

2457

INDUSTRIAL PKWY W



2457 INDUSTRIAL PARKWAY W, HAYWARD CA

+/- 27,257 SF on +/- 1.42 Acres

FREE STANDING WAREHOUSE WITH FREEZER AND COOLER FOR SUBLEASE



ANDREW SCHMIEDER

Senior Director

510 891 5834

andrew.schmieder@cushwake.com

LIC #01828740

GRANT HYJER

Director

510 267 6023

grant.hyjer@cushwake.com

LIC #01956606

PROPERTY HIGHLIGHTS

2457

INDUSTRIAL PKWY W

- ◇ ±27,257 TOTAL SF COMPRISED OF:
 - * OFFICE: ±2,000 SF
 - * COOLER: ±2,400 SF (36° TO 42°), 19' CEILING
 - * FREEZER: ±5,413 SF (0° TO -20°), 19' CEILING
- ◇ DOCKS: THREE (3) 10'X10'
 - * ELECTRIC OVERHEAD DOORS
 - * HYDRAULIC PIT LEVELERS
 - * WEATHER SEALS
 - * DOCK LIGHTS
- ◇ GRADE LEVEL: TWO (2) 12'X14'
- ◇ POWER: 1,200 AMPS @ 480V, 3-PHASE (TENANT TO CONFIRM)
- ◇ CLEAR HEIGHT: ±20'-24'
- ◇ SPRINKLERS: .33/2,000 GPM
- ◇ APPROXIMATELY 1/2 ACRE FENCED & PAVED YARD WITH LED LIGHTING
- ◇ COLUMN SPACING: 32' W X 48' D
- ◇ SKYLIGHTS
- ◇ CLIMATE CONTROL: INSULATED WAREHOUSE WITH SPACE HEATERS
- ◇ CLOSE PROXIMITY TO INTERSTATE 880 (1/2 MILE) & HIGHWAY 92 (1 1/2 MILES)
- ◇ VISIBILITY: MAJOR FRONTAGE ON INDUSTRIAL PARKWAY
- ◇ LED: AUGUST 31, 2027
- ◇ CALL BROKER FOR RATE

