



## PROPERTIES

### PACHECO - Center Avenue

#### 114 Center Avenue

This well kept industrial building with showroom/office & warehouse combination present a Professional Image. With two roll-up doors, 18ft. minimum ceiling clearance and ample parking this may be the perfect site that can be tailored to meet your business requirements. With negotiable lease rates and a generous tenant improvement allowances this site begs to be seen.

- Located by On/Off Ramps for Interstate 680 and Highway 4.
- 21 miles from Oakland, 29.5 miles from San Francisco.
- Close to amenities such as restaurants, gas, hotels, golf course and Buchanan Airport.
- Thirty-four (34) Parking Stalls
- 1000 Amps, 120/208 Volt, 3 Phase Electrical Service
- Clean & Professional Office/Warehouse Space

#### This +-18,301 SF building can be subdivided in 2 combinations

<b>Suite A:</b>	<b>Total +- 8,269 SF</b>
Warehouse	+-5,023 SF
1st Floor Showroom/offices	+-1,760
2nd Floor Office	+-1,486

**Suite B:** Warehouse Total +-5,040 SF  
(Must be leased with Suite A or C)

<b>Suite C:</b>	<b>Total +-4,992 SF</b>
Warehouse	2,496 SF
1st Floor Office	-1,248
2nd Floor Office	-1,248



### CONTACT

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### Leasing Availability

FLOOR	PRICE/SQ.FT.	FOOTAGE	USE	AVAILABLE	COMMENTS
There currently is nothing available to lease.					