



## 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  
PHOTOS](#)

[ZONING  
LINK](#)



### 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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