

# INDUSTRIAL FOR SALE

TEAGARDEN BUSINESS CENTER

2982 TEAGARDEN STREET

SAN LEANDRO, CA 94577

\$1,295,000

MTC



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,295,000
<b>BUILDING SF:</b>	4,010+/- SF
<b>CLEAR HEIGHT:</b>	16 Feet
<b>DRIVE-IN DOORS:</b>	One 14' x 14'
<b>OFFICE SF:</b>	486+/- SF
<b>PARKING:</b>	Open Onsite
<b>YEAR BUILT:</b>	1976
<b>ZONING:</b>	IG: General Industrial

## PROPERTY OVERVIEW

Industrial Condominium unit consisting of 4,010+/- sq ft with 3,524+/- sq ft of warehouse space and 486+/- sq ft of office space. The warehouse has 16' clear height, clear span construction, 14' x 14' drive-in door, mezzanine over front office. The 486+/- sq ft office includes a reception/work area, private office and restroom. The office is remodeled and the property is in good condition.

The available space is part of the 23-unit Teagarden Business Center located just east of Interstate 880 off Marina Blvd.



### MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210  
Castro Valley, CA 94546



Michael Tanzillo & Co.  
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Sales and Leasing

### PAUL MADER, CCIM

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# PROPERTY PHOTOS

2982 TEAGARDEN STREET | SAN LEANDRO, CA 94577

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# PROPERTY PHOTOS

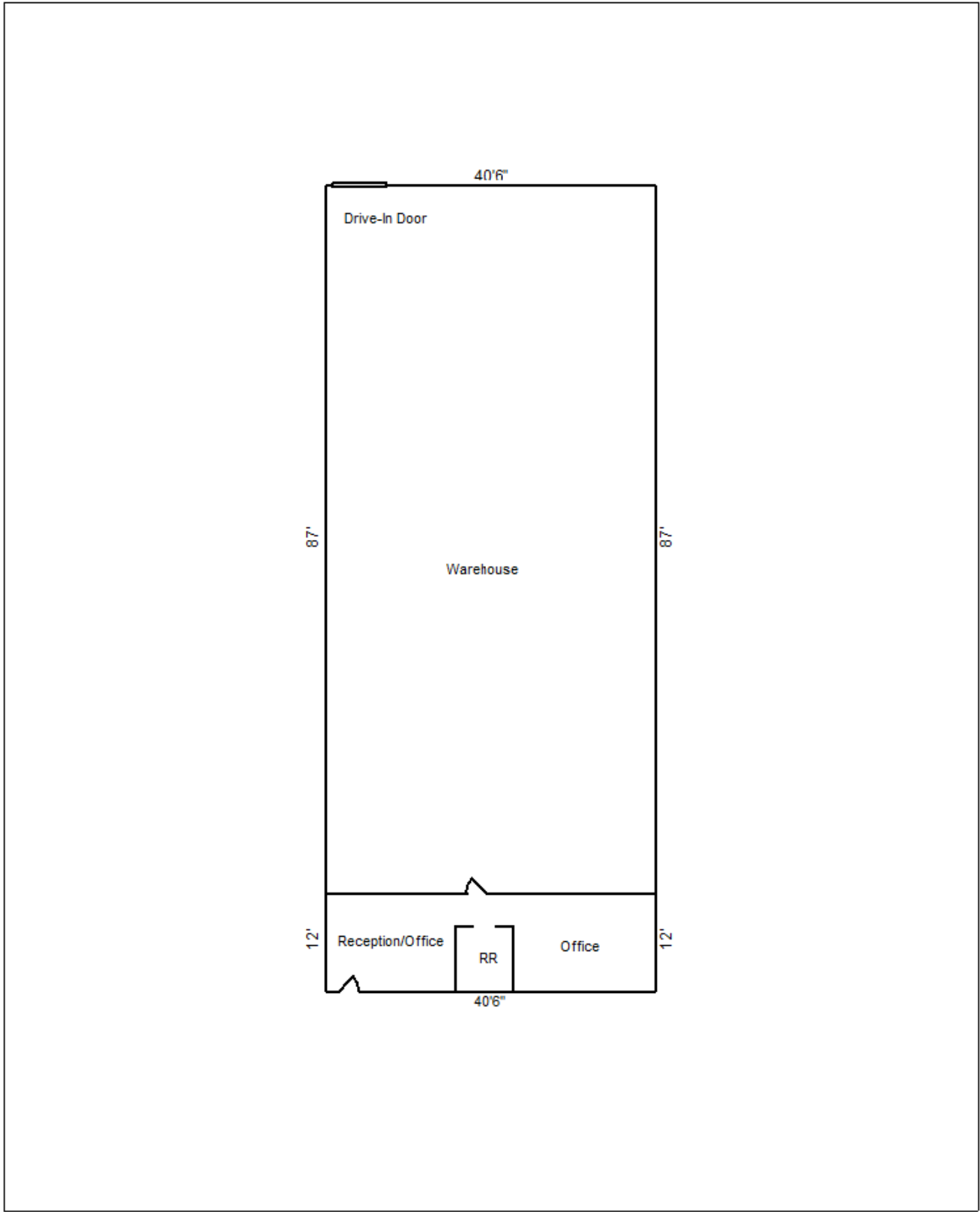
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# BUILDING DIAGRAM

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Scale 1:180

Software by Dynamic Computing (850) 894-2719

1" = 15'

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# PLAT MAP

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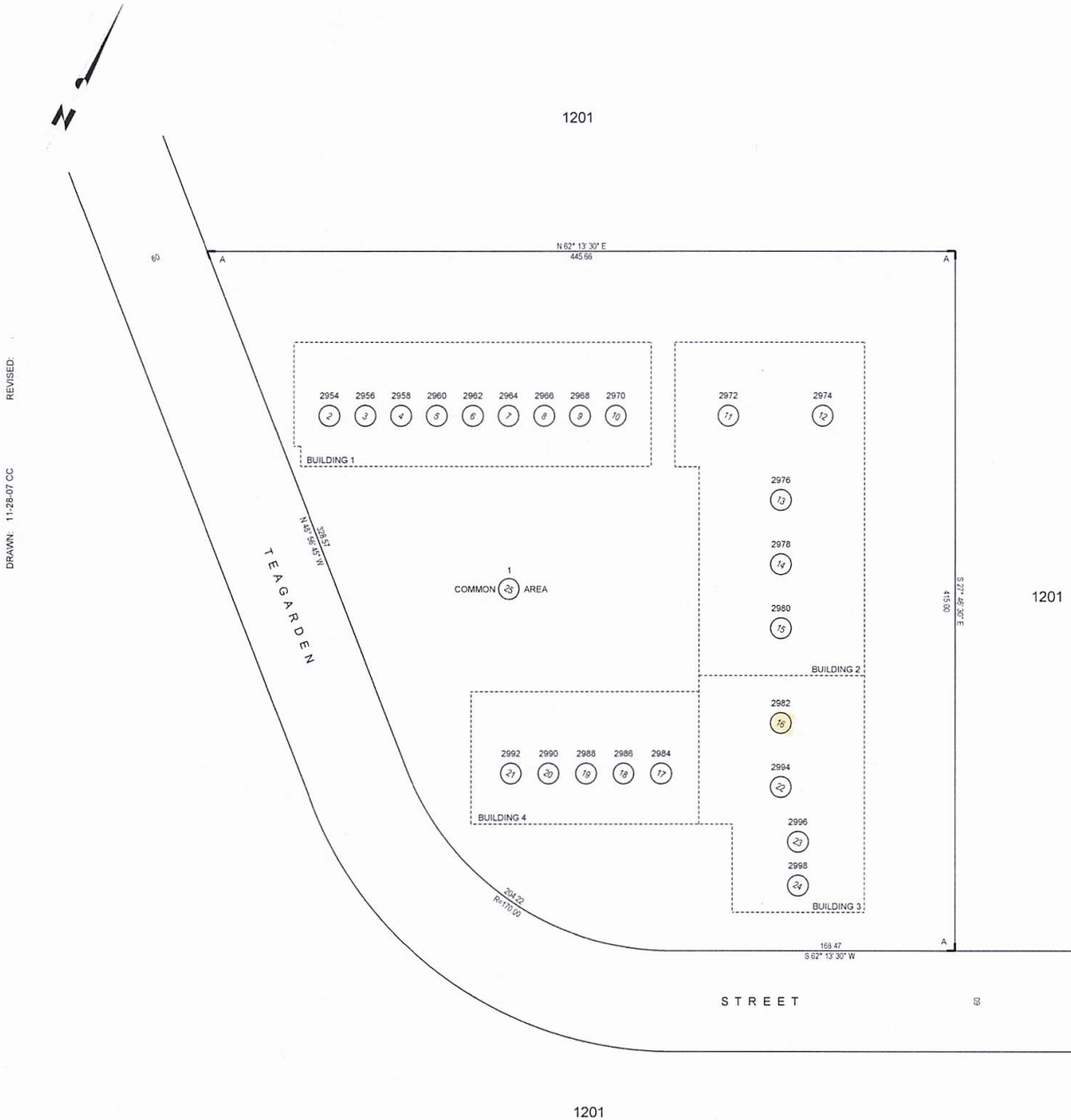


ASSESSOR'S MAP 77B

Code Area Nos. 10-081

1229 SCALE: 1" = 50'

(A) P.M. 8696 296/49-50



REVISED

DRAWN: 11-28-07 CC

FORMERLY: Plat Bk 1201

SBE: 52A

REF:

HPN: 25

IND PG: 2

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## PRESENTED BY:

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