

FOR LEASE OR SALE

2530 EAST 11TH ST

OAKLAND, CA

**1ST
TIME ON
THE
MARKET!**

**±110,986 SF RAIL-SERVED
FREEZER/COOLER FACILITY**

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Colliers



EXTREMELY RARE RAIL-SERVED FROZEN STORAGE & DISTRIBUTION FACILITY!

PROPERTY SUMMARY



Total Area: ±110,986 SF freestanding building situated on ±4.22 acres



Prime Infill Location: Close proximity to the Port of Oakland, Oakland San Francisco Bay Airport, and downtown San Francisco via the SF Bay Bridge.



Proximity to Port/Heavyweight Corridor: Only ±3.5 miles from the Port of Oakland and located along the Heavyweight Corridor allowing trucks to transport an additional 15,000 lbs in cargo weight. *(Buyer/Tenant to investigate permitting further with Port of Oakland and Oakland P.D.)*



Excellent Freeway Accessibility: Immediate access to the I-880, I-580, I-80 and Hwy 24



Secured Yard: Fully secured, paved and lit yard areas ideal for outdoor storage and/or truck and trailer parking



Frozen Storage: Approximately ±80,000 SF of convertible freezer/cooler space currently configured for ±8,500 pallet positions



Ideal for: Food & beverage / last-mile distribution / warehouse and logistics / rail-related operations / Import Export / 3PL's



Rail Access: Rail served by the Union Pacific Railroad with three (3) rail doors

PROPERTY FEATURES



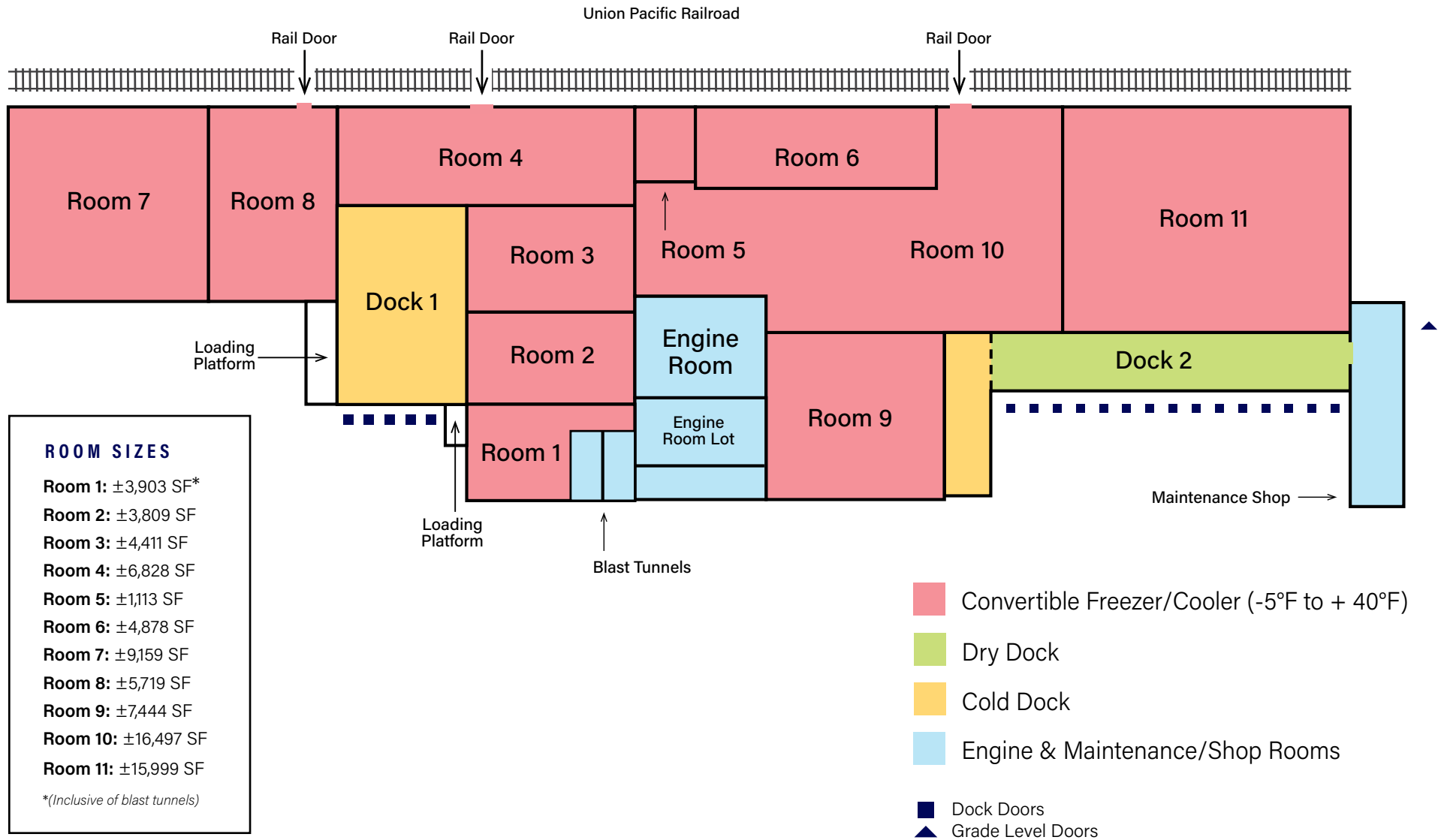
CURRENTLY OCCUPIED

CONTACT BROKERS FOR PRICING AND
TOURING INSTRUCTIONS



Total Building Size	±110,986 SF
Parcel Size	±4.22 Total Acres across three (3) parcels
Employee Office/ Welfare	±10,000 SF
Freezer/Cooler	±79,760 SF
Cold Dock	±13,267 SF
Blast Tunnels	Three (3) blast tunnels with capacity to -15°F
Minimum Clear Height	±19' to ±26'
Dock-High Doors	20 (potential for 3 more dock positions along exterior finger dock)
Grade Level Doors	1
Rail Service	Served by Union Pacific Railroad with three (3) rail doors
Refrigeration	8,500 lb ammonia (NH3) system
Certifications	USDA and FDA certified
Power	2,000 amps @ 277/480 volt (Buyer / Tenant to Verify)
Yard	Two (2) fully secured yard areas totaling ~1.47 acres

SITE/FLOOR PLAN



LOCATION MAP



3X NATIONAL AVERAGE
Total residents within 30 miles.
Making this site ideal for e-commerce delivery



>5M
Total residents within 30 miles.
Making this site ideal for e-commerce delivery



IMMEDIATE ACCESS
to I-880, I-580, I-80,
and Hwy 24



TRANSPORTATION MAP



2530 E 11TH ST

OAKLAND, CALIFORNIA

CONTACT AGENTS FOR TOURING AND MORE INFORMATION:

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