



16440 Ashland Avenue San Lorenzo, CA

Rare owner/user opportunity to acquire a $\pm 8,000$ SF industrial building on a $\pm 27,518$ SF triangular, fully fenced lot across two parcels in unincorporated Alameda County, most recently operated as a truck driving school. The concrete tilt-up and block structure offers recently remodeled office space and a generous secured yard ideal for trucking, distribution, contractor, service, or fleet-based operators. The site backs directly to BART, providing a permanent buffer with no rear neighbor. Light industrial zoning permits a wide variety of uses, and recent building and site improvements have been completed throughout. Minutes from Castro Valley, Hayward and Oakland International Airport (Broker/Buyer to confirm).

Links

[Property
Photos](#)

[Zoning
Code](#)

- $\pm 8,000$ SF including $\pm 2,500$ SF of office
- $\pm 27,518$ SF fenced lot across two parcels
- 18' clear, two drive-in doors expandable to five
- Fire sprinklers and three restrooms
- Backs directly to BART, no rear neighbor
- 200 amp, single-phase, 3-wire 120/240V
- Qualified Opportunity Zone
- Minutes to I-580, I-880 and I-238

Property Details

Property Address	16440 Ashland Ave	RBA	8,000 SF
City, State, Zip	San Lorenzo, CA 94580	Tenancy	Single
Price	Call For Pricing Guidance	Year Built	1962
Lease Rate	\$1.50/SF/Month, NNN	Zoning	M1-B40 Light Industrial
Lot Size	0.63 Acres (27,518 SF)	APN	080C-0493-001-00, -002-06

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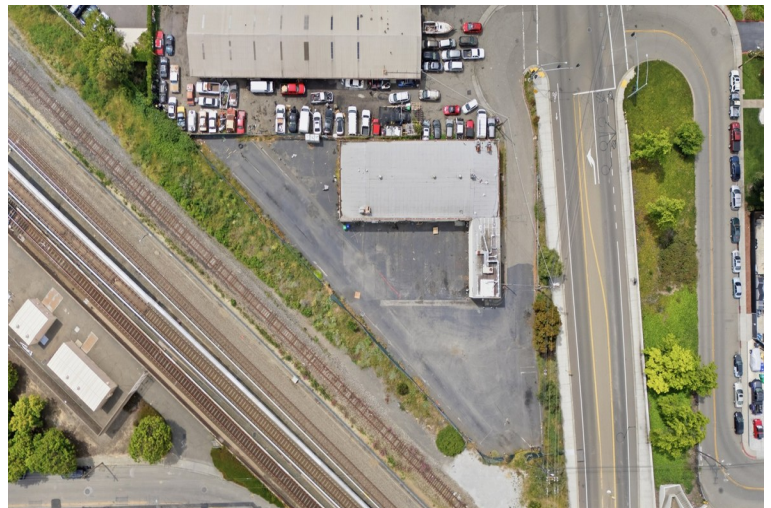
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CA DRE 01460830 | Corporate DRE 01917184

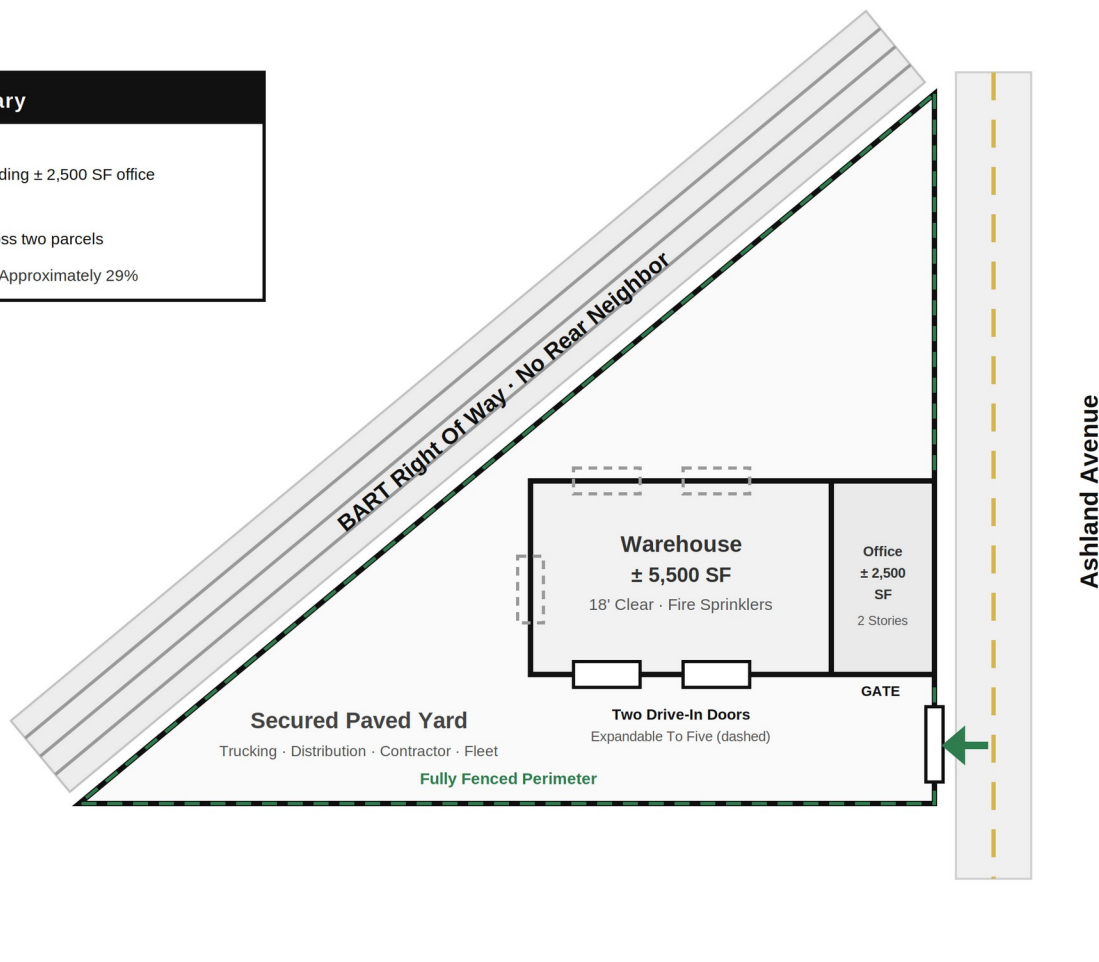
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Site Plan

Not To Scale

Site Summary	
Building	± 8,000 SF, including ± 2,500 SF office
Lot	± 27,518 SF across two parcels
Site Coverage	Approximately 29%



Component	Detail	Size
Building	Warehouse, 18' clear, fire sprinklers	± 5,500 SF
Office	Two stories, three restrooms, recently remodeled	± 2,500 SF
Total	± 27,518 SF across two parcels, APNs 080C-0493-001-00 and -002-06	± 8,000 SF

Location And Access	Site Advantages
I-580, I-880 and I-238 within minutes	Federally designated Qualified Opportunity Zone
Castro Valley and Hayward nearby	Fully fenced, secured paved yard
Oakland International Airport nearby	Two drive-in doors, expandable to five
BART right of way along the rear line	Recently remodeled two-story office



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