



FOR SALE
RARE EMERYVILLE WAREHOUSE PROPERTY
SUITABLE FOR RETAIL, OFFICE,
LIGHT INDUSTRIAL AND RESIDENTIAL
DEVELOPMENT



4070 HUBBARD STREET, EMERYVILLE, CA 94608

The Property: 4070 Hubbard Street is deal for an owner-user A ±7,730 square-foot standalone building, including warehouse of ±6,350 square feet, office space totaling 1,380 sq. ft., 200-AMP, 120/240-volt, 3-phase power throughout.

First Floor: Reception area, two restrooms and two private offices totaling ±400 square feet.

Second Floor: Expansive bullpen area, two private offices totaling ±980 square feet.

More Structure and Specs:

10% DOWN SBA FINANCING AVAILABLE

- 10x12' Roll-up Door
- 20-26' Clear-height / Barrel Roof
- No Columns / All Clear Span
- Concrete Block Construction
- Conference Room
- Contiguous Office Space
- 3" Gas Line
- Heating / HVAC
- Ventilation Fans
- Bay Alarm in Place
- Security Video System
- Fully Networked

Location: Very convenient low-traffic location in Park Street District, quick and easy access to 80 and 580, 1-2 blocks to Best Buy, Target, Home Depot, Starbucks, Sports Authority and free Emery-Go – Round BART Shuttle

Financing: Great candidate for 10% down fixed rate SBA financing, available for owner-users, with current 20 year fixed rates under 5%.

Purchase Price: \$2,100,000, all cash to Seller at COE.

Showing: By appointment only with exclusive brokers:

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[Photos](#) | [Floor Plan](#) | [Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)