

# FOR SUBLEASE

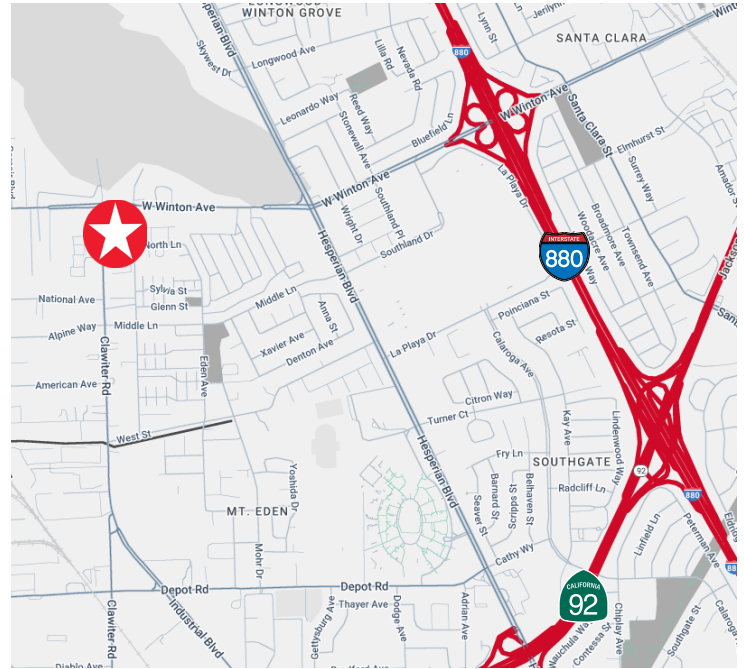
±24,414 SF on ±2.21 Acres

**22950 CLAWITER RD**  
SAN LEANDRO, CA



## PROPERTY HIGHLIGHTS

- ±24,414 SF on ±2.21 Acres
- ±1,600 SF Office Space
- 18'-20' Clear Height
- LED motion sensor lighting throughout
- Loading: Eight (8) dock high, One (1) grade level
- Zoning: Light Industrial (LI)
- Power: 1,200 Amps (SubTenant to confirm)
- Master LED: October 31, 2031
- Asking Rate: \$0.50/SF Gross (\$48,133.50 per month)



**Fully secured site with large paved and lit yard for storage or fleet parking. Four access points on two streets (Clawiter and Saklan).**

### Jeff Powers

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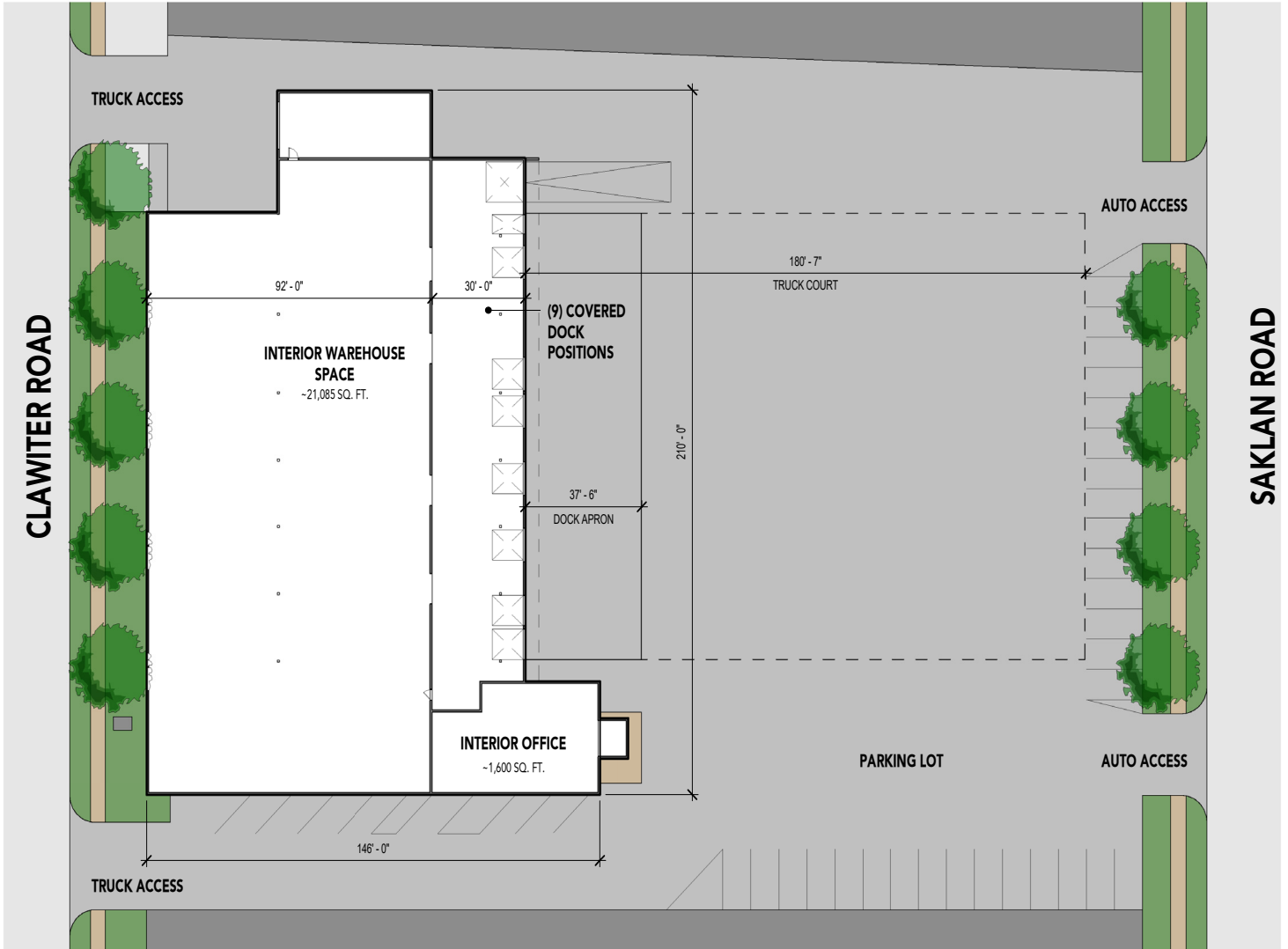
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# SITE PLAN

## ±24,414 SF



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