

The City of Alameda

Welcomes You to the

Alameda Point Tour

**Including Viewing of
Buildings 41, 92, 24 and 11**

**Exhibit 3 - Building Fact
Sheets**

ALAMEDA POINT HANGAR BUILDING WITH LARGE YARD

650 W Tower Avenue | Alameda, CA 94501 (Building #41)



Property Highlights

- ±118,041 SF Building
- ±140,000 SF Yard
- Two (2) Large Hangar Doors
- Heavy Gas & Electrical Service (tenant to confirm)
- Sprinklers
- Great Clear Height
- Office space
- Parking Available
- Zoned AR-TC, Town Center (tenant to confirm approved uses)



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Building 41

Context: Located immediately adjacent to new infrastructure, within NAS Alameda Historic District Hangers Sub-District, and within Waterfront Town Center Specific Plan are. Adjacent to NAS Alameda Museum, Admiral's Brewery, Bladium commercial recreation, Waterfront Park, future Performing Arts Center

Building Modification Limitations: Adaptive Reuse only. Outdoor Storage permitted with a use permit consistent with Town Center Specific Plan designated view corridors.

Preferred Uses:

- Commercial including retail/restaurant as ancillary use
- Life Sciences (but, without animal testing)
- Clean Tech/ Green Tech/ High Tech
- Other advanced manufacturing
- Blue Tech (but without need for direct water access)
- Beverage and food manufacturing
- Multi-tenant, Small Manufacturers, artists, makers, small business, office

Not Preferred:

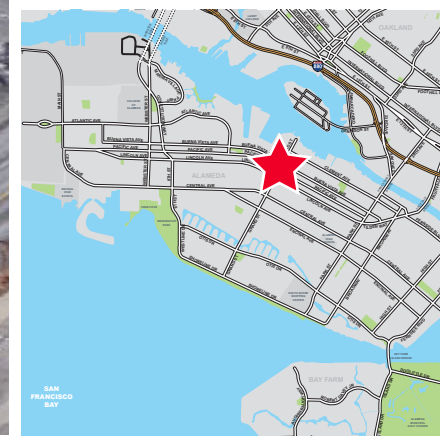
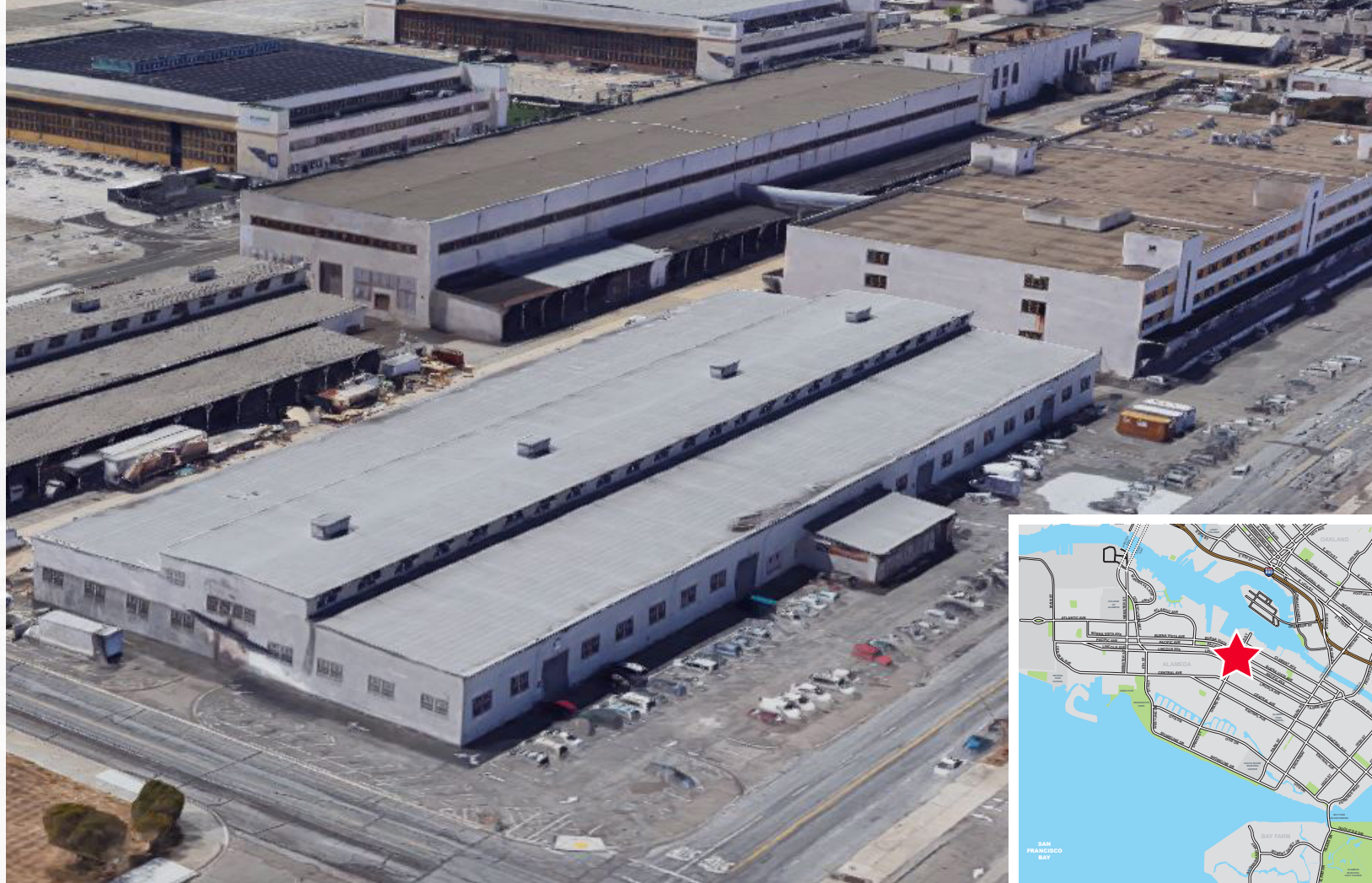
- Shipping and warehouse businesses (too much truck traffic, not enough jobs),
- Contractor yards and storage yards,
- Residential not permitted by zoning. City not interested in rezoning for residential (plenty of other land zoned for residential at AP.)
- Cannabis not permitted by zoning in City owned buildings.

Historical Alameda Point Building

650 W. Ranger Avenue | Alameda, California (Building #92)

Property Highlights

- ±3.0 Acre Site or ±130,680 SF
- APN: 074-1375-2
- ±89,018 SF Single Story Structure
- Built in 1942
- Designated as a Historically Contributing Site by the City of Alameda
- Zoning: AP-AR: Adaptive Re-Use
- Located within the Town Center Development Area
- Prominent Corner Location at Alameda Point
- 10 Grade Level Doors
- ±32' Clear Height (Clearstory)
- Wood Construction (Old Growth Douglas Fir)



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Building 92, Building 101, Building 114

Context: Buildings and lands immediately adjacent to new and under construction infrastructure. Properties to be sold as soon as possible to finance more infrastructure for Naval Air Station Alameda (NAS Alameda) Historic District and existing and future businesses in Adaptive Reuse Area. Located within NAS Alameda Historic District Shops Sub-District.

Adjacent uses: Food Bank, Admirals Brewery, Firebrand Bakery, Kairos Power, Storehouse Lofts (multi-tenant commercial and work live), future West Midway/RESHAP master development (residential, community services).

Building Modification Limitations:

- New construction allowed but must be compatible with character defining features of NAS Alameda District, Shops Subdistrict.
- Building 92 Rehabilitation and Adaptive Reuse required.
- Building 101 was demolished due to fire in 2005. New construction permitted subject to Certificate or Approval from Historical Advisory Board (HAB).
- Building 114 has fire damaged and partially collapsed roof. All rehabilitation and/or demolition are subject to Certificate of Approval by HAB.

Preferred Uses:

- Life Sciences (but, without animal testing)
- Clean Tech/ Green Tech/ High Tech
- Other advanced manufacturing
- Blue Tech (but without need for direct water access)
- Beverage and food manufacturing
- Retail and Restaurants
- Multi-tenant, Small Manufacturers, artists, 'makers', small business, office
- Work live/small business
- Office

Not Preferred:

- Shipping and warehouse businesses (too much truck traffic, not enough jobs).
- Contractor yards and storage yards.
- Residential not permitted by zoning. City not interested in rezoning for residential (plenty of other land zoned for residential at AP).

Property Highlights

- ±40,000 SF
 - Two-Bays (±20,000 SF each)
 - Divisible
- Former Production Winery
- Huge Clear Height
- Potential Event Space
- Large Grade Level Bay Doors
- Functional Office Space (in addition)
- Parking and Outdoor Space Available
- Heavy Gas and Electrical Service (to be confirmed by tenant)
- Zoned AP-AR Adaptive Reuse (tenant to confirm approved uses)
- Sprinklers



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Building 24

Context: Property served by old Navy infrastructure, within NAS Alameda Historic District Hangers Sub-District, and located between Building 19 (Rain Industries) and Building 23 Natel Energy. Complete Coach Works occupies 15,000 square feet of the front Building 24.

Building Modification Limitations: Rehabilitation and Adaptive Reuse only. Outdoor Storage permitted with use permit consistent with Town Center Specific Plan designated view corridors. Building needs new roof. Biological opinion restricts outdoor structures due to proximity to Least Tern nesting area.

Preferred Uses:

- Beverage and food manufacturing (with tasting room or commercial component preferred to complement Spirits Alley). Potential to relocate wineries from Building 25 to Building 24 to accommodate DePave Park.
- Life Sciences (but, without animal testing)
- Clean Tech/ Green Tech/ High Tech
- Blue Tech (but without need for direct water access)
- Multi-tenant, Small Manufacturers, artists, makers, small business, office

Not Preferred:

- Shipping and warehouse businesses (too much truck traffic, not enough jobs),
- Contractor yards and storage yards,
- Residential not permitted by zoning. City not interested in rezoning for residential (plenty of other land zoned for residential at AP.)
- Cannabis not permitted by zoning in City owned buildings.

HISTORICAL ALAMEDA POINT HANGAR BUILDING

1190 W. Tower Avenue | Alameda, California (Building #11)

Property Highlights

- Unique, High-Functioning Hangar Building
- ±110,561 SF
- In-Place Partial-Shell Office
- Dedicated Yard Space
- Large, Grade-Level Hangar Doors (tenant to confirm condition)
- Single-Column (Clear Span)
- Heavy Power Service (Alameda Municipal Power)
- Zoned AP-AR Adaptive Reuse (tenant to confirm approved uses)
- Great Natural Light
- Built in 1941



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Building 11

Context: Property served by old Navy infrastructure, within NAS Alameda Historic District Hangers Sub-District, and within Waterfront Town Center Specific Plan area, adjacent to Sail Drone (Building 12).

Building Modification Limitations: Rehabilitation and Adaptive Reuse only. Outdoor Storage permitted with use permit consistent with Town Center Specific Plan designated view corridors.

Preferred Uses:

- Commercial including retail/restaurant as ancillary use
- Life Sciences (but, without animal testing)
- Clean Tech/ Green Tech/ High Tech
- Other advanced manufacturing
- Blue Tech (but without need for direct water access)
- Beverage and food manufacturing
- Multi-tenant, Small Manufacturers, artists, makers, small business, office.

Not Preferred:

- Shipping and warehouse businesses (too much truck traffic, not enough jobs),
- Contractor yards and storage yards,
- Residential not permitted by zoning. City not interested in rezoning for residential (plenty of other land zoned for residential at AP.)
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