

3525
ARDEN ROAD
HAYWARD, CA

FOR SUBLEASE | ±57,300 SF

Cross Dock Warehouse



***Longer Term Direct Lease Available**

Contact Us

Joe Yamin, SIOR
Executive Vice President
CA License No. 01327666
joe.yamin@colliers.com
+1 510 433 5812

Grant Diede
Senior Vice President
CA License No. 02020428
grant.diede@colliers.com
+1 510 433 5854

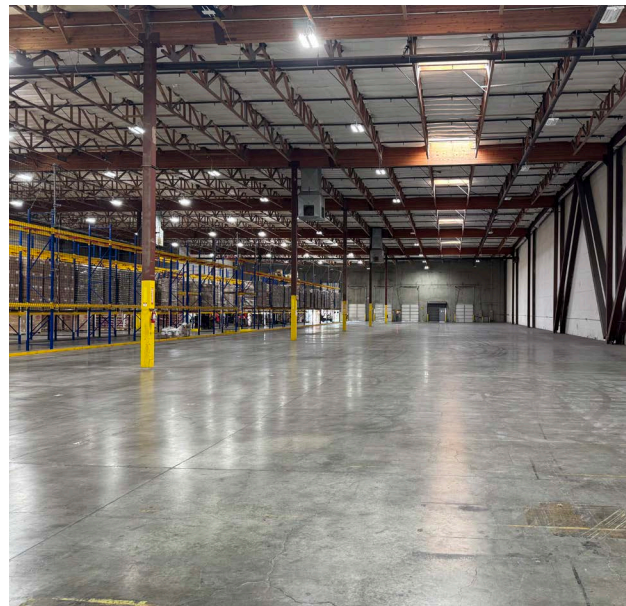
Will Semone
Associate Vice President
CA License No. 02152723
will.semone@colliers.com
+1 209 541 8878

Colliers
4301 Hacienda Drive
Suite 430
Pleasanton, CA 94588
www.colliers.com

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ARDEN ROAD
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CLASS A WAREHOUSE / MANUFACTURING FACILITY

±57,300 SF



Property Features

Lease Expiration Date: February 2027

Rent: \$0.89/SF NNN

(Operating Expenses are \$0.35 psf)

- ±57,300 SF
- ±5,184 SF Office Area
- ±28' Clear Height
- .60/3,000 Sprinkler (ESFR Compatible)
- Immediate Access to Highway 92 and I-880
- Built in 1998
- Power: 3,000 Amps @ 277/480 Volt; 3 Phase
(Distributed Throughout)
- Gas Line: 1 1/4"
- Water Line: 3"

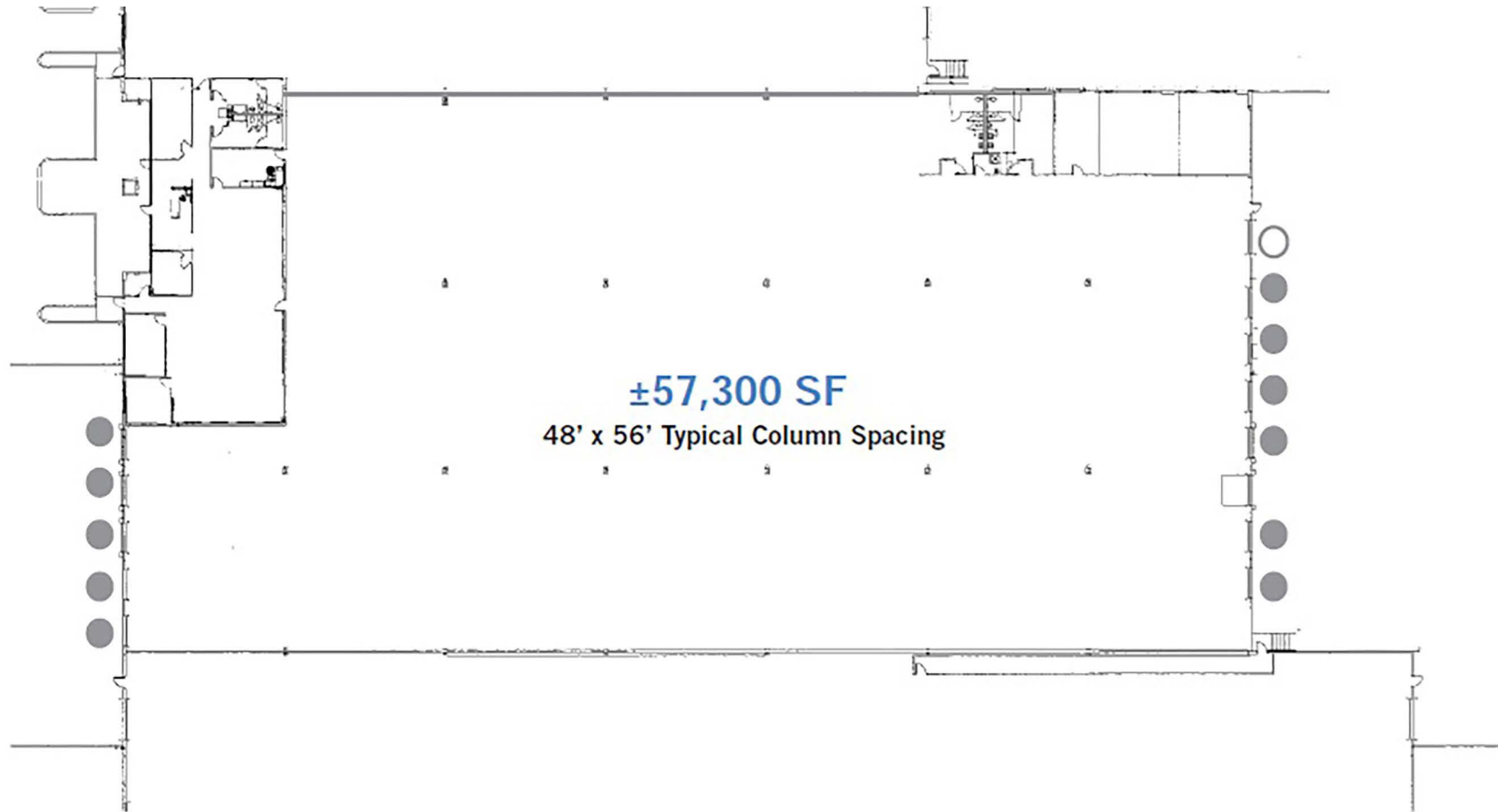
Cross Dock Loading

- 13 Dock High Doors
- 1 Grade Level Door

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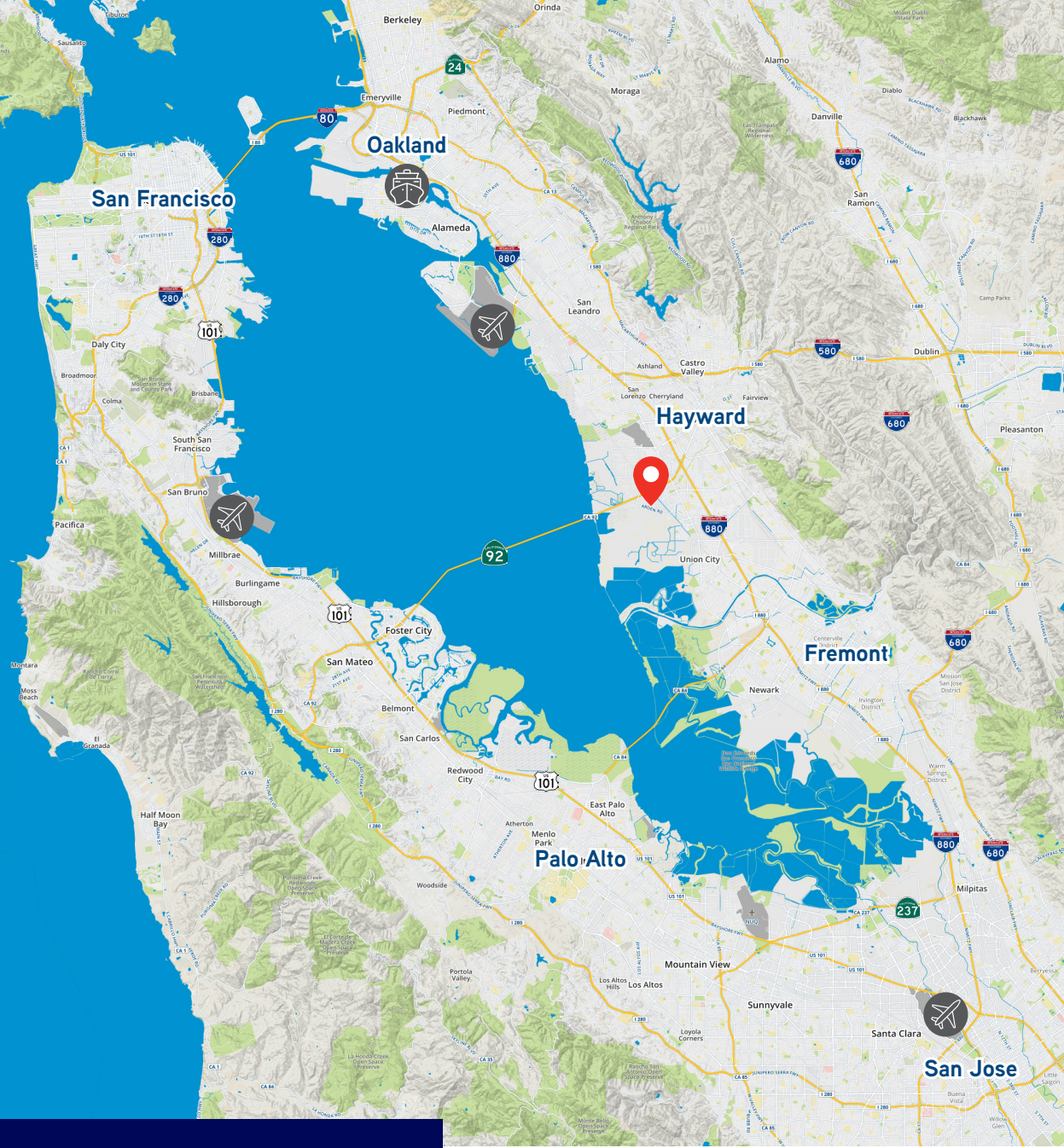
FLOOR PLAN

±57,300 SF



±57,300 SF
48' x 56' Typical Column Spacing

- DRIVE IN DOOR
- DOCK DOOR



Location Highlights



Centrally located in Hayward



20 minutes to the Oakland and San Francisco International airports



25 minutes to the Port of Oakland

Demographics 3 mile radius



101,606
Total population



\$88,425
Median household income



29,385
Current total households



4,570
Businesses



52,525
Total employees



\$33,518
Per capita income

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San Francisco

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