WAREHOUSE/MANUFACTURING SPACE



FOR SALE/LEASE - ±61,764 SF

PEPPERTREE BUSINESSPARK

30941 SAN CLEMENTE STREET

HAYWARD, CA 94544

CUSHMAN & WAKEFIELD

LISTING INFORMATION

UNIT A

±30,882 SF

±3,480 SF Office

5 Dock Doors

1 Ramped Drive-In Door

UNIT B

±30,882 SF

±4,800 SF Office

5 Dock Doors

2 Ramped Drive-In Door

LEASE RATE

~~$1.45 NNN~~ $1.35 NNN (Op Ex ±$0.21) PSF)

SALE PRICE

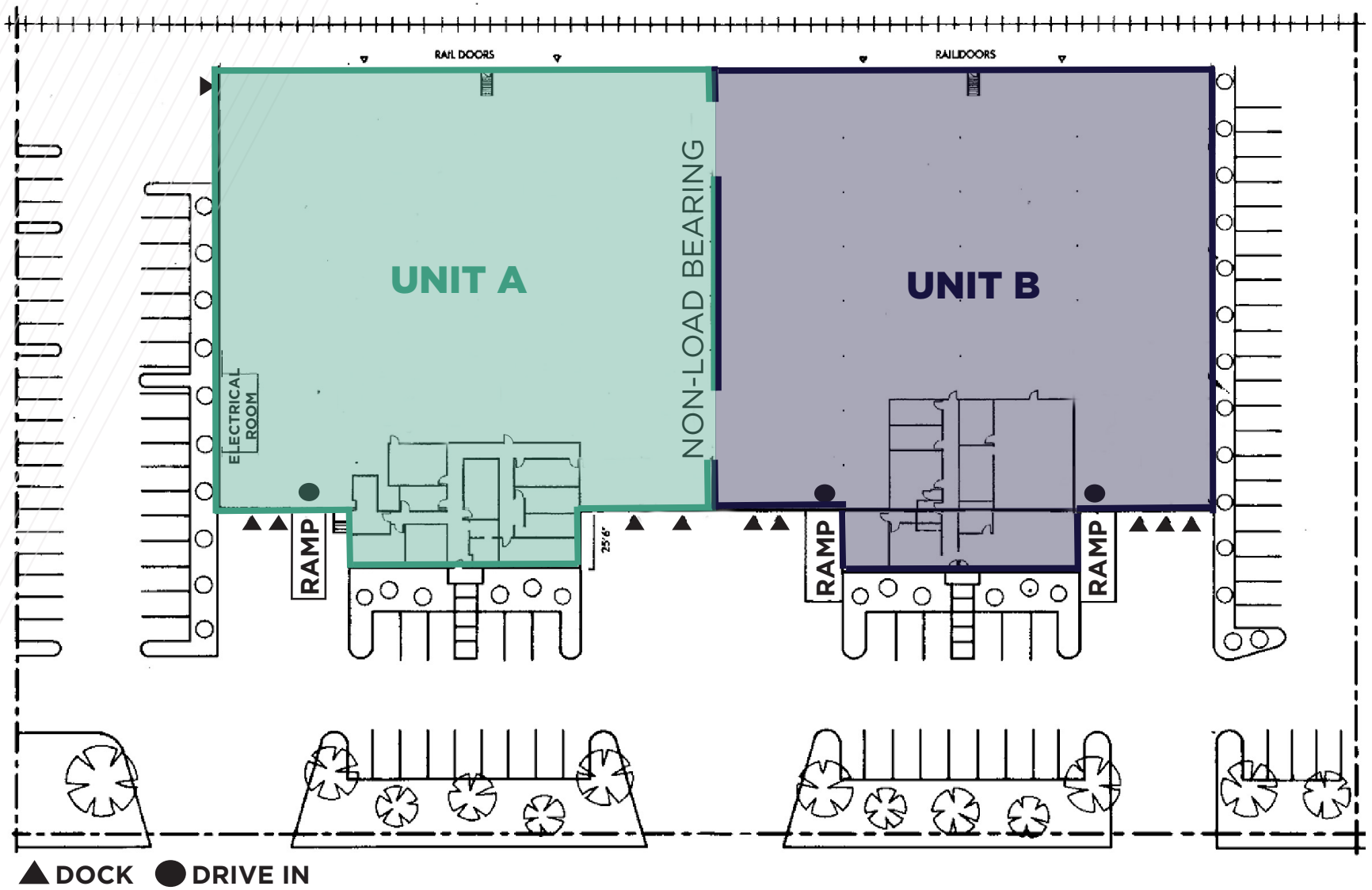
~~$18,405,672 ($298 PSF)~~ $17,417,448 ($282 PSF)

BUILDING FEATURES

- ±61,764 SF on ±3.06 Acres
- Freestanding building
- Divisible to ±30,882 SF
- Fully Insulated
- Ducting in place for fully conditioned warehouse
- ±24' clearance height
- 10 dock-high doors
- 3 drive-in doors
- Sprinklered: 0.33/3750 gpm
- Power: ±2,000 Amps, 277/480V, 3-phase
  (Buyer/Lessee to independently verify the electrical service)
- ±94 auto parking stalls



SITE PLAN


RAIL DOORS
RAILDOORS
UNIT A
UNIT B
NON-LOAD BEARING
ELECTRICAL ROOM
RAMP
RAMP
RAMP
25'6"
DOCK
DRIVE IN



FOR MORE INFORMATION, CONTACT:

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