

Occupancy Ready!

Office & Warehouse Lights Completed

HE

HAYWARD
EXCHANGE @ 92



25820 CLAWITER ROAD, HAYWARD, CA
AVAILABLE FOR LEASE

56,720 SF

LAST VACANCY IN THE PARK

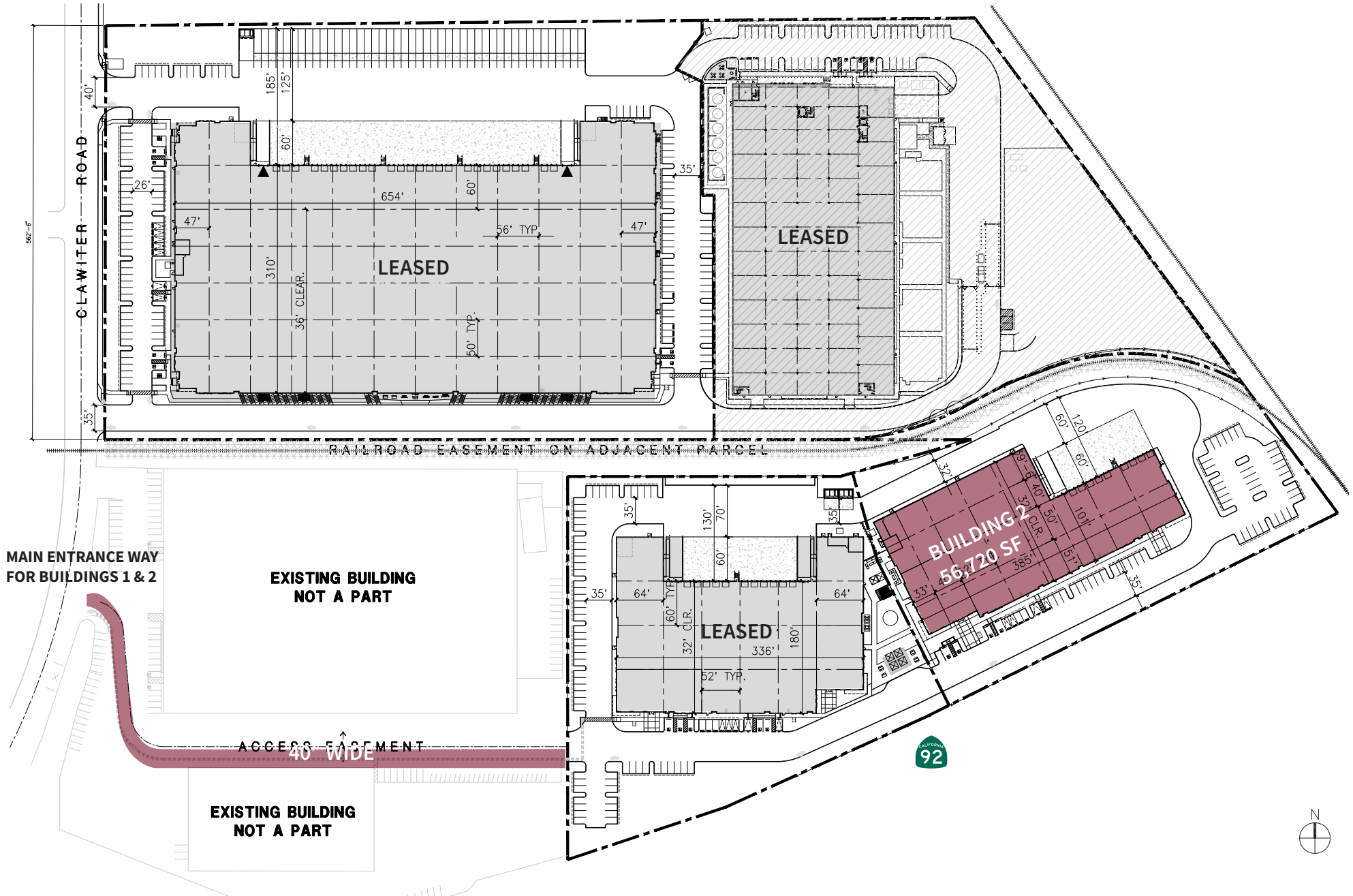
 CUSHMAN &
WAKEFIELD

 MetLife
Investment
Management

SITE PLAN OVERVIEW

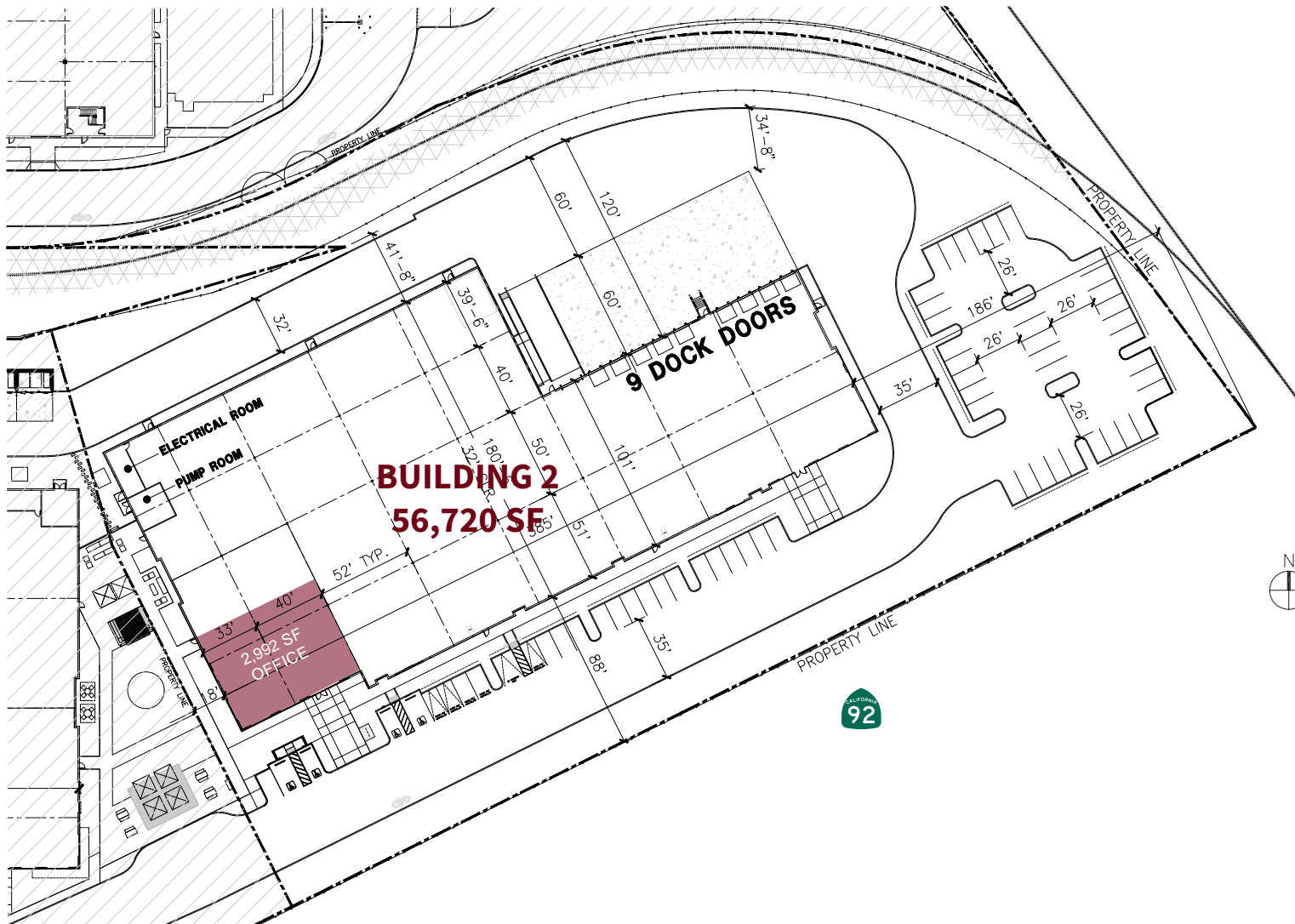


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BUILDING 2 OVERVIEW

25820 CLAWITER ROAD, HAYWARD, CA 94545



- 56,720 SF Available
- 2,992 SF Office*
- 9 Loading Docks / 1 Grade Level Door
- 32' Clear
- ESFR Sprinkler System
- 66 Parking Spaces (Expandable)
- 750 kVA Transformer
- 2000 Amp Switchboard @ 480 Volts with Underground Pull Section
- IP Zoning
- Unobstructed Freeway Visibility

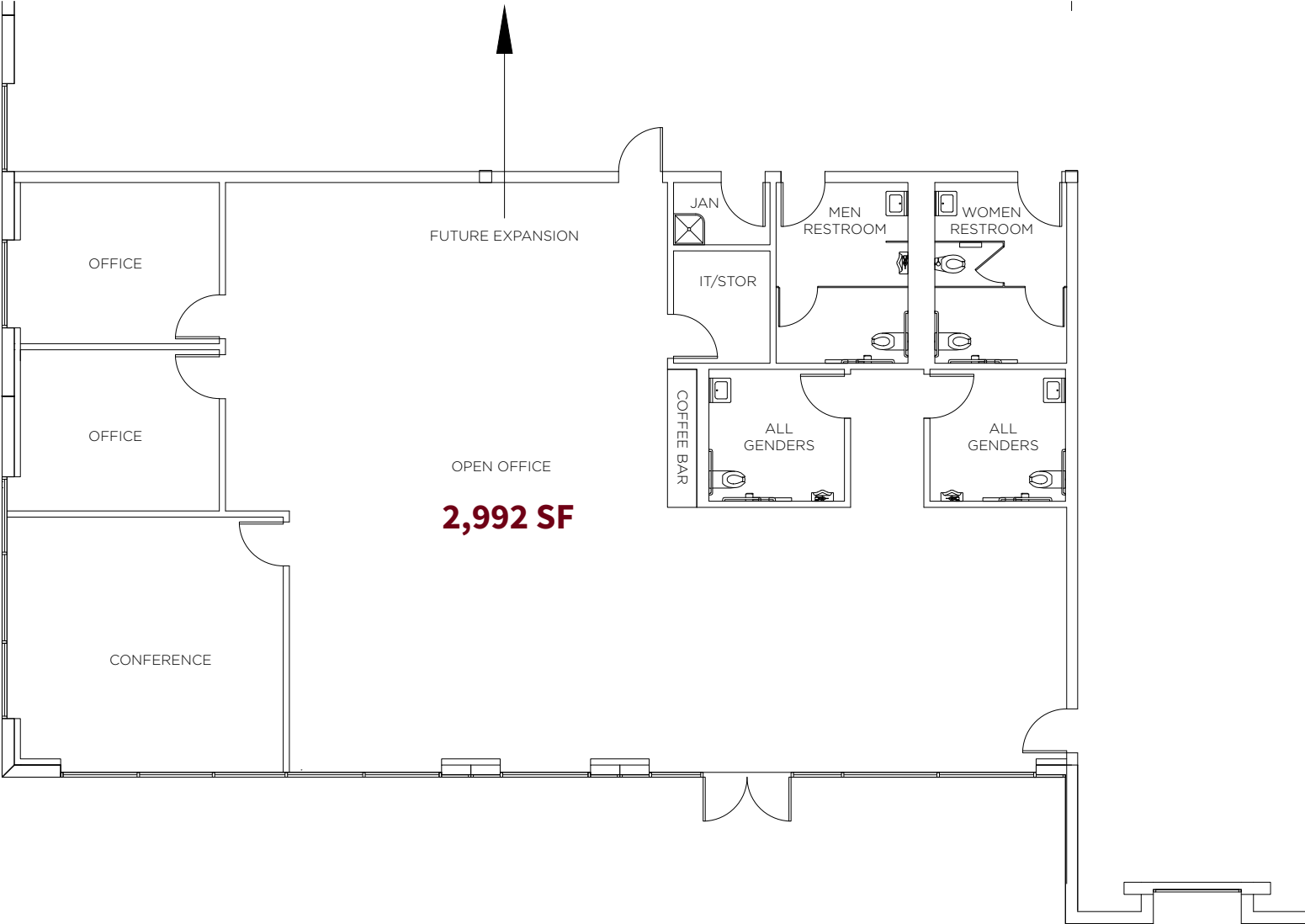
* see following page for floor plan

BUILDING 2 SPEC OFFICE LAYOUT

25820 CLAWITER ROAD, HAYWARD, CA 94545



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IMMEDIATE FREEWAY ACCESS

SAN MATEO/ FOSTER CITY

SFO

Clawiter Road Interchange



Building 1 (Leased)

Building 3 (Leased)

Building 2



UNOBSTRUCTED FREEWAY VISIBILITY



Building 4 (Leased)

Building 3 (Leased)

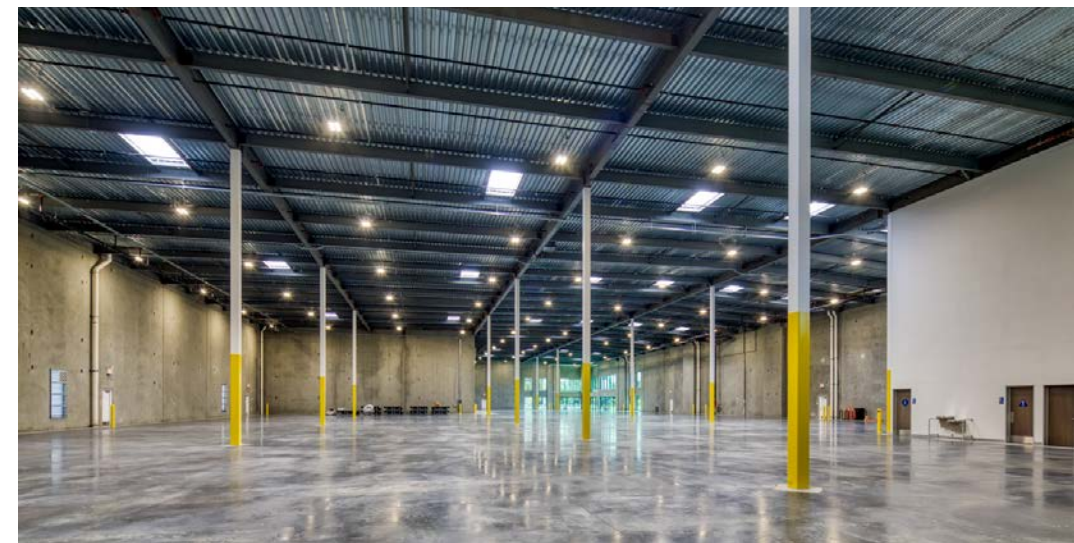
Building 2

Building 1 (Leased)

Access Easement

119,700 vehicles per day
Source: Caltrans





SURROUNDING NEIGHBORHOOD



Hayward Executive Airport

Planet Fitness

Southland Mall

92 & 880 Interchange

Casa Sanchez

Lonza

Black Bear Diner

Pentagon Technologies

Nick the Greek

Kaiser Permanente

Veev

Eaton Corp

Chabot College



Peking Handicraft

Rancho Arroyo Park

Post Office

Heat & Control

Starbucks

Chef Teriyaki

FoodMaxx

Mission Foods

National Beverage Corp.

Volcano Island

Rohm & Haas /
Dow Chemical



Ultra Clean Technology

Columbus Foods/Hormel

UPS, Nippon Express

Mygrant Glass

Maple Trade

Therm-X

Oishii Sushi

Gillig

FedEx Ground



Eikon Therapeutics

Arcus Biosciences

Motor Coach Industries

Pivot Bio

Airport Appliance

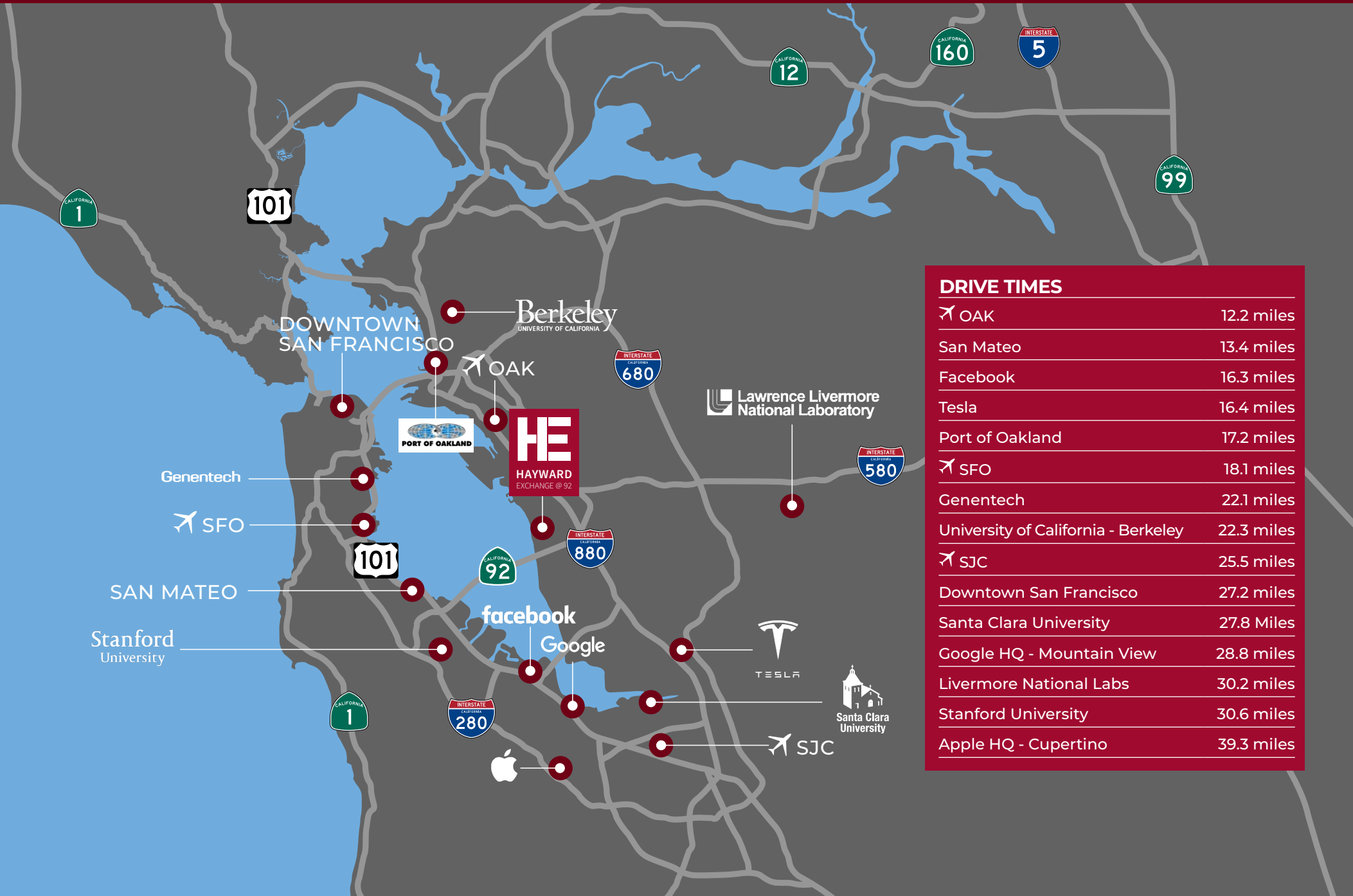
Moss Precision

Restoration Management Company

● Retail

San Mateo

REGIONAL MAP



DRIVE TIMES	
OAK	12.2 miles
San Mateo	13.4 miles
Facebook	16.3 miles
Tesla	16.4 miles
Port of Oakland	17.2 miles
SFO	18.1 miles
Genentech	22.1 miles
University of California - Berkeley	22.3 miles
SJC	25.5 miles
Downtown San Francisco	27.2 miles
Santa Clara University	27.8 Miles
Google HQ - Mountain View	28.8 miles
Livermore National Labs	30.2 miles
Stanford University	30.6 miles
Apple HQ - Cupertino	39.3 miles

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For More Information Please Contact

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