

FOR LEASE
±152,310 SF

Divisible to ±69,780 SF & ±82,530 SF

HAYWARD GATEWAY CENTER

3335-3343 ARDEN ROAD
HAYWARD, CALIFORNIA



JEFF STARKOVICH, SIOR

Executive Managing Director
510 409 1111
jeff.starkovich@cushwake.com
LIC #00644571

JAY HAGGLUND, SIOR

Executive Managing Director
510 267 6011
jay.hagglund@cushwake.com
LIC #00888011

KATE WOODCOX, SIOR

Managing Director
925 785 5425
kate.woodcox@cushwake.com
LIC #01809900



PROPERTY HIGHLIGHTS

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

UNIT A:

- » ±69,780 SF
- » ±3,000 SF Office
- » 8 Dock High Doors
- » 1 Double Wide Drive-In Door
- » .33/3750 GPM Sprinklers
- » ± 24' Clear Height
- » Lease Rate: \$1.20
- » OpEx: \$0.29
- » Avail March 2025 or Sooner

UNIT B:

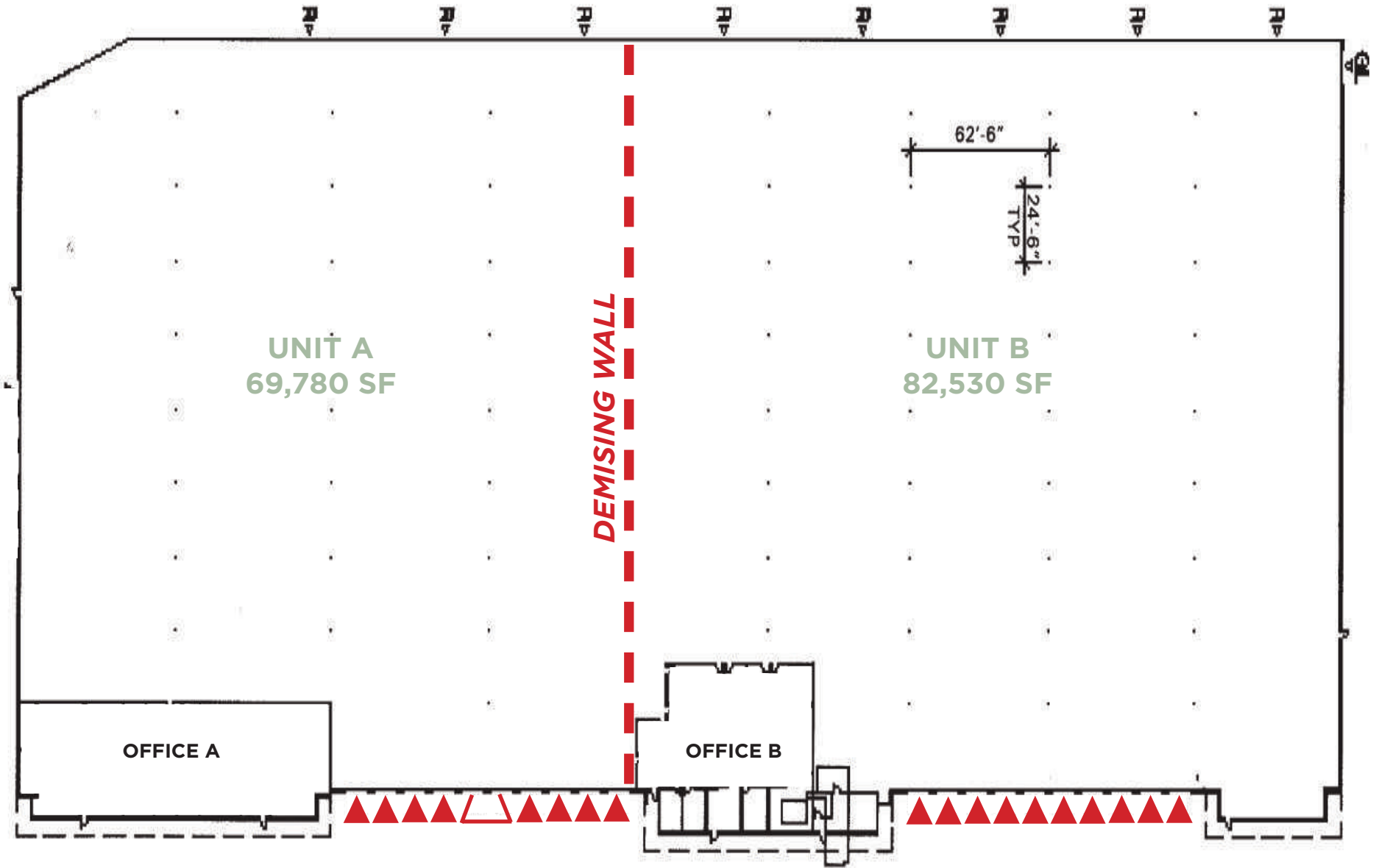
- » ± 82,530 SF
- » ± 3,835 SF Office Space
- » 10 Dock High Doors
- » ESFR Sprinklers
- » ± 24' Clear Height
- » Lease Rate: \$1.20
- » OpEx: \$0.29
- » Available Now

COMMENTS:

- » Ownership is prepared to upgrade Unit A to ESFR
- » Building has great access to HWY 92 & 880

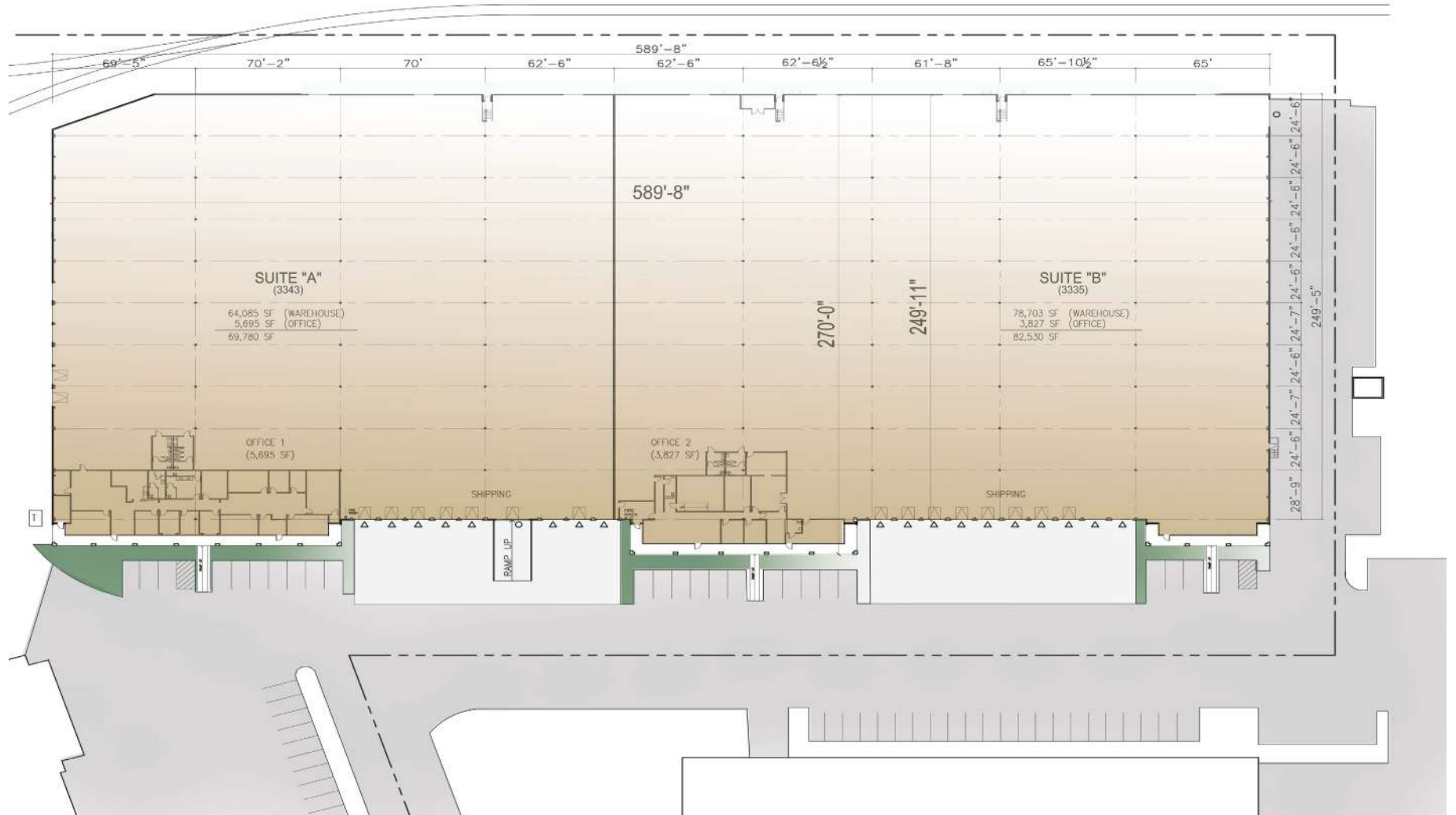


FLOOR PLAN



▲ Docks ▭ Double Wide Drive-In Door

FLOOR PLAN



JEFF STARKOVICH, SIOR

Executive Managing Director
510 409 1111
jeff.starkovich@cushwake.com
LIC #00644571

JAY HAGGLUND, SIOR

Executive Managing Director
510 267 6011
jay.hagglund@cushwake.com
LIC #00888011

KATE WOODCOX, SIOR

Managing Director
925 785 5425
kate.woodcox@cushwake.com
LIC #01809900

