

2421 Blanding Ave

Alameda, CA

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Incredible Waterfront Opportunity

Multi-Tenant Campus 5,000 – 12,660 SF Available

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

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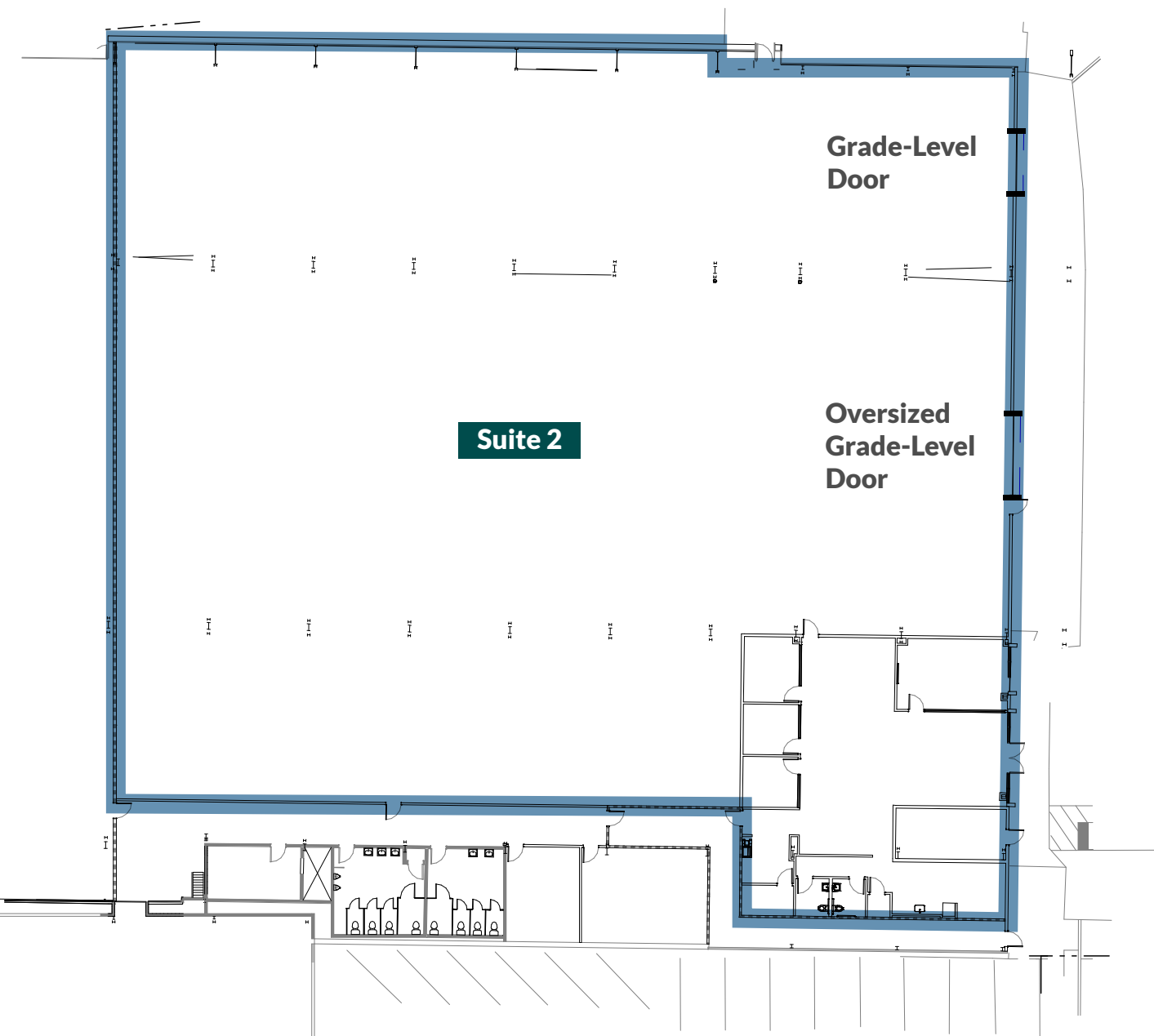
Space Features

- High End Flex/R&D/Industrial Space
- Stunning water views
- Flexible Layout Options
- Multiple Warehouse Bays available
- Oversized Grade Level Door
- Interior Clear Height $\pm 20'$ - $\pm 24'$
- Steel Frame, built in phases from the 1940-1950's, renovated in 2014.
- Free off-street parking
- Excellent Power (Alameda Municipal Power)
- One (1) Two-ton bridge crane
- Zoning: NP-MM-North Park Street Maritime Manufacturing
- Asking Rate: Please Contact Brokers





Possible expansion up to 47,000sq ft



- ±29,165 NRSF High-Bay Space
- ±2,658 SF of Newly Constructed Office Space
- Access to Shared Conference Room, Restrooms and Shower Facility
- 400 AMPS @ 480V Electrical Service
- ±20'-22' Clear Height (With Roof Pitches at ±32')
- Two (2) Grade Level Doors (one oversized)
- *Two (2), Five-ton and Two (2), Two-ton Bridge Cranes
- Secured Free Off-street Parking
- Immediate Access to Parking Lot

*A third five-ton bridge crane could be added

- Walking distance to the vibrant Park Street retail corridor
- AC Transit Stop at Blanding Avenue & Park Street
- DISTANCE Park Street Alameda - 0.5 miles
- 880 On-Ramp - 0.5 miles
- Fruitvale Bart Station - 1.1 miles
- Oakland Coliseum - 2.9 miles
- Lake Merritt - 2.9 miles
- Downtown Oakland - 3.7 miles
- Main St Ferry Terminal - 4.1 miles
- Oakland Airport - 5.9 miles
- Emeryville - 7.9 miles
- Berkeley - 8.8 miles
- San Francisco - 12.5 miles
- Silicon Valley - 40 miles



2421 Blanding Ave





Restaurants/Bars

- | | |
|------------------------------|----------------------------|
| 1 The Park Street Tavern | 13 Pho Sinh Alameda |
| 2 Round Table Pizza | 14 Troy |
| 3 Dragon Rouge Bistro | 15 Poke Koma |
| 4 Alameda Island Brewing Co. | 16 Monkey King Pub & Grill |
| 5 East End | 17 Sidestreet Pho |
| 6 McGee's | 18 Yojimbo |
| 7 Gim's Chinese Kitchen | 19 Applebee's |
| 8 Speisekammer | 20 Monkey Thai |
| 9 Island Taqueria | 21 Trabocco Kitchen |
| 10 Kokolo Donburi | 22 Panera Bread |
| 11 Town Tavern | 23 Asena |
| 12 Alameda Cinema Grill | |

Grocery Stores

- | | |
|-----------------------|----------------|
| 1 Nob Hill Foods | 3 Trader Joe's |
| 2 Alameda Marketplace | 4 Safeway |

Coffee/Tea

- | | |
|--------------------------|-------------------------------|
| 1 Coffee Cultures | 7 Ding Tea |
| 2 Peet's | 8 Highwire Coffee |
| 3 Beanery of Alameda | 9 Julie's Coffee & Tea Garden |
| 4 Jim's Coffee Shop | 10 Starbucks |
| 5 Gong Cha | 11 Yifang Taiwan Fruit Tea |
| 6 Signal Coffee Roasters | |

Entertainment/Misc.

- | | |
|------------------------|-------------------------------|
| 1 Alameda Free Library | 7 Alameda Beach |
| 2 Dollar Tree | 8 Krusi Park |
| 3 CVS | 9 Lincoln Park |
| 4 Alameda Museum | 10 Bridgeside Shopping Center |
| 5 Chochenyo Park | 11 Alameda Theatre |
| 6 South Shore Center | |

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Located in the heart of Alameda's vibrant East End, 2421 Blanding Avenue offers a dynamic blend of business opportunities and lifestyle amenities.

- **Strategic Business Hub:** Situated within Nautilus Innovation Park, this waterfront manufacturing facility provides modern infrastructure ideal for innovative enterprises seeking a collaborative environment.
- **Exceptional Accessibility:** With a Walk Score® of 95 and a Bike Score® of 91, the area is a pedestrian and cyclist's paradise, ensuring seamless connectivity to local amenities and public transportation.
- **Rich Community Amenities:** The surrounding neighborhoods boast a diverse array of dining, shopping, and recreational options, reflecting Alameda's unique blend of historic charm and modern living.

Discover the unparalleled advantages of 2421 Blanding Avenue, where business innovation meets community vibrancy.



For leasing information

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