5441 International Blvd
Oakland, CA

# For Lease

LEASED BY:
CBRE

KURV

# Kurv Oakland



From SF Prototype to Full-Scale Production:
±15 Minutes from Downtown San Francisco

KURVINDUSTRIAL.COM

# Building Specs

- ±534,242 Square Feet
- ±9,915 Square Feet Office
- ±36’ Clear Height
- ESFR
- 85 Loading Docks
- 1 Drive In Door
- 4,000 Amps
- 3% Skylights
- 185’ Concrete Truck Court
- 7” Slab
- 217 Auto Parking Stalls
- 129 Trailer Parking Stalls
- 50’ X 56’ Column Spacing
- 60’ Speed Bay
- Heavy Weight Trucks Allowed

# Turn-Key Tenant Improvements

40,000 pound dock pit levelers at every other dock position

±9,915 SF Office including ±4,996 SF of mezzanine space

LED Lighting with motion sensors and 20-foot candles

## SITE PLANS

### First Floor Plan

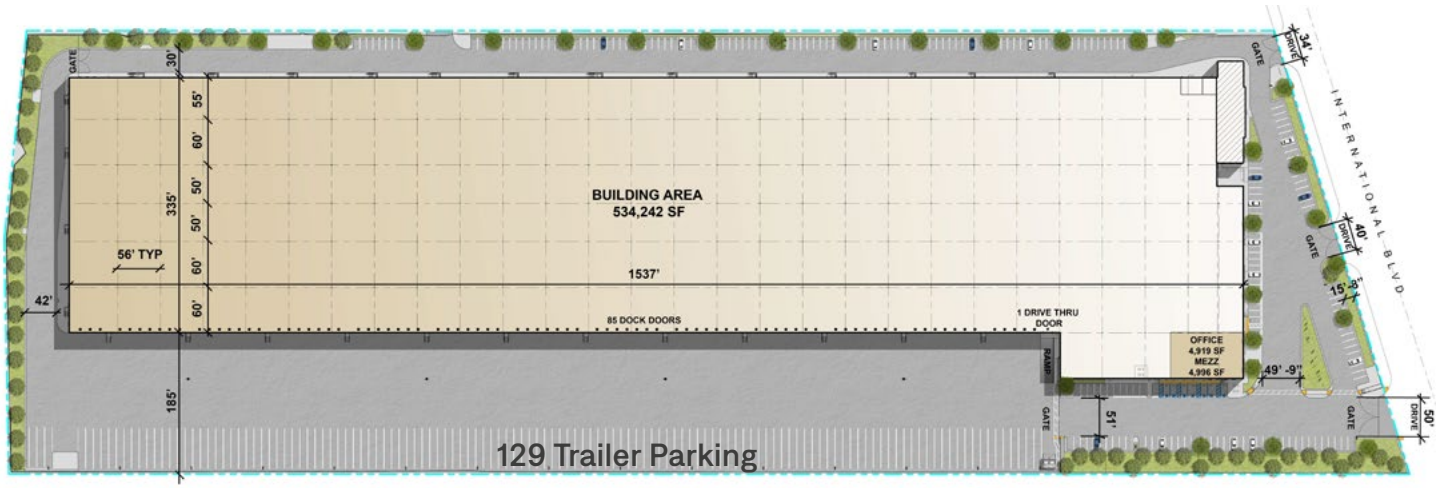


T.I. ENLARGED FIRST FLOOR PLAN
"FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY"

### Mezzanine Floor Plan

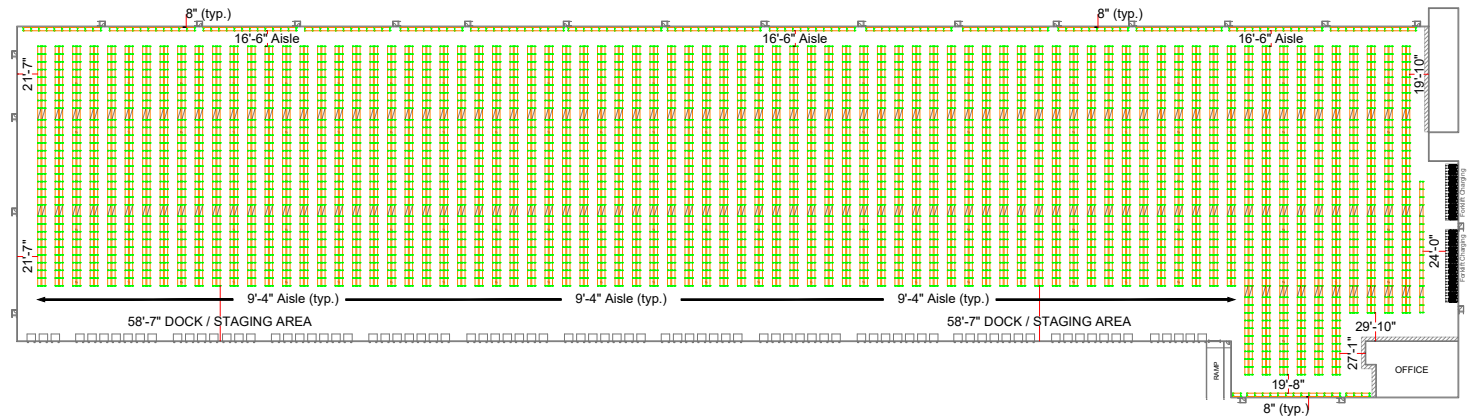


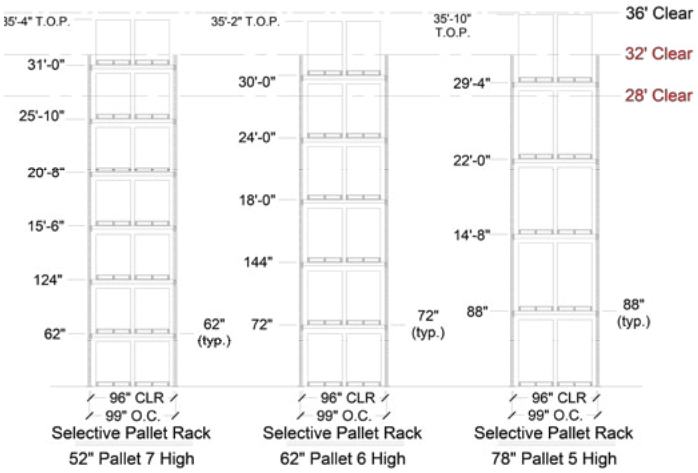
T.I. ENLARGED MEZZ FLOOR PLAN
"FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY"



# Sample Racking Plan

## ±534,242 SF




## 36' vs 32' vs 28' Clear Height

| Number of Bays | Pallet Height | Pallet Positions 36" Clr. | 32" Clr. | 28" Clr. |
|---|---|---|---|---|
| 5,076 | 52" | 71,064 | 60,912 | 50,760 |
| | 62" | 60,912 | 50,760 | 40,608 |
| | 78" | 50,760 | 40,608 | 30,456 |

## PROXIMITY + INGRESS/EGRESS MAP NORTH & SOUTH







to Interstate 880

1 mile
4 minutes

to Downtown Oakland

5 mile
12 minutes

to Oakland International airport

4 mile
9 minutes

to port of Oakland

5 mile
12 minutes

to Downtown San Francisco

16 mile
23 minutes

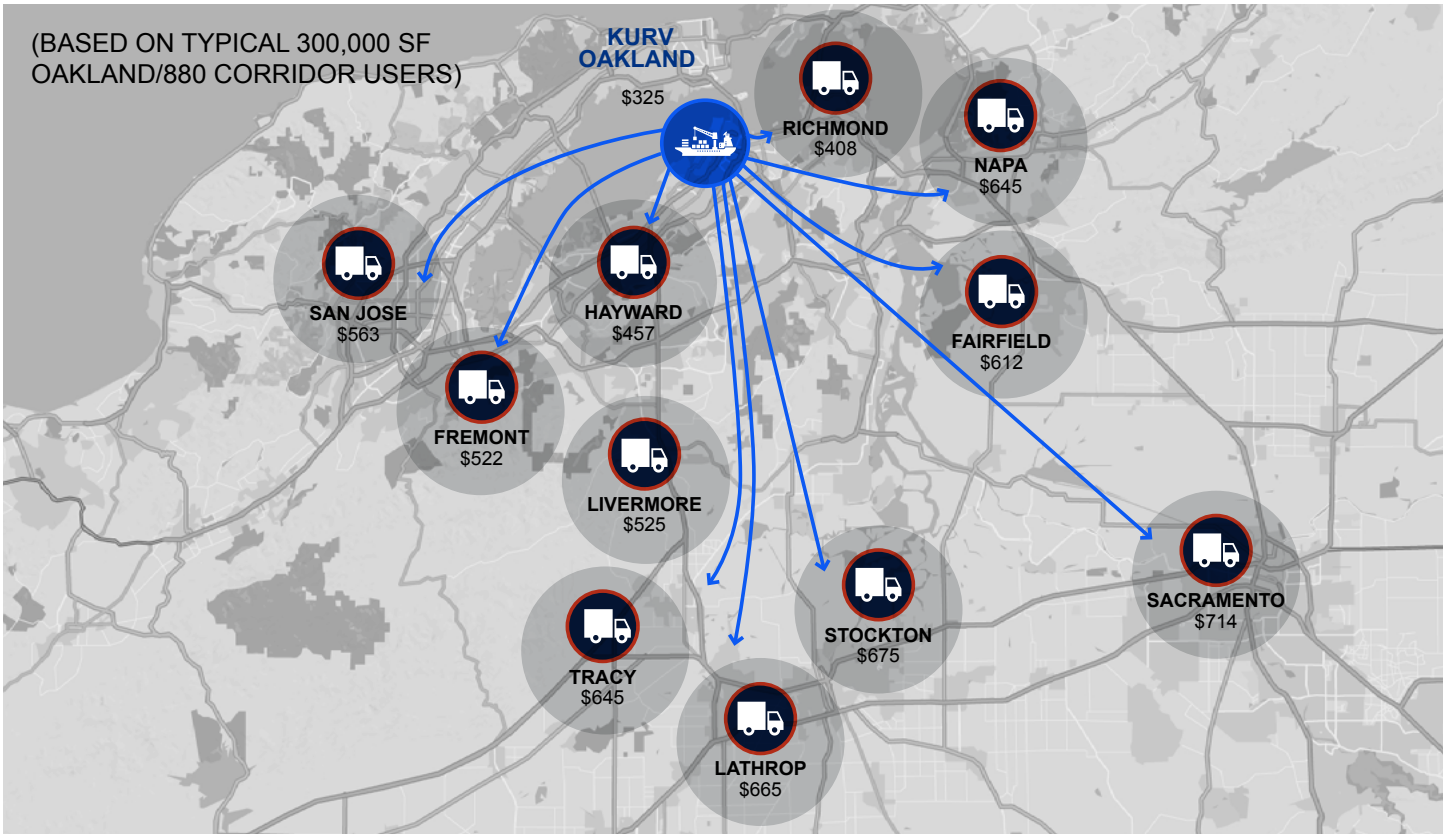
to Downtown San Jose

30 mile
40 minutes

# Drayage cost per container from the Port of Oakland

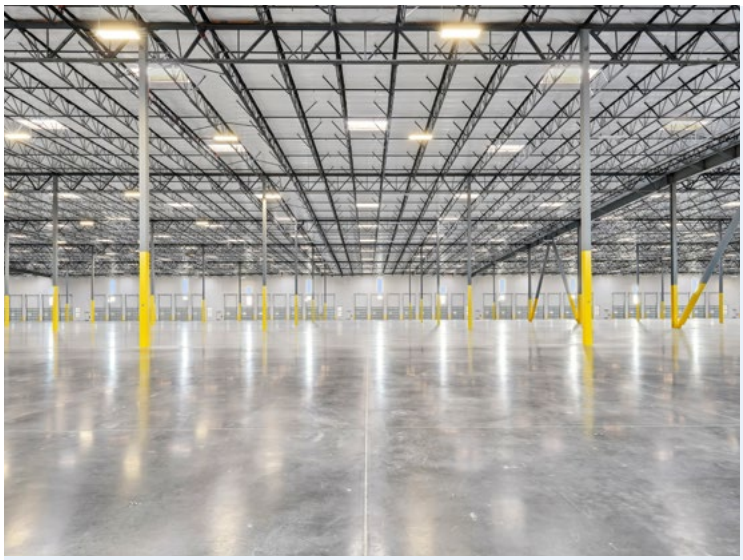
| CITY | COST PER CONTAINER | COST DIFFERENCE/ CONTAINER | ANNUAL SAVINGS 5,000 CONTAINERS/YEAR | ANNUAL SAVINGS 10,000 CONTAINERS/YEAR |
|---|---|---|---|---|
| KURV Oakland | $325 | $0 | $0 | $0 |
| Richmond | $408 | $83 | $415,000 | $830,000 |
| Hayward | $457 | $132 | $660,000 | $1,320,000 |
| Fremont | $522 | $197 | $985,000 | $1,970,000 |
| Livermore | $525 | $200 | $1,000,000 | $2,000,000 |
| San Jose | $563 | $238 | $1,190,000 | $2,380,000 |
| Fairfield | $612 | $287 | $1,435,000 | $2,870,000 |
| Tracy | $645 | $320 | $1,600,000 | $3,200,000 |
| Napa | $645 | $320 | $1,600,000 | $3,200,000 |
| Lathrop | $665 | $340 | $1,700,000 | $3,400,000 |
| Stockton | $675 | $350 | $1,750,000 | $3,500,000 |
| Sacramento | $714 | $389 | $1,945,000 | $3,890,000 |

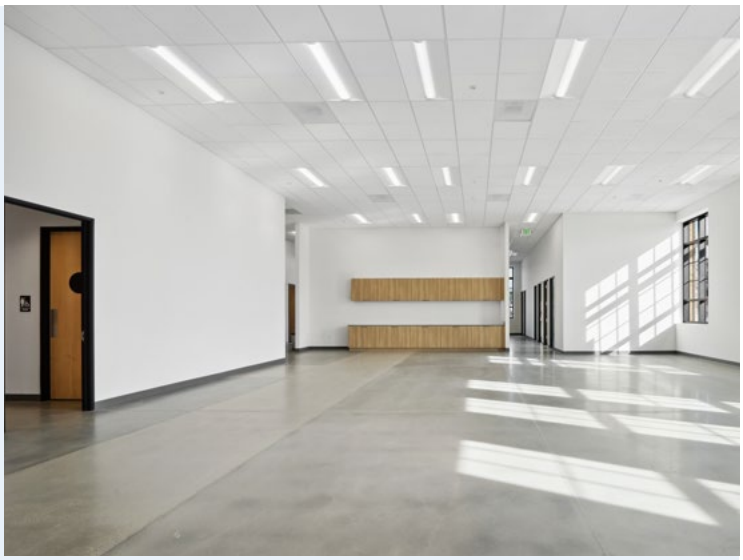
*These rates do not include overweight charges or waiting time charges.



## AERIALS







Project Photos

Drone Video

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle

KURV

FORMERLY BRIDGE

# 76M+ SF

Acquired & Developed since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.



## Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

**TERMS**

Available on a new lease direct from the landlord.

**LEASING INFORMATION**

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