



INNOVATION  
PROPERTIES  
GROUP

1960 Mandela Pkwy  
Oakland

# New Warehouse & Office for Sublease

17,500 RSF Available

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



# Space Highlights:

- Tech & R&D Campus
- Clear span Warehouse Space
- Great Natural Lighting
- Skylights Throughout
- Two (2) Grade Level Doors
- Sprinklered
- Kitchenette with new finishes
- Two Offices
- Two ADA Restrooms
- Filtered Water Station
- Break Room
- Excellent Campus Amenities
- On-site Parking
- Great FWY Access to all Directions





# Property Highlights:

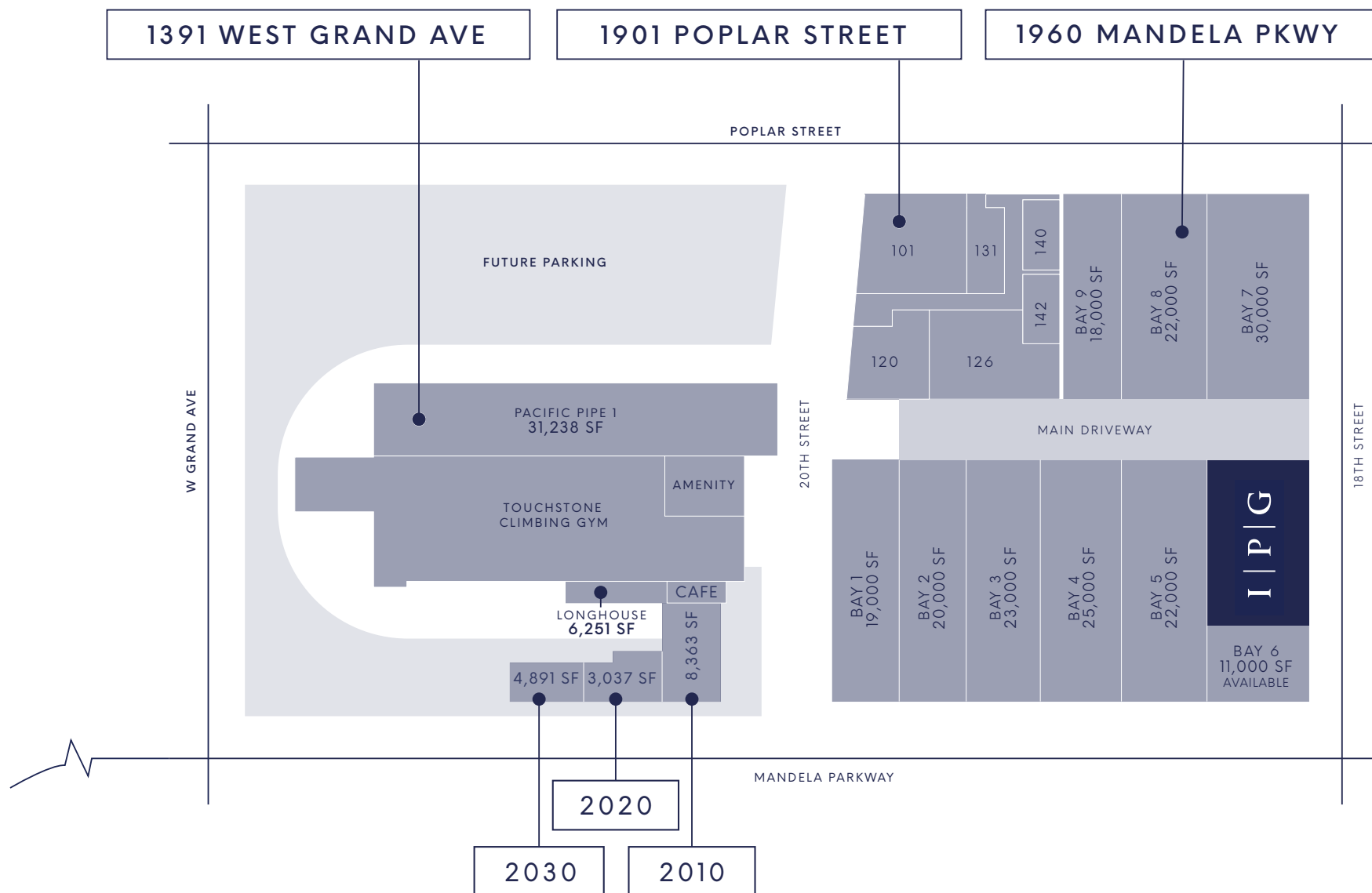
- 6,000 SF private parking lot
- Centrally located, 10-15 min from downtown San Francisco, 3-5 min to Bart
- Move-in ready
- Located in an opportunity zone, clean tech & lab potential



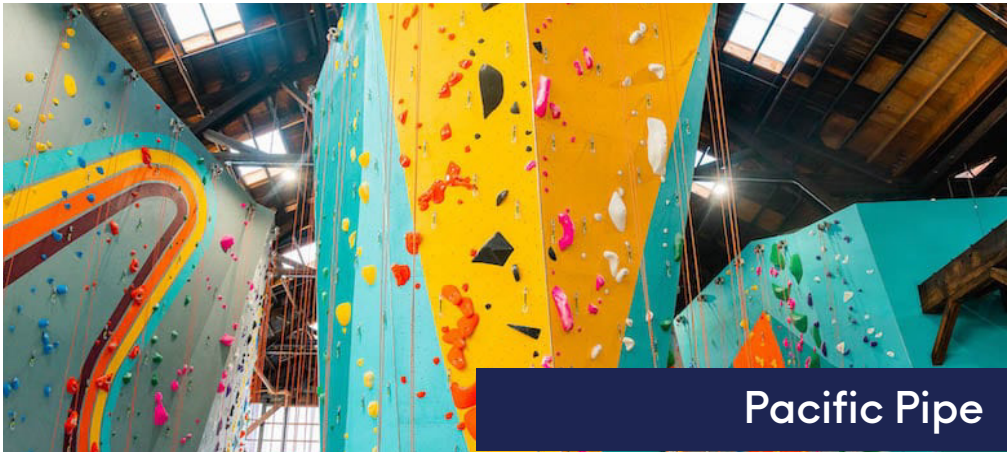












Pacific Pipe



Ghost Town Brewery



Horn BBQ



Kilovolt Coffe



Kowbird



Soba Ichi





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