

±3.43 ACRES AVAILABLE FOR LEASE

250 Hegenberger Road

Oakland, CA

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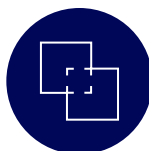
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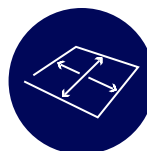
±3.43 Acres of Fully Paved, Lit and Secured Land Available For Lease

Property Highlights

- ±3.43 acres
- Fully paved and secured with utilities to site
- Two points of ingress/egress
- Designated left-hand turn lane from Hegenberger Rd
- Guard shack on-site
- Central Bay Area location:
 - ±1 mile to Oakland International Airport
 - ±8.1 miles to the Port of Oakland
 - ±18.4 miles to downtown San Francisco
- CIX-2 / CR-1 Zoning [\[Zoning Info Link\]](#)
- Potential uses include Truck Terminal, Auto Fee Parking, Truck Sales/ Leasing/ Repairs/ Refueling, Contractors Yard, Container Storage, General Outdoor Storage, etc.
(Tenant to verify use is compliant with the underlying zoning)



**New Paving
Throughout**



**Fully Striped
Yard**



**New
Lighting**



**Improved
Security**

REALTERM

FOR LEASE

250 Hegenberger Road

Oakland, CA



REALTERM



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FOR LEASE

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REALTERM



3.8 Miles to Fruitvale BART Station
1.6 Mile to Coliseum BART Station



1.5 Miles to Oakland International Airport



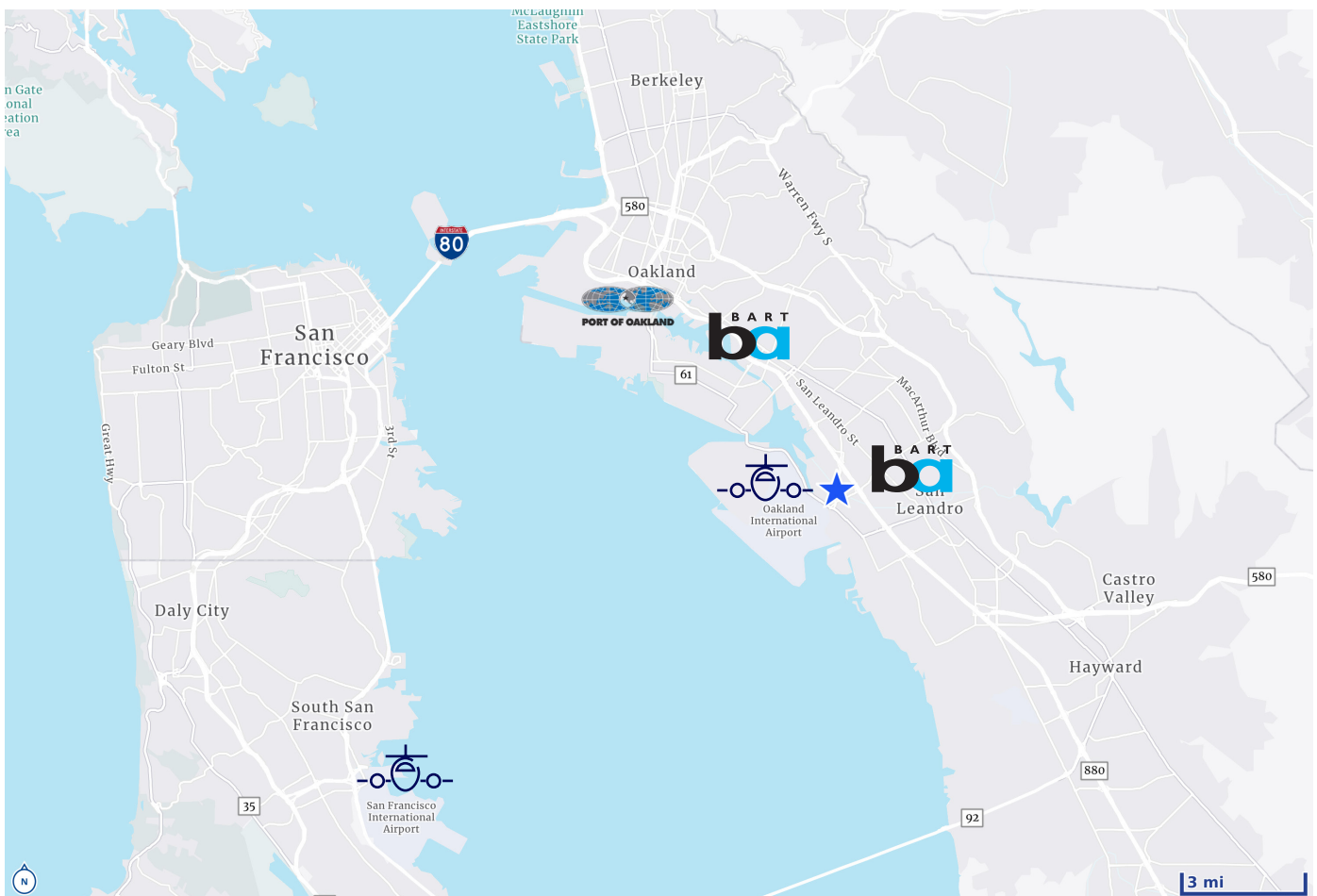
7 Miles to Port of Oakland



30 Miles to San Francisco



30 Miles to San Francisco International Airport



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