



16440 ASHLAND AVE 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 in unincorporated Alameda County, most recently operated as a truck driving school. The concrete tilt-up and block structure offers 18' clear, 2 drive-in doors (expandable to 5), fire sprinklers, three restrooms, and approximately 2,500 SF of recently remodeled office space. The site backs directly to the BART providing a permanent buffer with no rear neighbor and features a generous secured yard ideal for trucking, distribution, contractor, service, or fleet-based operators. Light industrial zoning permits a wide variety of uses, and recent building and site improvements have been completed throughout. The building has 200 amp, single-phase, 3-wire 120/240V electrical service. Strategically positioned with immediate access to I-580, I-880, and I-238, just minutes from Castro Valley, Hayward, and Oakland International Airport located in a federally designated Qualified Opportunity Zone, offering potential capital gains tax benefits for qualifying investors (Broker/Buyer to confirm).

LINKS

[PROPERTY
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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	\$1.05/SF/NNN	Zoning	M1-B40 Light Industrial District
Lot Size	27,518 SF	Stories	2 (office)

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