



# Exclusive Property Summary

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COLLIERS INTERNATIONAL > OAKLAND, CA > INDUSTRIAL

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# EXCLUSIVE LISTINGS

JANUARY 03, 2014

## INDUSTRIAL - FOR LEASE


### Property Information      Availability Information      Comments

<b>1</b> 	<b>Alameda Ford</b>	<i>Available SF:</i>	44,000	<i>Office SF:</i>		<i>Agents:</i>		
	<b>1835 Oak St</b>	<i>Min/Max:</i>	20,000-44,000	<i>Amps ; Volts:</i>		Sean Sabarese	510-433-5803	
	<b>Alameda, CA 94501</b>	<i>Avail Date:</i>	Immediate	<i>Clear Ht:</i>	20' - 20'	Greig Lagomarsino, SIOR	510-433-5809	
	<i>Type:</i>	Light Industrial	<i>Suite</i>		<i>Park Ratio:</i>		<i>Features:</i>	
	<i>Status:</i>	Existing	<i>Avail Type:</i>	Lease	<i>DH Doors:</i>	0	Sprinklers	Yard - Fenced & paved
	<i>Bldg SF:</i>	44,000	<i>TI Allow:</i>	TBD	<i>GL Doors:</i>	9		
	<i>Avail ID:</i>	1016142478	<i>Expenses:</i>	TBD	<i>Columns:</i>			
		<i>Rental Rate:</i>	\$0.45 GR					



#### Property Description

44,000 sq, ft, metal, steel frame industrial facility of which 22,332 sf is clear span. Heavy power, lots of natural light.

<b>2</b> 	<b>21111 Cabot Blvd</b>	<i>Available SF:</i>	150,000	<i>Office SF:</i>	10,000	<i>Agents:</i>		
	<b>Hayward, CA 94545</b>	<i>Min/Max:</i>	100,000-150,000	<i>Amps ; Volts:</i>	1,000 ; 277/480	Casey Rickson, SIOR	510-433-5805	
	<i>Type:</i>	Warehouse/Distribution	<i>Avail Date:</i>	Immediate	<i>Clear Ht:</i>	28' - 30'	Greig Lagomarsino, SIOR	510-433-5809
	<i>Status:</i>	Existing	<i>Unit/Suite</i>		<i>Park Ratio:</i>		<i>Features:</i>	
	<i>Bldg SF:</i>	265,942	<i>Avail Type:</i>	Lease	<i>DH Doors:</i>	22	Sprinklers - .45 GPM/3,300 SF (can be upgraded to ESFR)	Yard
	<i>Avail ID:</i>	1016136439	<i>TI Allow:</i>	TBD	<i>GL Doors:</i>	1		
	<i>APN:</i>	435-0058-048-02	<i>Expenses:</i>	TBD	<i>Columns:</i>	30'w x 35'd		
		<i>Rental Rate:</i>	\$0.45 GR					



#### Property Description

CTU construction. Rail served. Ample yard w/security gate and fences on all sides of property.

## Property Information

## Availability Information

## Comments

3



**26460 Corporate Ave**  
**Hayward, CA 94545**

Type: R&D/Flex  
Status: Existing  
Bldg SF: 342,000  
Avail ID: 1016089390

Available SF: 30,224  
Min/Max: 30,224-30,224  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.26  
Rental Rate: \$1.10 NNN

Office SF: 30,224  
Amps ; Volts:  
Clear Ht:  
Park Ratio: 3.30 /1000  
DH Doors:  
GL Doors:  
Columns:

Agents:  
Mark Maguire 510-433-5835  
Greig Lagomarsino, SIOR 510-433-5809  
Kevin Hatcher 510-433-5818  
Features:  
Highway Access - 92, 880



4



**20380 Corsair Blvd**  
**Hayward, CA 94545**

Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 122,000  
Avail ID: 1016138387  
APN: 432-0114-012-01

Available SF: 60,000  
Min/Max: 60,000-60,000  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.46 GR

Office SF: 2,000  
Amps ; Volts:  
Clear Ht: 25' - 25'  
Park Ratio: 1.00 /1000  
DH Doors: 12  
GL Doors: 1  
Columns: 66'w x 22'd

Agents:  
Casey Rickson, SIOR 510-433-5805  
Joe Yamin 510-433-5812  
Features:  
Rail Service  
Skylights -  
Sprinklers - .32 / 2,000 SF



5



**Barrington Business Park**  
**2546 Barrington Ct Bldg. A**  
**Hayward, CA 94545**

Type: Light Industrial  
Status: Existing  
Bldg SF: 88,920  
Avail ID: 1016148888  
APN: 438-0101-019

Available SF: 2,650  
Min/Max: 2,650-2,650  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.15  
Rental Rate: \$0.60 NNN

Office SF:  
Amps ; Volts: 200 ; 277/480  
Clear Ht: 18' - 18'  
Park Ratio: 3.00 /1000  
DH Doors: 0  
GL Doors: 0  
Columns:

Agents:  
Joe Yamin 510-433-5812  
Sean Sabarese 510-433-5803  
Greig Lagomarsino, SIOR 510-433-5809  
Features:  
Sprinklers



Property Information

Availability Information

Comments

6



**Barrington Business Park**  
**2570 Barrington Ct Bldg. A**  
**Hayward, CA 94545**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 88,920  
 Avail ID: 1016143172  
 APN: 438-0101-019

Available SF: 3,500  
 Min/Max: 3,500-3,500  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.15  
 Rental Rate: \$0.55 NNN

Office SF: 1,620  
 Amps ; Volts: 200 ; 277/480  
 Clear Ht: 18' - 18'  
 Park Ratio: 3.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Greig Lagomarsino, SIOR 510-433-5809  
 Features:  
 Sprinklers



7



**Barrington Business Park**  
**2602 Barrington Ct Bldg. B**  
**Hayward, CA 94545**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 49,360  
 Avail ID: 1016148887

Available SF: 14,400  
 Min/Max: 14,400-14,400  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.15  
 Rental Rate: \$0.45 NNN

Office SF: 3,500  
 Amps ; Volts: 400 ; 277/480  
 Clear Ht: 18' - 18'  
 Park Ratio:  
 DH Doors: 4  
 GL Doors: 2  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Greig Lagomarsino, SIOR 510-433-5809  
 Lease Comment: 2602 B is divisible to ±7,200 SF with dock and grade-level loading.  
 Features:  
 Sprinklers



Property Description

CTU construction.

8



**Barrington Business Park**  
**2612 Barrington Ct Bldg. B**  
**Hayward, CA 94545**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 49,360  
 Avail ID: 1016138164

Available SF: 2,400  
 Min/Max: 2,400-2,400  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.15  
 Rental Rate: \$0.55 NNN

Office SF: 1,350  
 Amps ; Volts: 200 ; 277/480  
 Clear Ht: 18' - 18'  
 Park Ratio: 2.80 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Greig Lagomarsino, SIOR 510-433-5809  
 Features:  
 Sprinklers



Property Description

CTU construction.

## Property Information

## Availability Information

## Comments

9

**Barrington Business Park**  
**2624 Barrington Ct Bldg. B**  
**Hayward, CA 94545**



*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 49,360  
*Avail ID:* 1016143171

*Available SF:* 4,800  
*Min/Max:* 4,800-4,800  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.15  
*Rental Rate:* \$0.50 NNN

*Office SF:* 2,385  
*Amps ; Volts:* 400 ; 277/480  
*Clear Ht:* 18' - 18'  
*Park Ratio:*  
*DH Doors:* 0  
*GL Doors:* 2  
*Columns:*

*Agents:*  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Greig Lagomarsino, SIOR 510-433-5809  
*Features:*  
 Sprinklers



## Property Description

CTU construction.

10

**Britannia Business Center**  
**21216-21270 Cabot Blvd**  
**Hayward, CA 94545**



*Type:* R&D/Flex  
*Status:* Existing  
*Bldg SF:* 36,730  
*Avail ID:* 1016144280

*Available SF:* 18,870  
*Min/Max:* 5,000-18,870  
*Avail Date:* Immediate  
*Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.16  
*Rental Rate:* \$0.65 NNN

*Office SF:* 11,522  
*Amps ; Volts:*  
*Clear Ht:* 16' - 16'  
*Park Ratio:* 3.00 /1000  
*DH Doors:* 0  
*GL Doors:* 1  
*Columns:*

*Agents:*  
 Greig Lagomarsino, SIOR 510-433-5809  
 Mark Maguire 510-433-5835  
 Nick Ousman 510-433-5820  
*Lease Comment:* ±3,500 square feet of warehouse space  
*Features:*  
 Sprinklers



11

**Delta Court Industrial Park,**  
**Building A**  
**1660 Delta Ct Bldg. A**  
**Hayward, CA 94544**



*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 142,000  
*Avail ID:* 1016150402  
*APN:* 475-0020-101-03

*Available SF:* 26,000  
*Min/Max:* 26,000-26,000  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.135  
*Rental Rate:* \$0.45 NNN

*Office SF:* 2,000  
*Amps ; Volts:* 800 ; 277/480  
*Clear Ht:* 24' - 24'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 4  
*GL Doors:* 2  
*Columns:*

*Agents:*  
 Rick Keely 510-433-5806  
 Greig Lagomarsino, SIOR 510-433-5809  
*Features:*  
 Skylights -  
 Sprinklers  
 Yard -




## Property Description

CTU construction. Convenient access to interstate 880 via the Whipple Road interchange.

Property Information

Availability Information


Comments

	<b>12</b>	<b>Hayward Business Park</b> <b>30826 Santana St Bldg. G</b> <b>Hayward, CA 94544</b>	<i>Available SF:</i> 54,266 <i>Min/Max:</i> 54,266-54,266 <i>Avail Date:</i> Immediate <i>Unit/Suite</i>	<i>Office SF:</i> 16,000 <i>Amps ; Volts:</i> 2,000 ; 120/208 <i>Clear Ht:</i> 20' - 22' <i>Park Ratio:</i> 2.00 /1000 <i>DH Doors:</i> 7 <i>GL Doors:</i> 6 <i>Columns:</i>	<i>Agents:</i> Greig Lagomarsino, SIOR 510-433-5809 Rick Keely 510-433-5806 <i>Features:</i> Sprinklers
	<i>Type:</i> Warehouse	<i>Avail Type:</i> Lease			
	<i>Status:</i> Existing	<i>TI Allow:</i> TBD			
	<i>Bldg SF:</i> 99,674	<i>Expenses:</i> \$0.16			
	<i>Avail ID:</i> 1016144764	<i>Rental Rate:</i> \$0.55 NNN			



Property Description


Hayward Business Park is a 630,944 square foot industrial park consisting of light industrial and warehouse/distribution buildings. Located in south Hayward with immediate access to Interstate 880 via Whipple Road or Industrial Parkway. Convenient access to Silicon Valley, the Peninsula, and Oakland. Rear and front loading available. Grade and dock high loading. In close proximity to public transportation.

	<b>13</b>	<b>Hayward Business Park</b> <b>1497 Zephyr Ave Bldg. A</b> <b>Hayward, CA 94544</b>	<i>Available SF:</i> 11,696 <i>Min/Max:</i> 11,696-11,696 <i>Avail Date:</i> 1/10/2014 <i>Unit/Suite</i>	<i>Office SF:</i> 1,200 <i>Amps ; Volts:</i> <i>Clear Ht:</i> 20' - 20' <i>Park Ratio:</i> <i>DH Doors:</i> 2 <i>GL Doors:</i> 2 <i>Columns:</i>	<i>Agents:</i> Rick Keely 510-433-5806 Greig Lagomarsino, SIOR 510-433-5809 <i>Features:</i> Skylights - Sprinklers
	<i>Type:</i> Light Industrial	<i>Avail Type:</i> Lease			
	<i>Status:</i> Existing	<i>TI Allow:</i> TBD			
	<i>Bldg SF:</i> 35,120	<i>Expenses:</i> \$0.16			
	<i>Avail ID:</i> 1016152944	<i>Rental Rate:</i> \$0.48 NNN			
	<i>APN:</i> 475-0020-073-00				



Property Description

CTU construction. Zoned Industrial.

	<b>14</b>	<b>Hayward Business Park</b> <b>1501 Zephyr Ave Bldg. C</b> <b>Hayward, CA 94544</b>	<i>Available SF:</i> 14,000 <i>Min/Max:</i> 14,000-14,000 <i>Avail Date:</i> Immediate <i>Unit/Suite</i>	<i>Office SF:</i> 1,000 <i>Amps ; Volts:</i> <i>Clear Ht:</i> 20' - 20' <i>Park Ratio:</i> 1.10 /1000 <i>DH Doors:</i> 3 <i>GL Doors:</i> 2 <i>Columns:</i>	<i>Agents:</i> Rick Keely 510-433-5806 Greig Lagomarsino, SIOR 510-433-5809 <i>Features:</i> Skylights - Sprinklers
	<i>Type:</i> Light Industrial	<i>Avail Type:</i> Lease			
	<i>Status:</i> Existing	<i>TI Allow:</i> TBD			
	<i>Bldg SF:</i> 48,264	<i>Expenses:</i> \$0.16			
	<i>Avail ID:</i> 1016151165	<i>Rental Rate:</i> \$0.48 NNN			
	<i>APN:</i> 475-0020-081-00				



Property Description

Prime south Hayward location with access to Interstate 880 via the Whipple Road interchange.

## Property Information

## Availability Information

## Comments

15

**Industrial Blvd. Business Center****28301 Industrial Blvd, Suite G****Hayward, CA 94545**

Type: Incubator  
 Status: Existing  
 Bldg SF: 35,340  
 Avail ID: 1016150802  
 APN: 456-0050-066



Available SF: 1,584  
 Min/Max: 1,584-1,584  
 Avail Date: Immediate  
 Unit/Suite: 28301/G  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.80 IG

Office SF:  
 Amps ; Volts: 100 ; 208  
 Clear Ht:  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812

16

**Industrial Blvd. Business Center****28302 Industrial Blvd, Suite H****Hayward, CA 94545**

Type: Incubator  
 Status: Existing  
 Bldg SF: 35,340  
 Avail ID: 1016141381  
 APN: 456-0050-066



Available SF: 1,728  
 Min/Max: 1,728-1,728  
 Avail Date: Immediate  
 Unit/Suite: 28302/H  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.82 IG

Office SF:  
 Amps ; Volts: 100 ; 208  
 Clear Ht: 15'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812

17

**Industrial Blvd. Business Center****28302 Industrial Blvd, Suite K****Hayward, CA 94545**

Type: Incubator  
 Status: Existing  
 Bldg SF: 35,340  
 Avail ID: 1016123707  
 APN: 456-0050-066



Available SF: 1,728  
 Min/Max: 1,728-1,728  
 Avail Date: Immediate  
 Unit/Suite: 28302/K  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.85 IG

Office SF:  
 Amps ; Volts: 100 ; 208  
 Clear Ht:  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812

## Property Information

## Availability Information

## Comments

18



**Industrial Blvd. Business Center**  
**28306 Industrial Blvd, Suite D**  
**Hayward, CA 94545**

Type: Incubator  
 Status: Existing  
 Bldg SF: 15,218  
 Avail ID: 1016120608

Available SF: 1,148  
 Min/Max: 1,148-1,148  
 Avail Date: Immediate  
 Suite: D  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.85 IG

Office SF:  
 Amps ; Volts: 100 ; 208  
 Clear Ht:  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812



19



**Industrial Blvd. Business Center**  
**28306 Industrial Blvd, Suite H**  
**Hayward, CA 94545**

Type: Incubator  
 Status: Existing  
 Bldg SF: 15,218  
 Avail ID: 1016149052

Available SF: 1,728  
 Min/Max: 1,728-1,728  
 Avail Date: Immediate  
 Suite: H  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.85 IG

Office SF: 0  
 Amps ; Volts: 100 ; 208  
 Clear Ht:  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812



20



**Industrial Blvd. Business Center**  
**28306 Industrial Blvd, Suite L**  
**Hayward, CA 94545**

Type: Incubator  
 Status: Existing  
 Bldg SF: 15,218  
 Avail ID: 1016141376

Available SF: 1,148  
 Min/Max: 1,148-1,148  
 Avail Date: Immediate  
 Suite: L  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.85 IG

Office SF:  
 Amps ; Volts: 100 ; 208  
 Clear Ht:  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812





Property Information

Availability Information

Comments

21

**Industrial Blvd. Business Center**  
**28310 Industrial Blvd, Suite B**  
**Hayward, CA 94545**



Type: Incubator  
 Status: Existing  
 Bldg SF: 21,888  
 Avail ID: 1016102528

Available SF: 1,728  
 Min/Max: 1,728-1,728  
 Avail Date: Immediate  
 Suite: B  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.80 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents: Joe Yamin 510-433-5812  
 Features: Sprinklers

22

**Industrial Blvd. Business Center**  
**28310 Industrial Blvd, Suite E**  
**Hayward, CA 94545**



Type: Incubator  
 Status: Existing  
 Bldg SF: 21,888  
 Avail ID: 1016141382

Available SF: 1,728  
 Min/Max: 1,728-1,728  
 Avail Date: Immediate  
 Suite: E  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.80 IG

Office SF:  
 Amps ; Volts: 100 ; 208  
 Clear Ht:  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Features: Sprinklers

23

**Industrial Blvd. Business Center**  
**28312 Industrial Blvd, Suite E**  
**Hayward, CA 94545**



Type: Incubator  
 Status: Existing  
 Bldg SF: 41,000  
 Avail ID: 1016150804

Available SF: 3,080  
 Min/Max: 3,080-3,080  
 Avail Date: Immediate  
 Suite: E  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.71 IG

Office SF:  
 Amps ; Volts: 100 ; 208  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors: 1  
 Columns:

Agents: Joe Yamin 510-433-5812


Property Information

Availability Information

Comments

**24**

**Industrial Blvd. Business Center**  
**28312 Industrial Blvd, Suite F**  
**Hayward, CA 94545**




*Type:* Incubator  
*Status:* Existing  
*Bldg SF:* 41,000  
*Avail ID:* 1016150803

*Available SF:* 3,080  
*Min/Max:* 3,080-3,080  
*Avail Date:* Immediate  
*Suite:* F  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.65 IG


*Office SF:* 3,080  
*Amps ; Volts:* 100 ; 208  
*Clear Ht:*  
*Park Ratio:*  
*DH Doors:*  
*GL Doors:*  
*Columns:*

*Agents:* Joe Yamin 510-433-5812




**25**

**Mt. Eden Business Park**  
**25821 Industrial Blvd Bldg. D,**  
**Suite 200**  
**Hayward, CA 94545**



*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 90,910  
*Avail ID:* 1016094484

*Available SF:* 13,637  
*Min/Max:* 13,637-13,637  
*Avail Date:* Immediate  
*Unit/Suite:* 25821/200  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.31  
*Rental Rate:* \$0.61 NNN

*Office SF:* 5,000  
*Amps ; Volts:*  
*Clear Ht:* 22' - 22'  
*Park Ratio:* 2.50 /1000  
*DH Doors:* 1  
*GL Doors:* 1  
*Columns:*



*Agents:* Dan Bergen 925-227-6227  
 Casey Rickson, SIOR 510-433-5805  
*Lease Comment:* Adjacent to Siemens USA. Rear truck loading with dock & grade level.  
 Offices 1/3  
 Engineering Lab 1/3  
 Warehouse 1/3

Classic design, extensive landscaping, a Historic Japanese Garden & Pond. Newly built out core lobby and restrooms.

Under Construction - Mt Eden Retail Shops include new Starbucks & Subway

Mt Eden Business Park Website:  
<http://www.mtedenbp.com>

*Features:*  
 Highway Access - 92, 880  
 Skylights -  
 Sprinklers

## Property Information

## Availability Information

## Comments

26

**National Sanitary**  
**2741 McCone Ave**  
**Hayward, CA 94545**



*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 62,780  
*Avail ID:* 1016067549

*Available SF:* 62,780  
*Min/Max:* 62,780-62,780  
*Avail Date:* Immediate  
*Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.45 GR

*Office SF:* 8,140  
*Amps ; Volts:* 1,000 ; 120/208  
*Clear Ht:* 21' - 24'  
*Park Ratio:*  
*DH Doors:* 10  
*GL Doors:* 2  
*Columns:*

*Agents:*  
Casey Rickson, SIOR 510-433-5805  
Greig Lagomarsino, SIOR 510-433-5809  
*Lease Comment:* Freestanding concrete tilt-up building situated on +/-2.64 acres.  
*Features:*  
Skylights  
Sprinklers  
Yard



## Property Description

CTU construction.

27

**Whipple Road Business Park**  
**1065-1083 Whipple Rd Bldg. C**  
**Hayward, CA 94544**



*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 120,000  
*Avail ID:* 1016130558  
*APN:* 475-0050-017-04

*Available SF:* 120,000  
*Min/Max:* 120,000-120,000  
*Avail Date:* Immediate  
*Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.14  
*Rental Rate:* TBD

*Office SF:* 5,000  
*Amps ; Volts:* 2,000 ; 277/480  
*Clear Ht:* 24' - 24'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 28  
*GL Doors:* 10  
*Columns:* 24'w x 60'd

*Agents:*  
Casey Rickson, SIOR 510-433-5805  
Greig Lagomarsino, SIOR 510-433-5809  
*Features:*  
Skylights  
Sprinklers - .54/2,000  
Yard



## Property Description

CTU construction.

28

**Winton Industrial Center**  
**2660 W Winton Ave Bldg. 1**  
**Hayward, CA 94545**



*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 179,782  
*Avail ID:* 1016074056

*Available SF:* 63,512  
*Min/Max:* 63,512-63,512  
*Avail Date:* Immediate  
*Unit/Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.125  
*Rental Rate:* \$0.37 NNN

*Office SF:* 4,000  
*Amps ; Volts:* 400 ; 277/480  
*Clear Ht:* 22' - 24'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 13  
*GL Doors:* 0  
*Columns:* 48'w x 60'd

*Agents:*  
Greig Lagomarsino, SIOR 510-433-5809  
Rick Keely 510-433-5806  
Nick Ousman 510-433-5820  
*Lease Comment:* High image corner unit located at entry to multi-tenant warehouse project.  
*Features:*  
Skylights  
Sprinklers



## Property Information

## Availability Information

## Comments

29



**Winton Industrial Center**  
**2820 W Winton Ave Bldg. 2**  
**Hayward, CA 94545**

*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 277,200  
*Avail ID:* 1016143257

*Available SF:* 66,535  
*Min/Max:* 66,535-66,535  
*Avail Date:* Immediate  
*Unit/Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.125  
*Rental Rate:* \$0.44 NNN

*Office SF:* 5,242  
*Amps ; Volts:* 400 ; 277/480  
*Clear Ht:* 22' - 24'  
*Park Ratio:*  
*DH Doors:* 18  
*GL Doors:* 2  
*Columns:* 48'w x 60'd

*Agents:*  
 Greig Lagomarsino, SIOR 510-433-5809  
 Rick Keely 510-433-5806  
 Nick Ousman 510-433-5820  
*Features:*  
 Highway Access - I-880 & Hwy 92  
 Lighting - Recently upgraded  
 Skylights  
 Yard



## Property Description

Freestanding warehouse/distribution building with large fenced/paved yard area.

30



**Winton Logistics Center**  
**2399 W Winton Ave**  
**Hayward, CA 94545**

*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 220,213  
*Avail ID:* 1016143269  
*APN:* 438-0025-016-02

*Available SF:* 42,720  
*Min/Max:* 42,720-42,720  
*Avail Date:* 4/01/2014  
*Unit/Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.10  
*Rental Rate:* \$0.45 NNN

*Office SF:* 3,500  
*Amps ; Volts:* ; 277/480  
*Clear Ht:* 26' - 28'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 4  
*GL Doors:* 1  
*Columns:* 24'w x 60'd

*Agents:*  
 Greig Lagomarsino, SIOR 510-433-5809  
 Casey Rickson, SIOR 510-433-5805  
*Features:*  
 Lighting - T-8  
 Skylights  
 Sprinklers



## Property Description

Located in the highly desirable Hayward Crocker North Industrial Park. Project benefits from excellent access to Interstate 880 and Highway 92 via the West Winton Avenue and Clawiter Road interchanges.

31



**3900 Adeline St**  
**1040 39th St**  
**Oakland, CA 94608**

*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 9,000  
*Avail ID:* 1016151071

*Available SF:* 2,500  
*Min/Max:* 2,500-2,500  
*Avail Date:* Immediate  
*Unit/Suite*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$1.00 GR

*Office SF:*  
*Amps ; Volts:*  
*Clear Ht:* 18'  
*Park Ratio:*  
*DH Doors:*  
*GL Doors:*  
*Columns:*

*Agents:*  
 Brennan Carpenter 510-433-5813  
*Features:*  
 Skylights -  
 Sprinklers -



## Property Information

## Availability Information

## Comments

32

**Edgewater Industrial Center**

**7210 Edgewater Dr**  
**Oakland, CA 94621**

*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 396,500  
*Avail ID:* 1016141741  
*APN:* 041-3902-003-17

*Available SF:* 33,500  
*Min/Max:* 33,500-33,500  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.14  
*Rental Rate:* \$0.48 NNN

*Office SF:* 1,200  
*Amps ; Volts:* ; 120/208  
*Clear Ht:* 28' - 28'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 6  
*GL Doors:* 0  
*Columns:* 40'w x 60'd

*Agents:*  
 Greig Lagomarsino, SIOR 510-433-5809  
 Todd Severson, SIOR 510-433-5810  
 Mark Maguire 510-433-5835  
*Features:*  
 Sprinklers  
 Yard

**Property Description**

Situated in the Oakland Airport Business Park, this building is located within minutes of the Oakland Airport, the Port of Oakland, the San Francisco Bay Bridge, the San Mateo Bridge, and Interstates 680, 580 and 80. Corporate neighbors include: Exel, Inc., Metropolitan Furniture Corporation/ Steelcase, Evergreen Logistics, Zhone Technologies, Rainin Instruments, and Everett Graphics.

33

**50 W Ohio Ave**

**Richmond, CA 94804**

*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 56,000  
*Avail ID:* 1016151170

*Available SF:* 28,000  
*Min/Max:* 28,000-28,000  
*Avail Date:* Immediate  
*Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.58 GR

*Office SF:* 1,200  
*Amps ; Volts:* 1,200 ; 277/480  
*Clear Ht:* 24' - 24'  
*Park Ratio:* 1.00 /1000  
*DH Doors:*  
*GL Doors:* 2  
*Columns:*

*Agents:*  
 Gabe Burke 650-486-2240  
 Todd Severson, SIOR 510-433-5810  
 Brennan Carpenter 510-433-5813  
*Features:*  
 Sprinklers  
 Yard -

**Property Description**

New concrete tilt-up construction.

34

**Pinole Point Business Park**

**2500 Atlas Rd Bldg. 2**  
**Richmond, CA 94806**

*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 144,000  
*Avail ID:* 1016154298

*Available SF:* 27,000  
*Min/Max:* 27,000-27,000  
*Avail Date:* Immediate  
*Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.55 NNN

*Office SF:* 3,600  
*Amps ; Volts:* 600 ; 277/480  
*Clear Ht:* 30' - 30'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 7  
*GL Doors:* 1  
*Columns:* 48'w x 56'd

*Agents:*  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
*Features:*  
 Skylights -  
 Sprinklers - ESFR

**Property Description**

Distribution warehouse space; Front loader, cross dock building; extensive dock doors available

Property Information

Availability Information

Comments

35



**1850 Fairway Dr, Suite A**  
**San Leandro, CA 94577**

Type: Light Industrial  
Status: Existing  
Bldg SF: 42,000  
Avail ID: 1016084672

Available SF: 13,000  
Min/Max: 13,000-13,000  
Avail Date: Immediate  
Unit/Suite: 1850/A  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.65 IG

Office SF: 600  
Amps ; Volts:  
Clear Ht:  
Park Ratio:  
DH Doors: 0  
GL Doors: 1  
Columns:

Agents:  
Mark Maguire 510-433-5835  
Kevin Hatcher 510-433-5818  
Justin Smutko 510-433-5822  
Features:  
Sprinklers  
Yard



36



**Maxwell Physics International**  
**2750 Merced St**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 231,286  
Avail ID: 1016144249  
APN: 077B-0855-001-02

Available SF: 20,665  
Min/Max: 20,665-20,665  
Avail Date: Immediate  
Unit/Suite:  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.45 IG

Office SF:  
Amps ; Volts:  
Clear Ht:  
Park Ratio:  
DH Doors: 1  
GL Doors: 0  
Columns:

Agents:  
Kevin Hatcher 510-433-5818  
Mark Maguire 510-433-5835  
Justin Smutko 510-433-5822



Property Description

Ample parking; Dock-high access; Power, well distributed throughout.

37



**Maxwell Physics International**  
**2760 Merced St**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 231,286  
Avail ID: 1016144250  
APN: 077B-0855-001-02

Available SF: 10,000  
Min/Max: 10,000-10,000  
Avail Date: Immediate  
Unit/Suite:  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.50 IG

Office SF:  
Amps ; Volts:  
Clear Ht:  
Park Ratio:  
DH Doors: 0  
GL Doors: 0  
Columns:

Agents:  
Kevin Hatcher 510-433-5818  
Mark Maguire 510-433-5835  
Justin Smutko 510-433-5822



Property Description

Ample parking; Dock-high access; Power, well distributed throughout.

## Property Information

## Availability Information

## Comments

38

**Polvorosa Business Park, Bldg. B**

**2235 Polvorosa Ave Bldg. B, Suite 170**  
**San Leandro, CA 94577**

Type: Light Industrial

Status: Existing

Bldg SF: 22,950

Avail ID: 1016138165

APN: 079A-0541-043

Available SF: 2,762

Min/Max: 2,762-2,762

Avail Date: Immediate

Suite: 170

Avail Type: Lease

TI Allow: TBD

Expenses: \$0.33

Rental Rate: \$0.80 NNN

Office SF:

Amps ; Volts:

Clear Ht: 18' - 18'

Park Ratio: 3.00 /1000

DH Doors: 0

GL Doors: 1

Columns:

Agents:

Joe Yamin 510-433-5812

Sean Sabarese 510-433-5803

Features:

Sprinklers



## Property Description

Polvorosa Business Park is designed for Office, Sales & Service, R&D and light industrial users. Located in San Leandro with immediate access to Interstate 880 and the Oakland International Airport. Polvorosa Business Park provides a direct link to key commercial and industrial centers throughout the entire Bay Area. It is less than 30 minutes to either San Francisco, San Jose, or the San Francisco Peninsula.

39

**Polvorosa Business Park, Bldg. B**

**2235 Polvorosa Ave Bldg. B, Suite 220**  
**San Leandro, CA 94577**

Type: Light Industrial

Status: Existing

Bldg SF: 22,950

Avail ID: 1016115889

APN: 079A-0541-043

Available SF: 3,366

Min/Max: 3,366-3,366

Avail Date: Immediate

Suite: 220

Avail Type: Lease

TI Allow: TBD

Expenses: \$0.33

Rental Rate: \$0.80 NNN

Office SF:

Amps ; Volts:

Clear Ht: 18' - 18'

Park Ratio: 3.00 /1000

DH Doors: 0

GL Doors: 1

Columns:

Agents:

Joe Yamin 510-433-5812

Sean Sabarese 510-433-5803

Features:

Sprinklers



## Property Description

Polvorosa Business Park is designed for Office, Sales & Service, R&D and light industrial users. Located in San Leandro with immediate access to Interstate 880 and the Oakland International Airport. Polvorosa Business Park provides a direct link to key commercial and industrial centers throughout the entire Bay Area. It is less than 30 minutes to either San Francisco, San Jose, or the San Francisco Peninsula.

40

**San Leandro Business Park**

**1565-1575 Alvarado St Bldg. D,**  
**Suite 1569-75**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution

Status: Existing

Bldg SF: 73,728

Avail ID: 1016145811

APN: 075-0047-014-00

Available SF: 53,853

Min/Max: 24,624-53,853

Avail Date: Immediate

Suite: 1569-75

Avail Type: Lease

TI Allow: TBD

Expenses: \$0.18

Rental Rate: \$0.65 NNN

Office SF: 13,288

Amps ; Volts: 800 ; 480

Clear Ht: 20' - 22'

Park Ratio: 1.50 /1000

DH Doors: 11

GL Doors: 4

Columns:

Agents:

Mark Maguire 510-433-5835

Kevin Hatcher 510-433-5818

Greig Lagomarsino, SIOR 510-433-5809

Nick Ousman 510-433-5820



## Property Description

Five building project. CTU building. Building is divided into four units.

Property Information

Availability Information

Comments

41



**San Leandro Business Park**  
**1670 Alvarado St Bldg. A, Suite 13**  
**San Leandro, CA 94577**

Type: Incubator  
 Status: Existing  
 Bldg SF: 15,628  
 Avail ID: 1016145465  
 APN: 075-0047-018-00

Available SF: 1,359  
 Min/Max: 1,359-2,708  
 Avail Date: Immediate  
 Suite: 13  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.15 NNN

Office SF:  
 Amps ; Volts: 125 ;  
 Clear Ht: 16' - 16'  
 Park Ratio: 4.00 /1000  
 DH Doors: 0  
 GL Doors: 0  
 Columns:

Agents:  
 Nick Ousman 510-433-5820  
 Mark Maguire 510-433-5835  
 Kevin Hatcher 510-433-5818

Property Description

Rear drive-in loading.

42



**San Leandro Business Park**  
**1670 Alvarado St Bldg. A, Suite 6**  
**San Leandro, CA 94577**

Type: Incubator  
 Status: Existing  
 Bldg SF: 15,628  
 Avail ID: 1016127650  
 APN: 075-0047-018-00

Available SF: 1,273  
 Min/Max: 1,273-2,708  
 Avail Date: Immediate  
 Suite: 6  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1.15 NNN

Office SF:  
 Amps ; Volts: 125 ;  
 Clear Ht: 16'  
 Park Ratio: 4.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Nick Ousman 510-433-5820  
 Mark Maguire 510-433-5835  
 Kevin Hatcher 510-433-5818

Property Description

Rear drive-in loading.

43



**Giant Trade Center**  
**3000 Giant Rd, Suite 1075**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016105419

Available SF: 8,571  
 Min/Max: 8,571-8,571  
 Avail Date: Immediate  
 Unit/Suite: 3000/1075  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.45 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht: 18' - 18'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813



Property Information

Availability Information

Comments

44



**Giant Trade Center**  
**3000 Giant Rd, Suite 1085**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016131433

Available SF: 6,600  
 Min/Max: 6,600-6,600  
 Avail Date: Immediate  
 Unit/Suite: 3000/1085  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.45 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht: 18' - 18'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 0  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813



45



**Giant Trade Center**  
**3000 Giant Rd, Suite 1095**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016131434

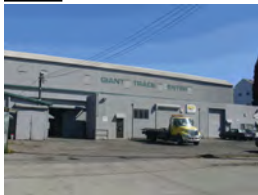
Available SF: 12,598  
 Min/Max: 12,598-12,598  
 Avail Date: Immediate  
 Unit/Suite: 3000/1095  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.45 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht: 16' - 16'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 2  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813



46



**Giant Trade Center**  
**3000-3020 Giant Rd, Suite 3040**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016140425

Available SF: 5,500  
 Min/Max: 5,500-5,500  
 Avail Date: Immediate  
 Suite: 3040  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.45 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813



Property Information

Availability Information

Comments

47



**Giant Trade Center**  
**3006 Giant Rd**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016140421

Available SF: 1,090  
 Min/Max: 1,090-1,090  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.45 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813

48



**Giant Trade Center**  
**3020 Giant Rd, Suite 220**  
**San Pablo, CA 94806**

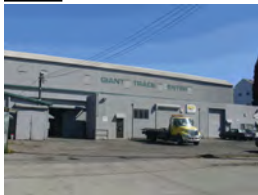
Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016151072

Available SF: 578  
 Min/Max: 578-578  
 Avail Date: Immediate  
 Unit/Suite: 3020/220  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.55 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813

49



**Giant Trade Center**  
**3020 Giant Rd, Suite 230**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016151073

Available SF: 1,327  
 Min/Max: 1,327-1,327  
 Avail Date: Immediate  
 Unit/Suite: 3020/230  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.55 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813

## Property Information

## Availability Information

## Comments

50



**Giant Trade Center**  
**3020 Giant Rd, Suite 240**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016134136

Available SF: 1,715  
 Min/Max: 1,715-1,715  
 Avail Date: Immediate  
 Unit/Suite: 3020/240  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.55 GR

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813



51



**Giant Trade Center**  
**3020 Giant Rd, Suite 250**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016140428

Available SF: 1,663  
 Min/Max: 1,663-1,663  
 Avail Date: Immediate  
 Unit/Suite: 3020/250  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.55 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813



52



**Giant Trade Center**  
**3020 Giant Rd, Suite 260/270/280**  
**San Pablo, CA 94806**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 396,575  
 Avail ID: 1016134138

Available SF: 1,395  
 Min/Max: 1,395-1,395  
 Avail Date: Immediate  
 Unit/Suite: 3020/260/270/280  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.55 GR

Office SF:  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors:  
 GL Doors:  
 Columns:

Agents:  
 Brennan Carpenter 510-433-5813



## Property Information

## Availability Information

## Comments

53

**30300 Union City Blvd****Union City, CA 94587***Type:* Warehouse/Distribution*Status:* Existing*Bldg SF:* 70,800*Avail ID:* 1016152299*Available SF:* 70,800*Min/Max:* 70,800-70,800*Avail Date:* Immediate*Suite**Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* \$0.45 GR*Office SF:* 2,000*Amps ; Volts:* 1,500 ; 277/480*Clear Ht:* 20' - 30'*Park Ratio:**DH Doors:* 5*GL Doors:* 3*Columns:*

*Agents:*  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sean Sabarese 510-433-5803  
 Nick Ousman 510-433-5820  
*Lease Comment:* Tenant occupying through 12/2013.

*Features:*  
 Rail Service  
 Sprinklers  
 Yard



54

**Alimento Business Park****1550 Pacific St, Suite Bldg. 1****Union City, CA 94587***Type:* Warehouse/Distribution*Status:* Build-To-Suit*Bldg SF:* 197,546*Avail ID:* 1016091025*APN:* 475-0100-035*Available SF:* 93,960*Min/Max:* 93,960-93,960*Avail Date:* TBD*Suite* Bldg. 1*Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* TBD*Office SF:**Amps ; Volts:**Clear Ht:* 26' - 32'*Park Ratio:**DH Doors:* 15*GL Doors:* 4*Columns:*

*Agents:*  
 Kevin Hatcher 510-433-5818  
 Mark Maguire 510-433-5835

*Lease Comment:* Ample dock and grade loading. Office space TBD.

> Hayward/Union City's newest development  
 > Great access to the Port of Oakland, Oakland Airport and within 30 minutes of all Bay Area cities  
 > Existing plan with buildings from ±1,714 SF up to ±99,670 SF  
 > Flexible site plan for buildings from ±50,000 SF up to 200,000 SF.  
 > ±26'-32' Clear Heights  
 > ESFR Sprinkler Systems  
 > Immediate access to I-880 and Highway 92  
 > Multiple points of ingress/egress

*Features:*  
 Sprinklers - ESFR sprinkler system  
 Yard -



## Property Information

## Availability Information

## Comments

55



**Alimento Business Park**  
**1550 Pacific St, Suite Bldg. 2**  
**Union City, CA 94587**

**Type:** Warehouse/Distribution  
**Status:** Build-To-Suit  
**Bldg SF:** 197,546  
**Avail ID:** 1016150446  
**APN:** 475-0100-035

**Available SF:** 99,670  
**Min/Max:** 99,670-99,670  
**Avail Date:** TBD  
**Suite:** Bldg. 2  
**Avail Type:** Lease  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** TBD

**Office SF:** 99,670  
**Amps ; Volts:** 26' - 32'  
**Clear Ht:** 15  
**Park Ratio:** 4  
**DH Doors:**  
**GL Doors:**  
**Columns:**

**Agents:**  
 Kevin Hatcher 510-433-5818  
 Mark Maguire 510-433-5835  
**Lease Comment:** Ample dock and grade loading. Office space TBD.  
 > Hayward/Union City's newest development  
 > Great access to the Port of Oakland, Oakland Airport and within 30 minutes of all Bay Area cities  
 > Existing plan with buildings from ±51,714 SF up to ±99,670 SF  
 > Flexible site plan for buildings from ±50,000 SF up to 200,000 SF.  
 > ±26'-32' Clear Heights  
 > ESFR Sprinkler Systems  
 > Immediate access to I-880 and Highway 92  
 > Multiple points of ingress/egress  
**Features:**  
 Sprinklers - ESFR sprinkler system  
 Yard

56



**Alimento Business Park**  
**1550 Pacific St, Suite Bldg. 3**  
**Union City, CA 94587**

**Type:** Warehouse/Distribution  
**Status:** Build-To-Suit  
**Bldg SF:** 197,546  
**Avail ID:** 1016150448  
**APN:** 475-0100-035

**Available SF:** 51,714  
**Min/Max:** 51,714-51,714  
**Avail Date:** TBD  
**Suite:** Bldg. 3  
**Avail Type:** Lease  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** TBD

**Office SF:** 51,714  
**Amps ; Volts:** 26' - 32'  
**Clear Ht:** 8  
**Park Ratio:** 4  
**DH Doors:**  
**GL Doors:**  
**Columns:**

**Agents:**  
 Kevin Hatcher 510-433-5818  
 Mark Maguire 510-433-5835  
**Lease Comment:** Ample dock and grade loading. Office space TBD.  
 > Hayward/Union City's newest development  
 > Great access to the Port of Oakland, Oakland Airport and within 30 minutes of all Bay Area cities  
 > Existing plan with buildings from ±51,714 SF up to ±99,670 SF  
 > Flexible site plan for buildings from ±50,000 SF up to 200,000 SF.  
 > ±26'-32' Clear Heights  
 > ESFR Sprinkler Systems  
 > Immediate access to I-880 and Highway 92  
 > Multiple points of ingress/egress  
**Features:**  
 Sprinklers - ESFR sprinkler system  
 Yard

## Property Information

## Availability Information

## Comments

57



**Alimento Business Park**  
**1550 Pacific St, Suite Bldg. 4**  
**Union City, CA 94587**

*Type:* Warehouse/Distribution  
*Status:* Build-To-Suit  
*Bldg SF:* 197,546  
*Avail ID:* 1016150449  
*APN:* 475-0100-035

*Available SF:* 55,544  
*Min/Max:* 55,544-55,544  
*Avail Date:* TBD  
*Suite:* Bldg. 4  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* TBD

*Office SF:* 55,544  
*Amps ; Volts:*  
*Clear Ht:* 22' - 23'  
*Park Ratio:*  
*DH Doors:* 8  
*GL Doors:* 4  
*Columns:*

*Agents:*  
 Kevin Hatcher 510-433-5818  
 Mark Maguire 510-433-5835  
*Lease Comment:* Ample dock and grade loading. Office space TBD.  
 > Hayward/Union City's newest development  
 > Great access to the Port of Oakland, Oakland Airport and within 30 minutes of all Bay Area cities  
 > Existing plan with buildings from ±51,714 SF up to ±99,670 SF  
 > Flexible site plan for buildings from ±50,000 SF up to 200,000 SF.  
 > ±26'-32' Clear Heights  
 > ESFR Sprinkler Systems  
 > Immediate access to I-880 and Highway 92  
 > Multiple points of ingress/egress  
*Features:*  
 Sprinklers - ESFR sprinkler system  
 Yard

58



**Alvarado Business Park**  
**30311 Whipple Rd Bldg. M**  
**Union City, CA 94587**

*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 78,120  
*Avail ID:* 1016146941

*Available SF:* 15,439  
*Min/Max:* 15,439-15,439  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.47 NNN

*Office SF:* 1,500  
*Amps ; Volts:*  
*Clear Ht:* 24' - 24'  
*Park Ratio:* 1.00 /1000  
*DH Doors:* 3  
*GL Doors:* 1  
*Columns:* 24'w x 60'd

*Agents:*  
 Mark Maguire 510-433-5835  
*Features:*  
 Sprinklers

## Property Description

Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

Property Information

Availability Information

Comments

59



**Central Bay Ind Park**  
**33470 Western Ave**  
**Union City, CA 94587**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 18,720  
 Avail ID: 1016073191  
 APN: 475-0100-021

Available SF: 9,800  
 Min/Max: 9,800-9,800  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.60 IG

Office SF: 2,300  
 Amps ; Volts:  
 Clear Ht: 16' - 16'  
 Park Ratio: 2.00 /1000  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Joe Yamin 510-433-5812  
 Lease Comment: Off street parking. 15 parking spaces in rear fenced yard.  
 Features: Sprinklers  
 Yard - Rear fenced yard.

Property Description

CTU construction.

60



**Central Plaza**  
**33580 Central Ave**  
**Union City, CA 94587**

Type: Warehouse/Distribution  
 Status: Existing  
 Bldg SF: 94,659  
 Avail ID: 1016126808

Available SF: 18,367  
 Min/Max: 18,367-18,367  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.14  
 Rental Rate: \$0.55 NNN

Office SF: 2,500  
 Amps ; Volts:  
 Clear Ht: 24'  
 Park Ratio: 1.00 /1000  
 DH Doors: 4  
 GL Doors: 1  
 Columns:

Agents: Mark Maguire 510-433-5835  
 Kevin Hatcher 510-433-5818  
 Justin Smutko 510-433-5822  
 Features: Food Processing -  
 Freezer -  
 Refrigeration -  
 Sprinklers -

61



**Clocktower Commerce Center**  
**29620 Union City Blvd**  
**Union City, CA 94587**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 26,594  
 Avail ID: 1016149042

Available SF: 1,870  
 Min/Max: 1,870-1,870  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1,572/mo IG

Office SF:  
 Amps ; Volts:  
 Clear Ht: 18' - 18'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Joe Yamin 510-433-5812  
 Features: Sprinklers

Property Information

Availability Information

Comments

62



**Clocktower Commerce Center**

**29640 Union City Blvd**

**Union City, CA 94587**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 26,594  
 Avail ID: 1016084699

Available SF: 1,872  
 Min/Max: 1,872-1,872  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.85 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht: 18'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Joe Yamin 510-433-5812  
 Features: Sprinklers



63



**Clocktower Commerce Center**

**3233 Whipple Rd**

**Union City, CA 94587**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 74,748  
 Avail ID: 1016123663  
 APN: 463-0045-103

Available SF: 2,304  
 Min/Max: 2,304-2,304  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.75 IG

Office SF:  
 Amps ; Volts:  
 Clear Ht: 18' - 18'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents: Joe Yamin 510-433-5812  
 Features: Sprinklers



**Property Description**




Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.



Property Information

Availability Information

Comments

<div style="background-color: black; color: white; padding: 2px; font-weight: bold;">64</div> 	<p><b>Clocktower Commerce Center</b>  <b>3237 Whipple Rd</b>  <b>Union City, CA 94587</b></p>	<p><i>Available SF:</i> 2,304  <i>Min/Max:</i> 2,304-2,304  <i>Avail Date:</i> Immediate  <i>Unit/Suite:</i>  <i>Avail Type:</i> Lease  <i>TI Allow:</i> TBD  <i>Expenses:</i> TBD  <i>Rental Rate:</i> \$0.75 IG</p>	<p><i>Office SF:</i>  <i>Amps ; Volts:</i>  <i>Clear Ht:</i> 18' - 18'  <i>Park Ratio:</i>  <i>DH Doors:</i> 0  <i>GL Doors:</i> 1  <i>Columns:</i></p>	<p><i>Agents:</i> Joe Yamin 510-433-5812  <hr/> <i>Features:</i> Sprinklers</p>
	<p><i>Type:</i> Light Industrial  <i>Status:</i> Existing  <i>Bldg SF:</i> 74,748  <i>Avail ID:</i> 1016066206  <i>APN:</i> 463-0045-103</p>	 		

Property Description

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

<div style="background-color: black; color: white; padding: 2px; font-weight: bold;">65</div> 	<p><b>Clocktower Commerce Center</b>  <b>3237 Whipple Rd</b>  <b>Union City, CA 94587</b></p>	<p><i>Available SF:</i> 2,304  <i>Min/Max:</i> 2,304-2,304  <i>Avail Date:</i> Immediate  <i>Unit/Suite:</i>  <i>Avail Type:</i> Lease  <i>TI Allow:</i> TBD  <i>Expenses:</i> TBD  <i>Rental Rate:</i> \$0.75 IG</p>	<p><i>Office SF:</i>  <i>Amps ; Volts:</i>  <i>Clear Ht:</i> 18' - 18'  <i>Park Ratio:</i>  <i>DH Doors:</i> 0  <i>GL Doors:</i> 1  <i>Columns:</i></p>	<p><i>Agents:</i> Joe Yamin 510-433-5812  <hr/> <i>Features:</i> Sprinklers</p>
	<p><i>Type:</i> Light Industrial  <i>Status:</i> Existing  <i>Bldg SF:</i> 74,748  <i>Avail ID:</i> 1016066206  <i>APN:</i> 463-0045-103</p>	 		


Property Description

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

Property Information

Availability Information


Comments

<div style="background-color: black; color: white; padding: 2px; font-weight: bold;">66</div> 	<p><b>Clocktower Commerce Center</b>  <b>3241 Whipple Rd</b>  <b>Union City, CA 94587</b></p>	<p><i>Available SF:</i> 2,304  <i>Min/Max:</i> 2,304-2,304  <i>Avail Date:</i> Immediate  <i>Unit/Suite:</i>  <i>Avail Type:</i> Lease  <i>TI Allow:</i> TBD  <i>Expenses:</i> TBD  <i>Rental Rate:</i> \$0.75 IG</p>	<p><i>Office SF:</i>  <i>Amps ; Volts:</i>  <i>Clear Ht:</i>  <i>Park Ratio:</i>  <i>DH Doors:</i> 0  <i>GL Doors:</i> 1  <i>Columns:</i></p>	<p><i>Agents:</i> Joe Yamin 510-433-5812  <i>Features:</i> Sprinklers</p>
	<p><i>Type:</i> Light Industrial  <i>Status:</i> Existing  <i>Bldg SF:</i> 74,748  <i>Avail ID:</i> 1016143095  <i>APN:</i> 463-0045-103</p>			



Property Description

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

<div style="background-color: black; color: white; padding: 2px; font-weight: bold;">67</div> 	<p><b>Clocktower Commerce Center</b>  <b>3249 Whipple Rd</b>  <b>Union City, CA 94587</b></p>	<p><i>Available SF:</i> 2,304  <i>Min/Max:</i> 2,304-2,304  <i>Avail Date:</i> Immediate  <i>Unit/Suite:</i>  <i>Avail Type:</i> Lease  <i>TI Allow:</i> TBD  <i>Expenses:</i> TBD  <i>Rental Rate:</i> \$0.75 IG</p>	<p><i>Office SF:</i>  <i>Amps ; Volts:</i> 100 ; 208  <i>Clear Ht:</i> 18' - 18'  <i>Park Ratio:</i> 2.00 /1000  <i>DH Doors:</i> 0  <i>GL Doors:</i> 1  <i>Columns:</i></p>	<p><i>Agents:</i> Joe Yamin 510-433-5812  <i>Lease Comment:</i> Reception, 2 private offices.  <i>Features:</i> Sprinklers</p>
	<p><i>Type:</i> Light Industrial  <i>Status:</i> Existing  <i>Bldg SF:</i> 74,748  <i>Avail ID:</i> 1016048381  <i>APN:</i> 463-0045-103</p>			



Property Description

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

Property Information

Availability Information

Comments

68



**Clocktower Commerce Center**

**3253 Whipple Rd  
Union City, CA 94587**

Type: Light Industrial  
Status: Existing  
Bldg SF: 74,748  
Avail ID: 1016143094  
APN: 463-0045-103

Available SF: 2,304  
Min/Max: 2,304-2,304  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.75 IG

Office SF:  
Amps ; Volts:  
Clear Ht:  
Park Ratio:  
DH Doors: 0  
GL Doors: 1  
Columns:

Agents: Joe Yamin 510-433-5812  
Features: Sprinklers



Property Description

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

69



**Clocktower Commerce Center**

**3253 Whipple Rd  
Union City, CA 94587**

Type: Light Industrial  
Status: Existing  
Bldg SF: 74,748  
Avail ID: 1016143094  
APN: 463-0045-103

Available SF: 2,304  
Min/Max: 2,304-2,304  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.75 IG

Office SF:  
Amps ; Volts:  
Clear Ht:  
Park Ratio:  
DH Doors: 0  
GL Doors: 1  
Columns:

Agents: Joe Yamin 510-433-5812  
Features: Sprinklers



Property Description

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

## Property Information

## Availability Information

## Comments

70

**Clocktower Commerce Center**

**3265 Whipple Rd**  
**Union City, CA 94587**

*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 74,748  
*Avail ID:* 1016143096  
*APN:* 463-0045-103

*Available SF:* 1,848  
*Min/Max:* 1,848-1,848  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.85 IG

*Office SF:*  
*Amps ; Volts:*  
*Clear Ht:*  
*Park Ratio:*  
*DH Doors:* 0  
*GL Doors:* 1  
*Columns:*

*Agents:*  
 Joe Yamin 510-433-5812  
*Features:*  
 Sprinklers

**Property Description**

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

71

**Clocktower Commerce Center #C**

**29440 Union City Blvd**  
**Union City, CA 94587**

*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 25,790  
*Avail ID:* 1016150797  
*APN:* 463-0045-055

*Available SF:* 4,240  
*Min/Max:* 4,240-4,240  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* \$0.75 IG

*Office SF:*  
*Amps ; Volts:*  
*Clear Ht:* 18'  
*Park Ratio:*  
*DH Doors:* 1  
*GL Doors:* 1  
*Columns:*

*Agents:*  
 Joe Yamin 510-433-5812

**Property Description**

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

## Property Information

## Availability Information

## Comments

72

**Clocktower Commerce Center #D****29524 Union City Blvd****Union City, CA 94587**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 24,815  
 Avail ID: 1016149039

Available SF: 1,208  
 Min/Max: 1,208-1,208  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$1,039/mo IG

Office SF:  
 Amps ; Volts:  
 Clear Ht: 18' - 18'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Features:  
 Sprinklers



## Property Description

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

73

**Dowe Business Park II #A****32940 Alvarado Niles Rd, Suite 450****Union City, CA 94587**

Type: R&D/Flex  
 Status: Existing  
 Bldg SF: 16,274  
 Avail ID: 1016104717

Available SF: 6,824  
 Min/Max: 6,824-6,824  
 Avail Date: Immediate  
 Suite 450  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.33  
 Rental Rate: \$0.85 NNN

Office SF: 6,824  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio: 4.00 /1000  
 DH Doors: 0  
 GL Doors: 0  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Features:  
 Sprinklers



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

74

**Dowe Business Park Phase I****32900 Alvarado Niles Rd, Suite 1****Union City, CA 94587**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 47,448  
 Avail ID: 1016131648

Available SF: 47,448  
 Min/Max: 47,448-47,448  
 Avail Date: Immediate  
 Suite 1  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.39  
 Rental Rate: \$0.45 NNN

Office SF: 9,000  
 Amps ; Volts: 600 ; 480  
 Clear Ht: 14' - 14'  
 Park Ratio: 4.00 /1000  
 DH Doors: 0  
 GL Doors: 9  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Features:  
 Sprinklers



## Property Description

CTU construction.

## Property Information

## Availability Information

## Comments

75



**Dowe Business Park Phase I**  
**32970 Alvarado Niles Rd, Suite 704**  
**Union City, CA 94587**

Type: R&D/Flex  
 Status: Existing  
 Bldg SF: 27,630  
 Avail ID: 1016149013

Available SF: 2,417  
 Min/Max: 2,417-2,417  
 Avail Date: Immediate  
 Suite: 704  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.34  
 Rental Rate: \$0.90 NNN

Office SF:  
 Amps ; Volts:  
 Clear Ht: 14'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Features:  
 Sprinklers



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

76



**Dowe Business Park Phase I**  
**32970 Alvarado Niles Rd, Suite 708**  
**Union City, CA 94587**

Type: R&D/Flex  
 Status: Existing  
 Bldg SF: 27,630  
 Avail ID: 1016149011

Available SF: 3,545  
 Min/Max: 3,545-3,545  
 Avail Date: Immediate  
 Suite: 708  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.34  
 Rental Rate: \$0.50 NNN

Office SF:  
 Amps ; Volts:  
 Clear Ht: 14' - 14'  
 Park Ratio: 3.00 /1000  
 DH Doors: 0  
 GL Doors: 2  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Features:  
 Sprinklers



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

77



**Dowe Business Park Phase I**  
**32970 Alvarado Niles Rd, Suite 744**  
**Union City, CA 94587**

Type: R&D/Flex  
 Status: Existing  
 Bldg SF: 27,630  
 Avail ID: 1016123307

Available SF: 3,290  
 Min/Max: 3,290-3,290  
 Avail Date: Immediate  
 Suite: 744  
 Avail Type: Lease  
 TI Allow: TBD  
 Expenses: \$0.34  
 Rental Rate: \$0.85 NNN

Office SF:  
 Amps ; Volts:  
 Clear Ht: 14'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 1  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Features:  
 Sprinklers



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

## Property Information

## Availability Information

## Comments

78



**Dowe Business Park Phase I**  
**32980 Alvarado Niles Rd, Suite 810**  
**Union City, CA 94587**

*Type:* R&D/Flex  
*Status:* Existing  
*Bldg SF:* 54,068  
*Avail ID:* 1016135194

*Available SF:* 2,720  
*Min/Max:* 2,720-2,720  
*Avail Date:* Immediate  
*Suite:* 810  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.34  
*Rental Rate:* \$0.85 NNN

*Office SF:* 5,848  
*Amps ; Volts:* 1,000 ; 277/480  
*Clear Ht:* 18'  
*Park Ratio:* 3.00 /1000  
*DH Doors:* 1  
*GL Doors:* 1  
*Columns:* 1

*Agents:*  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Greig Lagomarsino, SIOR 510-433-5809  
*Features:*  
 Sprinklers



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

79



**Dowe Business Park Phase II**  
**32950 Alvarado Niles Rd, Suite 500**  
**Union City, CA 94587**

*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 61,975  
*Avail ID:* 1016049270

*Available SF:* 7,241  
*Min/Max:* 7,241-7,241  
*Avail Date:* Immediate  
*Suite:* 500  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.31  
*Rental Rate:* \$0.75 NNN

*Office SF:* 5,848  
*Amps ; Volts:* 1,000 ; 277/480  
*Clear Ht:* 18'  
*Park Ratio:* 3.00 /1000  
*DH Doors:* 1  
*GL Doors:* 1  
*Columns:* 1

*Agents:*  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
*Lease Comment:* Private offices along glassline.



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

80



**Dowe Business Park Phase II**  
**32950 Alvarado Niles Rd, Suite 510**  
**Union City, CA 94587**

*Type:* R&D/Flex  
*Status:* Existing  
*Bldg SF:* 61,975  
*Avail ID:* 1016143931

*Available SF:* 4,316  
*Min/Max:* 4,316-4,316  
*Avail Date:* Immediate  
*Suite:* 510  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.31  
*Rental Rate:* \$0.45 NNN

*Office SF:* 5,848  
*Amps ; Volts:* 1,000 ; 277/480  
*Clear Ht:* 18' - 18'  
*Park Ratio:* 3.00 /1000  
*DH Doors:* 1  
*GL Doors:* 1  
*Columns:* 1

*Agents:*  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

## Property Information

## Availability Information

## Comments

81

**Dowe Business Park, Phase II****32910 Alvarado Niles Rd, Suite 100****Union City, CA 94587**

*Type:* Light Industrial  
*Status:* Existing  
*Bldg SF:* 53,977  
*Avail ID:* 1016135196

*Available SF:* 18,221  
*Min/Max:* 18,221-18,221  
*Avail Date:* Immediate  
*Suite:* 100  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* \$0.25  
*Rental Rate:* \$0.39 NNN

*Office SF:* 1,000  
*Amps ; Volts:* ; 277/480  
*Clear Ht:* 22'  
*Park Ratio:* 3.00 /1000  
*DH Doors:* 4  
*GL Doors:* 3  
*Columns:*

*Agents:*  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
*Features:*  
 Sprinklers



## Property Description

Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

82

**Western II Project****33442 Western Ave****Union City, CA 94587**

*Type:* Warehouse/Distribution  
*Status:* Existing  
*Bldg SF:* 54,600  
*Avail ID:* 1016143260  
*APN:* 475-0100-019-04

*Available SF:* 21,000  
*Min/Max:* 21,000-21,000  
*Avail Date:* Immediate  
*Unit/Suite:*  
*Avail Type:* Lease  
*TI Allow:* TBD  
*Expenses:* TBD  
*Rental Rate:* TBD

*Office SF:* 1,000  
*Amps ; Volts:* 400 ; 277/480  
*Clear Ht:* 22' - 24'  
*Park Ratio:*  
*DH Doors:* 5  
*GL Doors:* 0  
*Columns:*

*Agents:*  
 Casey Ricksen, SIOR 510-433-5805  
 Dan Bergen 925-227-6227  
*Features:*  
 Sprinklers  
 Yard



## Property Description

A yard could be created. Clear Height = 20 feet to 22 feet Call to tour. Metal halide warehouse lights; off-street parking; signage possible on building.






# EXCLUSIVE LISTINGS

## INDUSTRIAL - FOR SUBLEASE


JANUARY 03, 2014

Property Information		Availability Information		Comments		
<b>1</b> 	<b>Bayside Distribution Center</b>	<i>Available SF:</i>	66,048	<i>Office SF:</i>	9,000	<i>Agents:</i> Greig Lagomarsino, SIOR 510-433-5809 Joe Yamin 510-433-5812 Rick Keely 510-433-5806 <hr/> <i>Lease Comment:</i> High image warehouse/manufacturing facility with ample parking and heavy power. Fixed option through 9/30/20. <hr/> <i>Features:</i> Highway Access - 92, 880 Lighting - T5 lighting Sprinklers - ESFR Yard - ±30,000
	<b>3525 Arden Rd, Suite 300</b>	<i>Min/Max:</i>	66,048-66,048	<i>Amps ; Volts:</i>	1,200 ; 277/480	
	<b>Hayward, CA 94545</b>	<i>Avail Date:</i>	Immediate	<i>Clear Ht:</i>	28' - 28'	
	<i>Type:</i> Warehouse/Distribution	<i>Suite</i>	300	<i>Park Ratio:</i>	1.00 /1000	
	<i>Status:</i> Existing	<i>Avail Type:</i>	Sublease	<i>DH Doors:</i>	11	
	<i>Bldg SF:</i> 300,765	<i>TI Allow:</i>	TBD	<i>GL Doors:</i>	1	
	<i>Avail ID:</i> 1016127139	<i>Expenses:</i>	\$0.115	<i>Columns:</i>	48'w x 56'd	
	<i>Rental Rate:</i>	\$0.45 IG				



**Property Description**

20,000 sq.ft. of yard area in rear of site. Dock loading on three sides.

<b>2</b> 	<b>Delta Court Industrial Park, Building B</b>	<i>Available SF:</i>	28,000	<i>Office SF:</i>	4,400	<i>Agents:</i> Rick Keely 510-433-5806 Greig Lagomarsino, SIOR 510-433-5809 <hr/> <i>Features:</i> Skylights - Sprinklers
	<b>1688 Delta Ct</b>	<i>Min/Max:</i>	28,000-28,000	<i>Amps ; Volts:</i>	400 ; 277/480	
	<b>Hayward, CA 94544</b>	<i>Avail Date:</i>	Immediate	<i>Clear Ht:</i>	24' - 24'	
	<i>Type:</i> Warehouse/Distribution	<i>Unit/Suite</i>		<i>Park Ratio:</i>	1.00 /1000	
	<i>Status:</i> Existing	<i>Avail Type:</i>	Sublease	<i>DH Doors:</i>	4	
	<i>Bldg SF:</i> 48,000	<i>TI Allow:</i>	TBD	<i>GL Doors:</i>	2	
	<i>Avail ID:</i> 1016144693	<i>Expenses:</i>	\$0.135	<i>Columns:</i>	40'w x 60'd	
<i>APN:</i> 475-0020-101-03	<i>Rental Rate:</i>	\$0.35 NNN				



**Property Description**

Convenient access to interstate 880 via the Whipple Road and Industrial Parkway interchanges.

## Property Information

## Availability Information

## Comments

3

**Hayward Business Center****31129-31145 Wiegman Rd Bldg. 1****Hayward, CA 94544**

Type: Warehouse/Distribution  
 Status: Existing  
 Bldg SF: 125,700  
 Avail ID: 1016143826  
 APN: 475-0020-120-00



Available SF: 125,700  
 Min/Max: 125,700-125,700  
 Avail Date: Immediate  
 Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: \$0.10  
 Rental Rate: \$0.48 NNN

Office SF: 15,860  
 Amps ; Volts: 400 ; 277/480  
 Clear Ht: 26' - 28'  
 Park Ratio:  
 DH Doors: 19  
 GL Doors: 4  
 Columns:

Agents: Greig Lagomarsino, SIOR 510-433-5809  
 Nick Ousman 510-433-5820  
 Mark Maguire 510-433-5835  
 Lease Comment: Sublease term runs through October 2015, longer term transaction is possible  
 Features: Sprinklers  
 Yard -

4

**Hayward Business Center III****30535 Huntwood Ave Bldg. 11****Hayward, CA 94544**

Type: Warehouse/Distribution  
 Status: Existing  
 Bldg SF: 139,400  
 Avail ID: 1016137907  
 APN: 475-0021-076



Available SF: 139,400  
 Min/Max: 139,400-139,400  
 Avail Date: Immediate  
 Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: \$0.11  
 Rental Rate: \$0.48 NNN

Office SF: 11,500  
 Amps ; Volts: 600 ; 277/480  
 Clear Ht: 26' - 26'  
 Park Ratio: 1.58 /1000  
 DH Doors: 25  
 GL Doors: 4  
 Columns: 56'w x 48'd

Agents: Greig Lagomarsino, SIOR 510-433-5809  
 Nick Ousman 510-433-5820  
 Casey Ricksen, SIOR 510-433-5805  
 Features: Lighting - T-5 motion sensor  
 Sprinklers - .45 gpm/3,000

## Property Description

CTU construction.

5

**East Bay Recycling****800 77th Ave****Oakland, CA 94621**

Type: Industrial  
 Status: Existing  
 Bldg SF: 70,000  
 Avail ID: 1016152479  
 APN: 041-4210-002-00



Available SF: 70,000  
 Min/Max: 70,000-70,000  
 Avail Date: Immediate  
 Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD

Office SF: 10,000  
 Amps ; Volts:  
 Clear Ht: 25' - 25'  
 Park Ratio:  
 DH Doors: 0  
 GL Doors: 2  
 Columns:

Agents: Casey Ricksen, SIOR 510-433-5805  
 Dan Bergen 925-227-6227  
 Lease Comment: Lot size is 3.97 acres.

Property Information

Availability Information

Comments

6



**1788 Fairway Dr**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 52,864  
Avail ID: 1016147574

Available SF: 15,000  
Min/Max: 10,000-15,000  
Avail Date: Immediate  
Suite  
Avail Type: Sublease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.45 GR

Office SF:  
Amps ; Volts:  
Clear Ht:  
Park Ratio:  
DH Doors:  
GL Doors:  
Columns:

Agents: Joe Yamin 510-433-5812  
Lease Comment: Shared space/docks, etc. Flexible on term, square footage, etc.  
Features: Sprinklers

7



**13949 Washington Ave**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 142,200  
Avail ID: 1016143375  
APN: 077B-1225-002-04

Available SF: 42,000  
Min/Max: 35,000-42,000  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Sublease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: TBD

Office SF:  
Amps ; Volts: ; 277/480  
Clear Ht: 30' - 32'  
Park Ratio:  
DH Doors: 16  
GL Doors: 2  
Columns:

Agents: Dan Bergen 925-227-6227  
Casey Rickson, SIOR 510-433-5805  
Features: High Cube  
Sprinklers - .60 GPM/3,000 SF  
Yard



Property Description

Construction completed in Q4 1999. Full 2 story glass line for improved layout efficiency.

8



**13949 Washington Ave**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 142,200  
Avail ID: 1016143375  
APN: 077B-1225-002-04

Available SF: 42,000  
Min/Max: 35,000-42,000  
Avail Date: Immediate  
Unit/Suite  
Avail Type: Sublease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: TBD

Office SF:  
Amps ; Volts: ; 277/480  
Clear Ht: 30' - 32'  
Park Ratio:  
DH Doors: 16  
GL Doors: 2  
Columns:

Agents: Dan Bergen 925-227-6227  
Casey Rickson, SIOR 510-433-5805  
Features: High Cube  
Sprinklers - .60 GPM/3,000 SF  
Yard



Property Description

Construction completed in Q4 1999. Full 2 story glass line for improved layout efficiency.

## Property Information

## Availability Information

## Comments

9



**1968 Williams St**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution  
 Status: Existing  
 Bldg SF: 82,075  
 Avail ID: 1016151646

Available SF: 36,890  
 Min/Max: 36,890-36,890  
 Avail Date: TBD  
 Unit/Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.45 NNN

Office SF: 2,700  
 Amps ; Volts:  
 Clear Ht: 28' - 30'  
 Park Ratio:  
 DH Doors: 6  
 GL Doors: 1  
 Columns:

Agents:  
 Greig Lagomarsino, SIOR 510-433-5809  
 Nick Ousman 510-433-5820  
 Features:  
 Rail Service  
 Sprinklers  
 Yard



## Property Description

3 blocks to I-880, minutes from the Oakland International Airport, Port of Oakland & San Francisco Bay Bridge.

10



**Fairway Business Park**  
**1936 Fairway Dr**  
**San Leandro, CA 94577**

Type: Warehouse/Distribution  
 Status: Existing  
 Bldg SF: 157,324  
 Avail ID: 1016143262

Available SF: 157,324  
 Min/Max: 157,324-157,324  
 Avail Date: Immediate  
 Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD

Office SF: 7,800  
 Amps ; Volts:  
 Clear Ht: 28' - 28'  
 Park Ratio: 1.00 /1000  
 DH Doors: 19  
 GL Doors: 2  
 Columns: 40'w x 42'd

Agents:  
 Greig Lagomarsino, SIOR 510-433-5809  
 Nick Ousman 510-433-5820  
 Rick Keely 510-433-5806  
 Features:  
 Sprinklers



## Property Description

10x10 docks and 18x20 drives. Skylights. 158 staging apron. 40x43 column spacing. Metal halide lighting. CTU construction.

11



**Alvarado Business Park**  
**30310 Whipple Rd Bldg. C**  
**Union City, CA 94587**

Type: Warehouse/Distribution  
 Status: Existing  
 Bldg SF: 126,456  
 Avail ID: 1016148953

Available SF: 40,055  
 Min/Max: 40,055-40,055  
 Avail Date: Immediate  
 Unit/Suite  
 Avail Type: Sublease  
 TI Allow: TBD  
 Expenses: \$0.15  
 Rental Rate: \$0.36 NNN

Office SF: 3,000  
 Amps ; Volts: 2,000 ; 277/480  
 Clear Ht: 24' - 24'  
 Park Ratio:  
 DH Doors: 10  
 GL Doors: 3  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Features:  
 Sprinklers



## Property Description





Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.



# EXCLUSIVE LISTINGS

JANUARY 03, 2014

## INDUSTRIAL - FOR LEASE AND SALE

	Property Information	Availability Information	Comments	
1	<b>2730 Cavanagh Ct</b> <b>Hayward, CA 94545</b> <i>Type:</i> Light Industrial <i>Status:</i> Existing <i>Bldg SF:</i> 10,682 <i>Avail ID:</i> 1016130048 <i>APN:</i> 439-0036-103-00	<i>Available SF:</i> 10,682 <i>Min/Max:</i> 10,682-10,682 <i>Avail Date:</i> Immediate <i>Suite</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> \$6,500/mo IG <i>Asking Price:</i> \$1,200,000 <i>Price/SF:</i> \$112.34 <i>Cap Rate:</i> <i>Occupied?:</i> No	<i>Office SF:</i> 6,722 <i>Amps ; Volts:</i> 400 ; 120/240 <i>Clear Ht:</i> 16' - 16' <i>Park Ratio:</i> <i>DH Doors:</i> 0 <i>GL Doors:</i> 1 <i>Columns:</i>	<i>Agents:</i> Kevin Hatcher 510-433-5818 Justin Smutko 510-433-5822 Mark Maguire 510-433-5835
	   <b>Property Description</b> Off street parking (15 spaces).			
2	<b>Prologis Overlake Industrial Center</b> <b>6601 Overlake PI</b> <b>Newark, CA 94560</b> <i>Type:</i> Warehouse/Distribution <i>Status:</i> Existing <i>Bldg SF:</i> 160,000 <i>Avail ID:</i> 1016123824 <i>APN:</i> 537-0460-026	<i>Available SF:</i> 160,000 <i>Min/Max:</i> 160,000-160,000 <i>Avail Date:</i> Immediate <i>Unit/Suite</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> \$0.17 <i>Rental Rate:</i> \$0.48 NNN <i>Asking Price:</i> <i>Price/SF:</i> <i>Cap Rate:</i> <i>Occupied?:</i> No	<i>Office SF:</i> 35,000 <i>Amps ; Volts:</i> 2,000 ; 277/480 <i>Clear Ht:</i> 28' - 32' <i>Park Ratio:</i> 2.00 /1000 <i>DH Doors:</i> 27 <i>GL Doors:</i> 1 <i>Columns:</i> 56'w x 48'd	<i>Agents:</i> Kevin Hatcher 510-433-5818 Mark Maguire 510-433-5835 Greig Lagomarsino, SIOR 510-433-5809 <i>Lease Comment:</i> ±160,000 SF of industrial space with easy access via I-880 & Hwy 84. Excellent visibility with frontage on Hwy 84. Expandable to ±200,000 SF. ±20,000 SF "bonus" mezzanine with in-rack sprinklers. ±1 acre drop lot for trailer storage (additional truck parking available). <i>Features:</i> Highway Access - 880, 84 Sprinklers - ESFR
	  			

## Property Information

## Availability Information

## Comments

3



**1068 44th Ave**  
**Oakland, CA 94601**

**Type:** Light Industrial  
**Status:** Existing  
**Bldg SF:** 6,000  
**Avail ID:** 1016135378  
**APN:** 034-2263-023



**Available SF:** 6,000  
**Min/Max:** 6,000-6,000  
**Avail Date:** Immediate  
**Suite**  
**Avail Type:** Lease and Sale  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** TBD  
**Asking Price:** \$900,000  
**Price/SF:** \$150.00  
**Cap Rate:**  
**Occupied?:** No

**Office SF:**  
**Amps ; Volts:**  
**Clear Ht:** 16' - 16'  
**Park Ratio:**  
**DH Doors:** 0  
**GL Doors:** 1  
**Columns:**

**Agents:**  
Brennan Carpenter 510-433-5813  
**Features:**  
Yard

4



**4701 Coliseum Way**  
**Oakland, CA 94621**

**Type:** Light Industrial  
**Status:** Existing  
**Bldg SF:** 14,175  
**Avail ID:** 1016138276  
**APN:** 034-2295-013-02



**Available SF:** 14,175  
**Min/Max:** 14,175-14,175  
**Avail Date:** Immediate  
**Suite**  
**Avail Type:** Lease and Sale  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** \$0.70 GR  
**Asking Price:** \$1,450,000  
**Price/SF:** \$102.29  
**Cap Rate:**  
**Occupied?:** No

**Office SF:**  
**Amps ; Volts:** 600 ;  
**Clear Ht:** 14' - 18'  
**Park Ratio:**  
**DH Doors:** 0  
**GL Doors:** 2  
**Columns:**

**Agents:**  
Brennan Carpenter 510-433-5813

5



**Pinole Point Business Park Phase II**  
**1 Giant Rd Bldg. 1**  
**Richmond, CA 94806**

**Type:** Warehouse/Distribution  
**Status:** Build-To-Suit  
**Bldg SF:** 249,896  
**Avail ID:** 1016074745  
**APN:** 405-030-038, 405-030-037



**Available SF:** 249,896  
**Min/Max:** 100,000-249,896  
**Avail Date:** Immediate  
**Suite**  
**Avail Type:** Lease and Sale  
**TI Allow:** TBD  
**Expenses:** TBD  
**Rental Rate:** TBD  
**Asking Price:**  
**Price/SF:**  
**Cap Rate:**  
**Occupied?:** No

**Office SF:**  
**Amps ; Volts:** 3,000 ; 480/277  
**Clear Ht:** 30'  
**Park Ratio:** 1.00 /1000  
**DH Doors:** 50  
**GL Doors:** 2  
**Columns:**

**Agents:**  
Todd Severson, SIOR 510-433-5810  
Greig Lagomarsino, SIOR 510-433-5809  
**Sale Comment:** The land is entitled and ready for construction. The owner will lease, sell completed buildings, sell remaining land parcels individually or together. Land price is \$14 per square foot. Build-to-suit.  
**Features:**  
LEED Certified - Registered design  
Skylights - 2.5% of roof area  
Sprinklers - ESFR  
Yard

Property Information

Availability Information

Comments

6



**Pinole Point Business Park Phase II**  
**2 Giant Rd Bldg. 2**  
**Richmond, CA 94806**

Type: Warehouse/Distribution  
 Status: Build-To-Suit  
 Bldg SF: 224,154  
 Avail ID: 1016074752  
 APN: 405-030-034, 405-030-035

Available SF: 224,154  
 Min/Max: 100,000-224,154  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Office SF:  
 Amps ; Volts: 3,000 ; 480/277  
 Clear Ht: 30'  
 Park Ratio: 1.00 /1000  
 DH Doors: 37  
 GL Doors: 2  
 Columns:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings, sell remaining land parcels individually or together. Land price is \$14 per square foot. Build-to-suit.  
 Features:  
 LEED Certified  
 Skylights  
 Sprinklers - ESFR  
 Yard

7



**Pinole Point Business Park Phase II**  
**2 Giant Rd Bldg. 2**  
**Richmond, CA 94806**

Type: Warehouse/Distribution  
 Status: Build-To-Suit  
 Bldg SF: 224,154  
 Avail ID: 1016074752  
 APN: 405-030-034, 405-030-035

Available SF: 224,154  
 Min/Max: 100,000-224,154  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Office SF:  
 Amps ; Volts: 3,000 ; 480/277  
 Clear Ht: 30'  
 Park Ratio: 1.00 /1000  
 DH Doors: 37  
 GL Doors: 2  
 Columns:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings, sell remaining land parcels individually or together. Land price is \$14 per square foot. Build-to-suit.  
 Features:  
 LEED Certified  
 Skylights  
 Sprinklers - ESFR  
 Yard

Property Information

Availability Information

Comments

8



**Pinole Point Business Park Phase II**  
**3 Giant Rd Bldg. 3**  
**Richmond, CA 94806**

Type: Warehouse/Distribution  
 Status: Build-To-Suit  
 Bldg SF: 41,365  
 Avail ID: 1016074753  
 APN: 405-0303-036

Available SF: 41,365  
 Min/Max: 41,365-41,365  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Office SF:  
 Amps ; Volts: 1,200 ; 480/277  
 Clear Ht: 28'  
 Park Ratio: 1.00 /1000  
 DH Doors: 5  
 GL Doors: 1  
 Columns:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings, sell remaining land parcels individually or together. Land price is \$14 per square foot. Build-to-suit.  
 Features:  
 LEED Certified  
 Skylights  
 Sprinklers - ESFR  
 Yard

9



**Pinole Point Business Park Phase II**  
**3 Giant Rd Bldg. 3**  
**Richmond, CA 94806**

Type: Warehouse/Distribution  
 Status: Build-To-Suit  
 Bldg SF: 41,365  
 Avail ID: 1016074753  
 APN: 405-0303-036

Available SF: 41,365  
 Min/Max: 41,365-41,365  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Office SF:  
 Amps ; Volts: 1,200 ; 480/277  
 Clear Ht: 28'  
 Park Ratio: 1.00 /1000  
 DH Doors: 5  
 GL Doors: 1  
 Columns:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings, sell remaining land parcels individually or together. Land price is \$14 per square foot. Build-to-suit.  
 Features:  
 LEED Certified  
 Skylights  
 Sprinklers - ESFR  
 Yard

10



**Mfg. Dist. Property**  
**1155-1159 Beecher St**  
**San Leandro, CA 94577**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 47,209  
 Avail ID: 1016113848  
 APN: 077A-0675-004-19

Available SF: 45,209  
 Min/Max: 5,864-47,209  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$0.45-\$1.55 GR  
 Asking Price: \$4,775,000  
 Price/SF: \$101.15  
 Cap Rate:  
 Occupied?: No

Office SF: 16,994  
 Amps ; Volts: ; 480  
 Clear Ht: 14' - 18'  
 Park Ratio:  
 DH Doors: 1  
 GL Doors: 8  
 Columns:

Agents:  
 Joe Yamin 510-433-5812  
 Lease Comment: Lease rate for office - \$1.55 GR, warehouse - \$0.45, office and warehouse - \$0.72 GR.  
 Sale Comment: > Consists of 3 buildings: ±11,290 square foot office building; ±17,817 SF concrete tilt-up building; and ±16,102 SF connecting concrete block building  
 > Newer ±11,290 square foot freestanding office building situated on ±0.51 acres of land can be sold or leased (\$12,400/month Gross) separately.  
 Office sale price - \$2,020,000  
 Warehouse sale price - \$2,850,000  
 Features:  
 Sprinklers  
 Yard

Property Description

Large fenced concrete yard. Ample parking. Well distributed power. Large capacity freight elevator. Adjacent 11,270 sf office building. Also for sale or lease.





# EXCLUSIVE LISTINGS

JANUARY 03, 2014

## INDUSTRIAL - FOR SALE

### Property Information

### Availability Information

### Comments

1



**Britannia Business Center**  
**21216-21270 Cabot Blvd**  
**Hayward, CA 94545**

Type: R&D/Flex  
Status: Existing  
Bldg SF: 36,730  
Avail ID: 1016009704

**FOR SALE**

Asking Price: \$4,223,950  
Sale SF: 36,730  
Price/SF: \$115.00  
Cap Rate:  
Occupied?: No  
Sale Terms:

Office SF: 29,382  
Amps ; Volts:  
Clear Ht: 16' - 16'  
Park Ratio: 3.00 /1000  
DH Doors: 0  
GL Doors: 1  
Columns:

Agents:  
Greig Lagomarsino, SIOR 510-433-5809  
Mark Maguire 510-433-5835  
Nick Ousman 510-433-5820  
Lease Comment: ±3,500 square feet of warehouse space. Whole building available for sale or 18,870 sf available for lease.  
Features:  
Sprinklers



2



**Hesperian Industrial Park**  
**2417-2419 Tripaldi Way**  
**Hayward, CA 94544**

Type: Light Industrial  
Status: Existing  
Bldg SF: 8,800  
Avail ID: 1016153780

**FOR SALE**

Asking Price: \$1,364,000  
Sale SF: 8,800  
Price/SF: \$155.00  
Cap Rate:  
Occupied?: No  
Sale Terms:

Office SF: 600  
Amps ; Volts: 400 ; 120/208  
Clear Ht: 15' - 16'  
Park Ratio: 2.20 /1000  
DH Doors: 1  
GL Doors: 3  
Columns:

Agents:  
Joe Yamin 510-433-5812  
Features:  
Refrigeration - Approximately 1,500 SF  
Yard -



### Property Description

The buildings are constructed of concrete tilt-up walls and glue-lam wood roofs and feature on-site parking with front and rear loading doors.

## Property Information

## Availability Information

## Comments

3

**2401 Poplar St**  
**Oakland, CA 94607**



Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 16,240  
Avail ID: 1016146797

**FOR SALE**

Asking Price:  
Sale SF: 16,240  
Price/SF:  
Call  
Cap Rate:  
Occupied?: No  
Sale Terms:

16,240

Call

No

Office SF:

Amps ; Volts:

Clear Ht:

Park Ratio:

DH Doors:

GL Doors:

Columns:

18' - 18'

1

1

Agents:

Gabe Burke

Brennan Carpenter

650-486-2240

510-433-5813



4

**1001 Canal Blvd**  
**Richmond, CA 94804**



Type: Warehouse/Distribution  
Status: Existing  
Bldg SF: 123,669  
Avail ID: 1016141987

**FOR SALE**

Asking Price: \$7,500,000  
Sale SF: 123,669  
Price/SF: \$60.65  
Cap Rate:  
Occupied?: No  
Sale Terms:

\$7,500,000

123,669

\$60.65

No

Office SF:

Amps ; Volts:

Clear Ht:

Park Ratio:

DH Doors:

GL Doors:

Columns:

800 ; 227/480

24' - 26'

1.00 /1000

70'w x 30'd

Agents:

Todd Severson, SIOR

Greig Lagomarsino, SIOR

510-433-5810

510-433-5809

*Sale Comment:* Ideal owner-user building or leased investment. Tenants are on short term leases. Owner/user or leased investment.

*Features:*

Enterprise Zone

Skylights

Sprinklers



## Property Description

Multi-tenant building.

5

**2161 Adams Ave**  
**San Leandro, CA 94577**



Type: Light Industrial  
Status: Existing  
Bldg SF: 6,727  
Avail ID: 1016149820

**FOR SALE**

Asking Price: \$1,250,000  
Sale SF: 6,727  
Price/SF: \$185.82  
Cap Rate:  
Occupied?: No  
Sale Terms:

\$1,250,000

6,727

\$185.82

No

Office SF:

Amps ; Volts:

Clear Ht:

Park Ratio:

DH Doors:

GL Doors:

Columns:

2,700

225 ; 240

16' - 18'

4

Agents:

Joe Yamin

510-433-5812

*Features:*

Yard -



Property Information

Availability Information

Comments

6



**Continental Baking**  
**833 Montague Ave**  
**San Leandro, CA 94577**

Type: Light Industrial  
 Status: Existing  
 Bldg SF: 8,900  
 Avail ID: 1016150808

**FOR SALE**

Asking Price: \$1,112,500  
 Sale SF: 8,900  
 Price/SF: \$125.00  
 Cap Rate:  
 Occupied?: No  
 Sale Terms:

Office SF: 1,750  
 Amps ; Volts:  
 Clear Ht:  
 Park Ratio:  
 DH Doors: 1  
 GL Doors: 1  
 Columns:

Agents:  
 Justin Smutko 510-433-5822  
 Kevin Hatcher 510-433-5818  
 Mark Maguire 510-433-5835  
 Features:  
 Skylights  
 Yard -



7



**1621 Rumrill Blvd**  
**San Pablo, CA 94806**

Type: Industrial  
 Status: Existing  
 Bldg SF: 3,000  
 Avail ID: 1016151003  
 APN: 410-012-012-2

**FOR SALE**

Asking Price: \$1,300,000  
 Sale SF: 3,000  
 Price/SF: \$433.33  
 Cap Rate:  
 Occupied?: No  
 Sale Terms:

Office SF: 400  
 Amps ; Volts:  
 Clear Ht: 15' - 15'  
 Park Ratio:  
 DH Doors:  
 GL Doors: 3  
 Columns:

Agents:  
 Sean Sabarese 510-433-5803  
 Todd Severson, SIOR 510-433-5810  
 Features:  
 Yard - ±53,000 SF






# EXCLUSIVE LISTINGS

JANUARY 03, 2014

## OFFICE - FOR LEASE

### Property Information      Availability Information      Comments

1	<b>4575 San Pablo Ave</b>	<i>Available SF:</i>	8,415	<i>Bldg Class:</i>	<i>Agents:</i>	
	<b>Emeryville, CA 94608</b>	<i>Min/Max:</i>	8,415-8,415	<i>Bldg Floors:</i>	1	Reesa Tansey      510-433-5808
		<i>Avail Date:</i>	Immediate	<i>Load Factor:</i>		Aileen Dolby      510-433-5815
	<i>Type:</i>	Office		<i>Park Ratio:</i>		
	<i>Status:</i>	Existing		<i>Park Spaces:</i>		
	<i>Bldg SF:</i>	8,415		<i>Pass Elevs:</i>		
	<i>Avail ID:</i>	1016153030		<i>Freight Elevs:</i>		
	<i>APN:</i> 049-1178-001-01					



#### Property Description

Has 3 street frontages. Site = 48,000sf.



# EXCLUSIVE LISTINGS

JANUARY 03, 2014

## OFFICE - FOR SALE

### Property Information      Availability Information      Comments

1



**1290 Powell St**  
**Emeryville, CA 94608**

Type: Office  
Status: Existing  
Bldg SF: 26,829  
Avail ID: 1016130584

#### FOR SALE

Asking Price: \$4,500,000  
Sale SF: 26,829  
Price/SF: \$167.73  
Cap Rate:  
Occupied?: No  
Sale Terms:

Bldg Class:  
Bldg Floors:  
Load Factor:  
Park Ratio:  
Park Spaces:  
Pass Elevs:  
Freight Elevs:

Agents:  
1 Ramsey Wright 510-433-5819  
Benjamin Harrison 510-433-5852  
Features:  
Crane - 2-5 ton bridge cranes

