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INNOVATION PROPERTIES GROUP

# 1625 16th Street

## 9,000 SF Industrial building in West Oakland

**For sale:**  
asking price \$5.25 M

**For lease:**  
asking price \$1.80 IG

Warehouse +/- 8,000 sq ft

Office +/- 1,000 sq ft

Full building 12,700 sq ft

### Innovation Properties Group

181 2nd Street, San Francisco, CA

[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

**Ivan Smiljanic** | Partner

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BRE 01995999

**Desmond Williamson**

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DRE 02177742





# Unique Versatility

## Warehouse: (approximately 8,000 SF)

- Recently Seismic Retrofit completed
- New Epoxy Floors throughout Installed
- New roof
- 20 prismatic skylights provide abundant natural light installed
- 32 kW PhotoVotaic system provides discounted electrical power
- New electrical infrastructure in warehouse section installed
- Tight grid of dimmable, high-efficiency LED high bay lights.
- Demising walls partition space into several zones without loss of hallway space
- ADA bathroom for warehouse recently remodeled
- 2 roll up doors lead into parking lot
- About 1,400 SF Storage in mezzanines
- 18' ceilings 12' high trusses
- 650 amps 3 phase

## Office: (approximately 1,000 SF)

- Office space includes high-quality cabinetry
- Access directly on 16th Street
- Bathroom and kitchenette area
- Reception desk
- Skylight tubes
- Gas furnace

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# Unique Versatility

## Outdoor

- Gated lot shared with 3 other tenants
- 6 parking spaces

## Neighborhood

- West Oakland is the central hub of the greater bay area.
- 3 minute drive to Bay Bridge Toll Plaza
- 3 minute drive (.8 miles) to West Oakland Bart
- 6 minute drive to Downtown Oakland
- 2 blocks to Matt Horn's famous Kowbird restaurant
- 4 blocks to Pacific Pipe Climbing Gym

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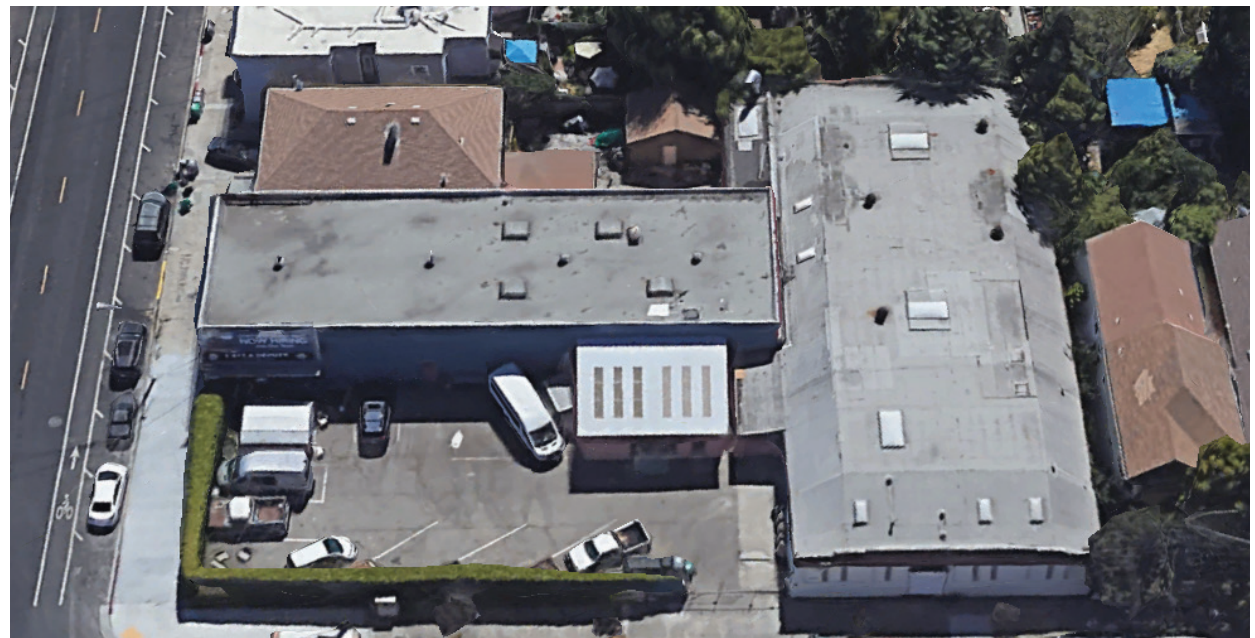
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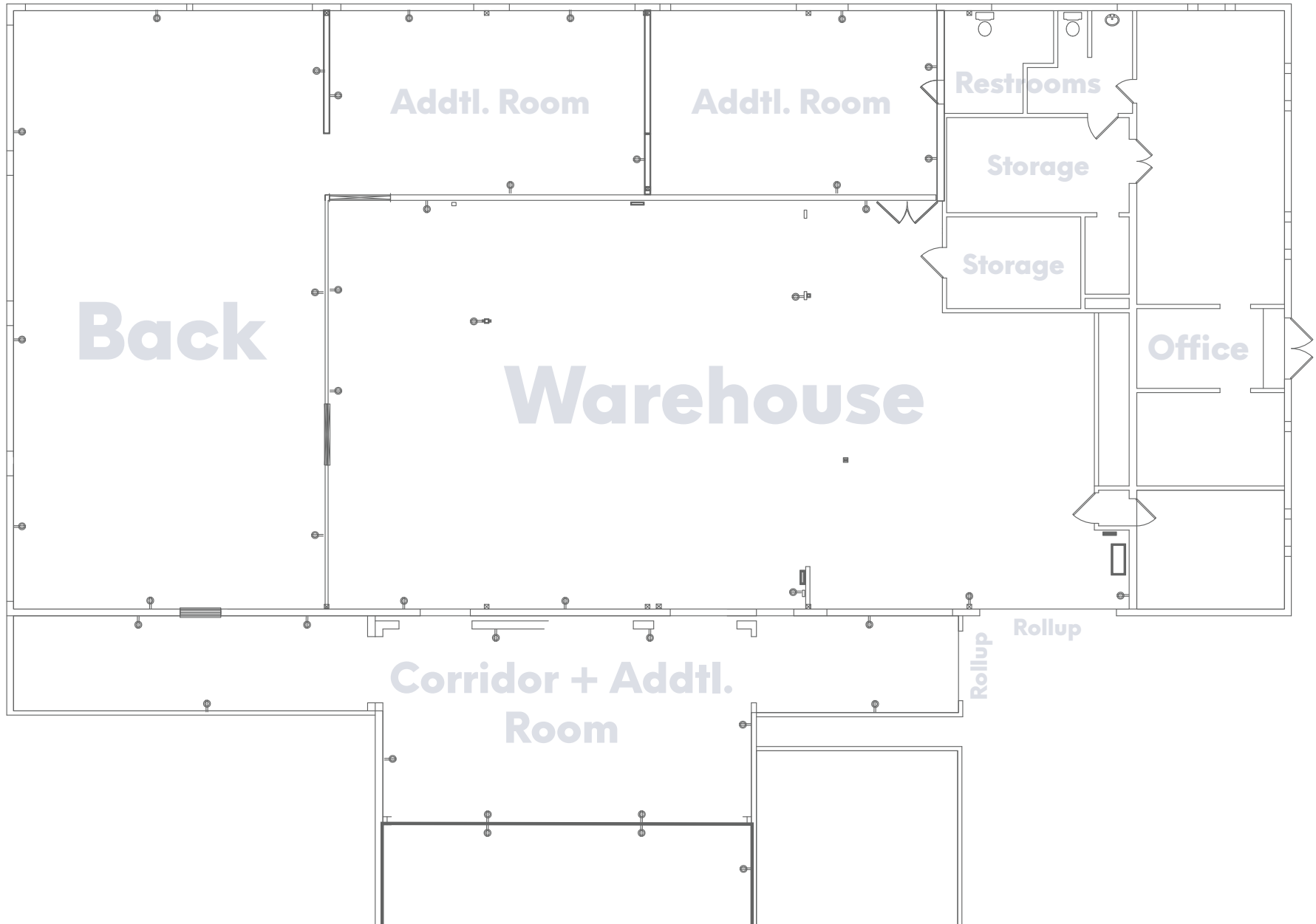
# Warehouse



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- 1 Willow Minor School
- 2 Kowbird Restaurant
- 3 ToQi Ceramics - Pottery Store
- 4 De Fremery Park
- 5 Raimondi Park
- 6 Oakland Downtown
- 7 16th Street Train Station
- 8 Kilvolt Coffee
- 9 The Home Depot
- 10 Bassline Caffee
- 11 US Postal Service
- 12 Lowell Park
- 13 West Oakland BART
- 14 Horn Barbecue Restaurant
- 15 Pacific Pipe Climbing Gym
- 16 Office Depot
- 17 Best Buy
- 18 Johnstone Supply Oakland
- 19 Ghost Town Brewing
- 20 McClymonds High School
- 21 Soba Ichi - Dinner Spot

