



FOR LEASE

Small Bay Light Industrial Suites

2214-2254 AMERICAN AVENUE
HAYWARD, CA



Subject Property

±19,200 SF Demised in 14 Industrial Units

Property Highlights

- Units are ±1,200 SF each (front units are ±2,400 SF)
- Additional bonus mezzanine in some units
- ±15-16' Clear Height
- ±100-200 Amps per unit (please verify)
- Approximately 10% Office in each unit
- One (1) Grade-Level Door per unit
- Two (2) Parking Spots per unit
- Water and Trash included in CAM

Pricing: \$2,250 per month, IG plus \$250 per month CAM

For information, please contact:

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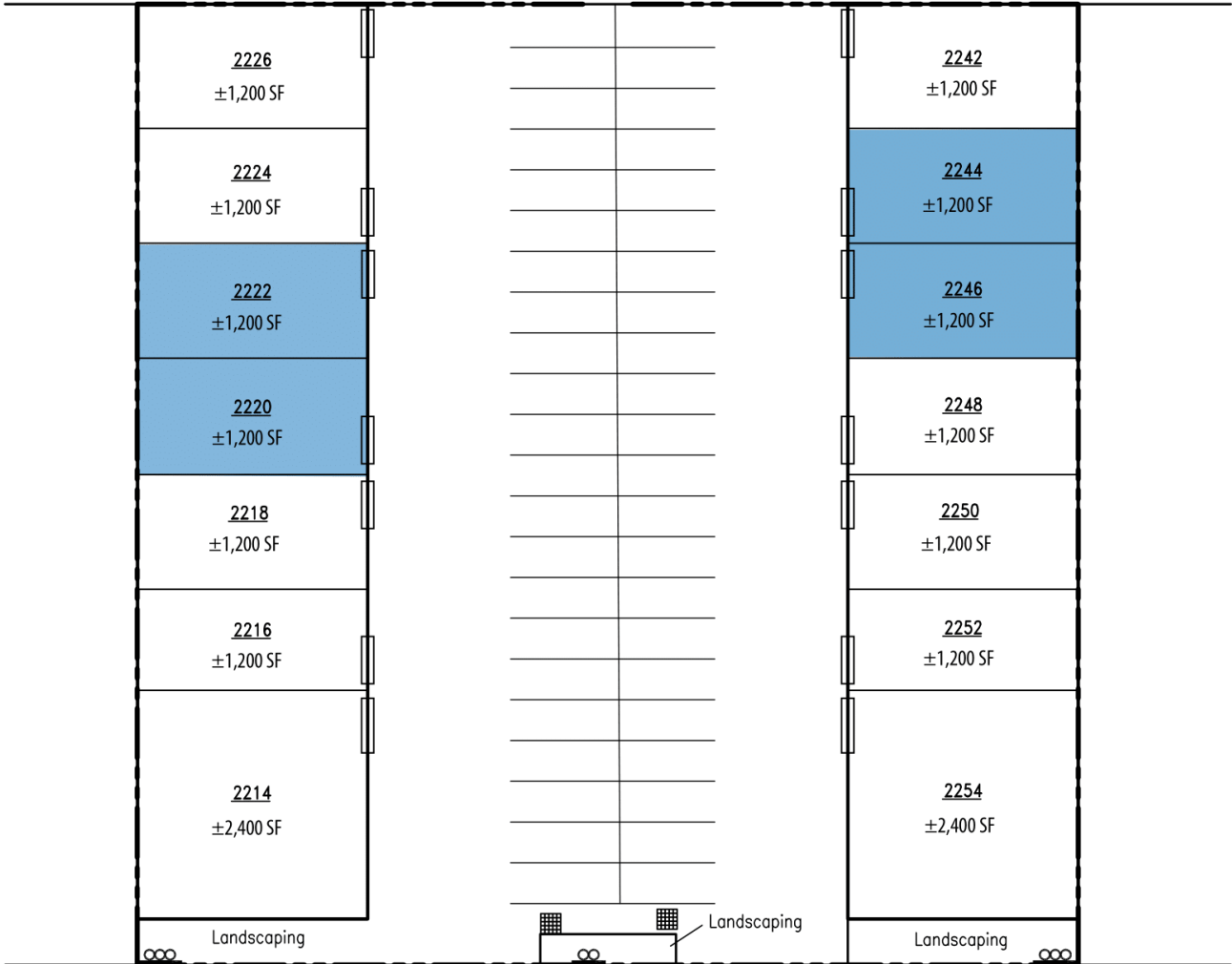


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Property Site Plan



AMERICAN AVENUE



*Not to scale