

**FOR LEASE**

**± 82,530 SF**

*Expandable to ± 152,310 SF*

**HAYWARD GATEWAY CENTER**

**3335 ARDEN ROAD  
HAYWARD, CALIFORNIA**



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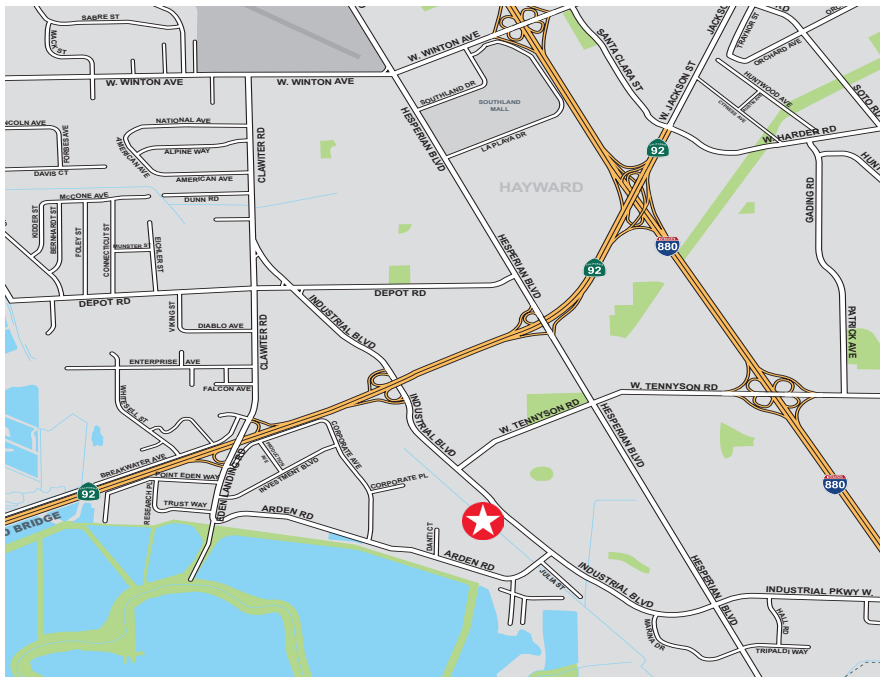




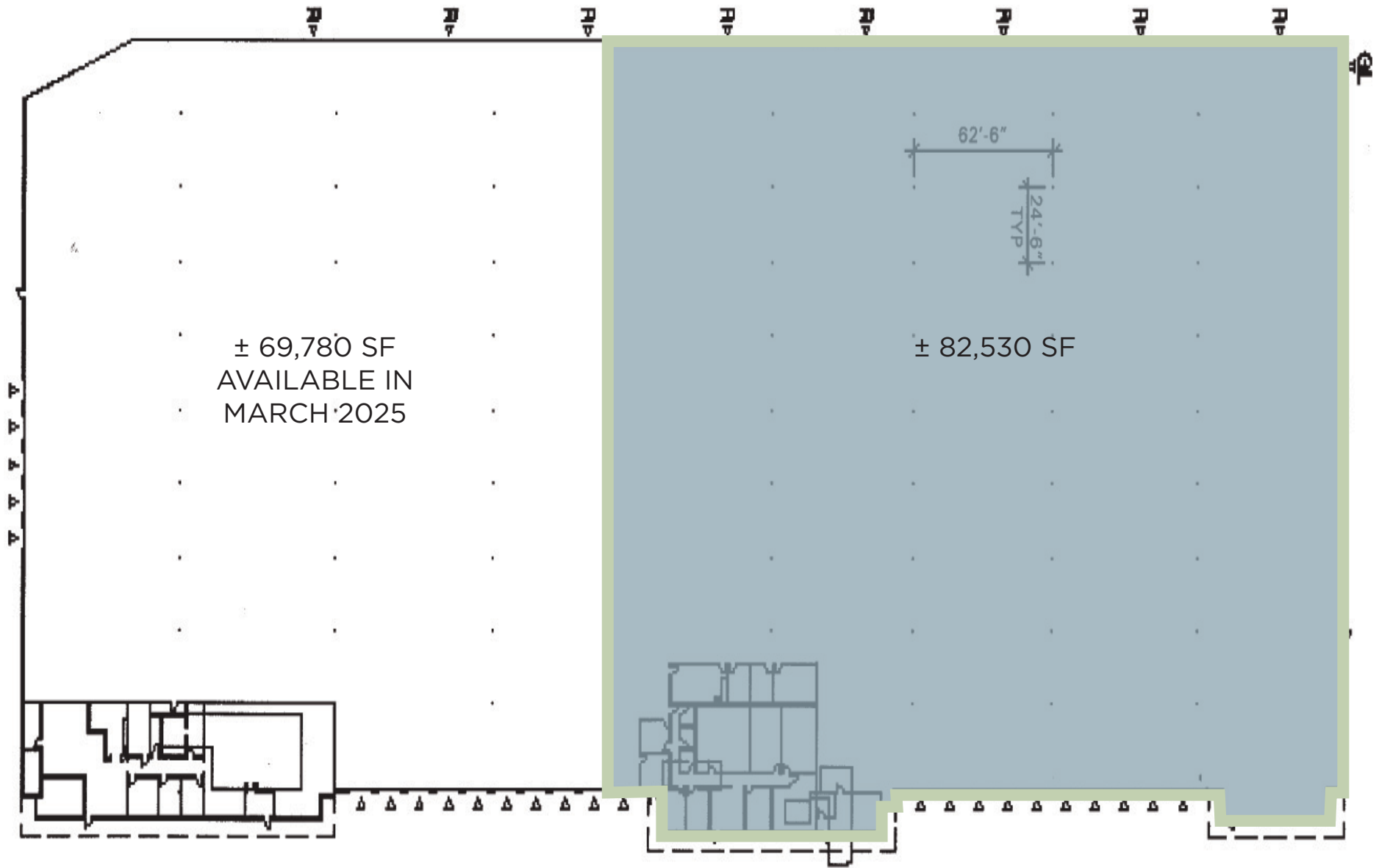
# PROPERTY HIGHLIGHTS

**Hayward Gateway Center** is a 1.2 million square foot business park featuring 10 buildings, plus future growth and expansion capabilities.

- » ± 82,530 SF
- » ± 3,835 SF Office Space
- » EFR Sprinklers
- » 24' Clear Height
- » 10 Dock High Doors
- » Rail Served (Possible)
- » Close Access to Hwy 92 and I-880
- » Lease Rate: \$1.20
- » OpEx: \$0.29
- » Available Now
- » Expansion of ± 69,780 SF Available in Q1 2025, for a Total of ± 152,310 SF



# FLOOR PLAN





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