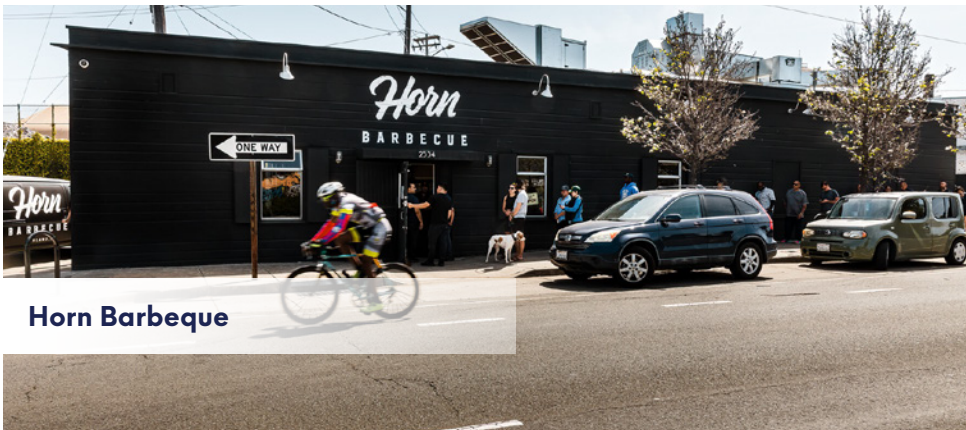
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|-----------------------------|------------------------------|--------------------------------|----------------------------------|
| 1 Kilovolt Coffee | 5 Raimondi Park | 9 Pixar Animation Studios | 13 The Fat Lady Bar & Restaurant |
| 2 Kowbird | 6 The Dog Social Cooperative | 10 10th & Wood | 14 West Oakland BART |
| 3 Horn Barbecue Restaurant | 7 16th Street Train Station | 11 Happy Hound Play & Daycare | 15 Ghost Town Brewing |
| 4 Pacific Pipe Climbing Gym | 8 Touch of Soul | 12 JollyJolly Coffee & Kitchen | 16 Soba Ichi |



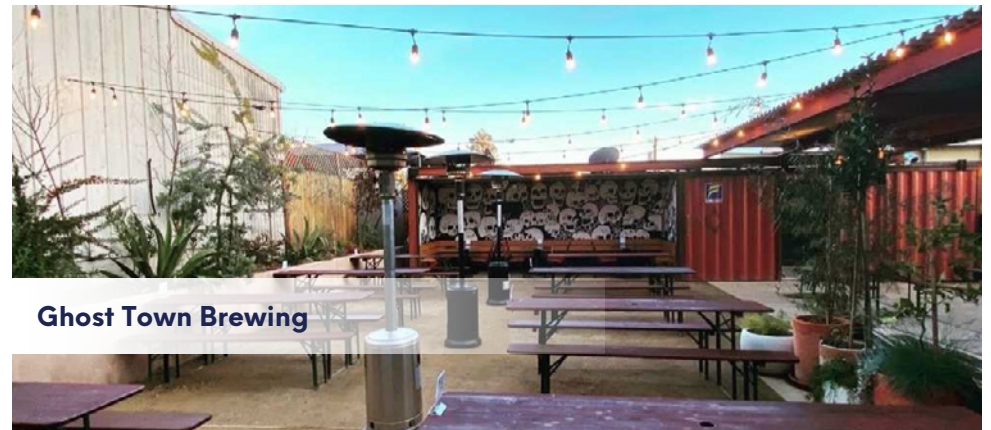
Kilovolt Coffe



Pacific Pipe



Horn Barbeque



Ghost Town Brewing



The Fat Lady Bar & Restaurant



Happy Hound Play & Daycare



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For leasing information

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