

HUNTWOOD BUSINESS PARK

RENOVATIONS COMPLETE!

FOR MORE INFORMATION:

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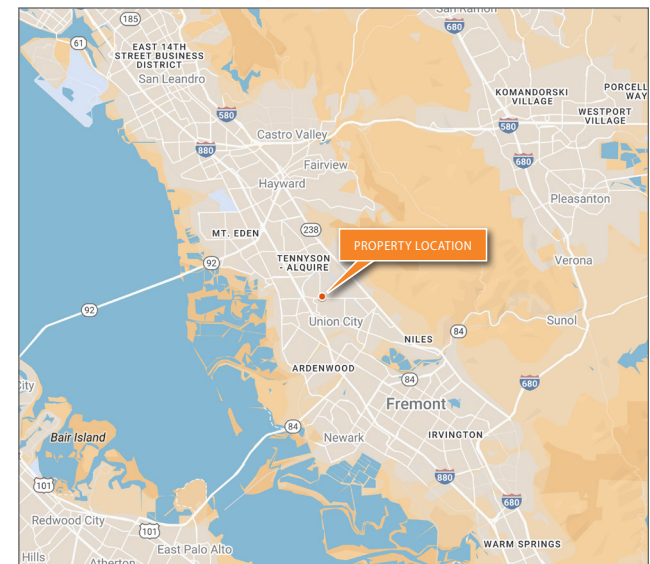
LEE & ASSOCIATES OAKLAND
COMMERCIAL REAL ESTATE, INC.
555 12th Street, Suite 1725
Oakland, CA 94607
www.lee-associates.com



1236-1288 SAN LUIS OBISPO AVE. | 1837-1887 WHIPPLE RD. | 31348-31395 MEDALLION AVE. | HAYWARD, CA 94544

PROPERTY FEATURES

- 176,056± SF industrial / R&D project
- Extensive exterior improvements planned including new paint, new drought resistant landscaping, parking lot stripe & reseal
- Suites are move-in ready with new improvements including carpet, LVT, paint, and LED lighting
- Fully sprinklered
- 14'-22' clear height
- Dock & drive loading
- 3/1,000 parking ratio
- Ability to expand within business park



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or land lord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

HUNTWOOD BUSINESS PARK

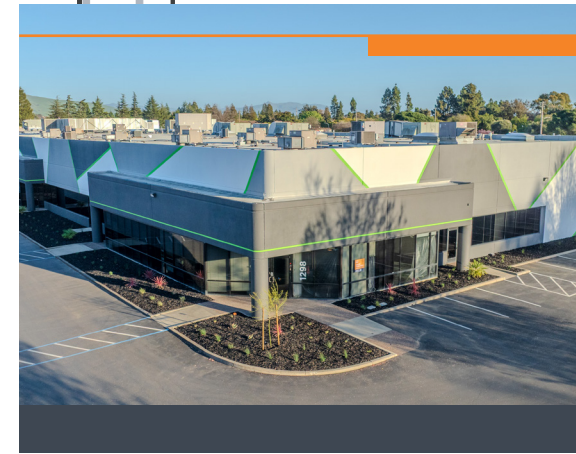
SITE PLAN



AVAILABILITIES

SUITE	TOTAL SF±	OFFICE SF ±	FEATURES
1867 Whipple	4,862	2,500	Available 6/1/26
31351 Medallion	5,668	2,419	Conference room, breakroom, 1 grade level door
1260-A San Luis Obispo	6,610	660	1 dock high door, 1 grade level door, 200A @ 277/480V (all power to be verified by Tenant)
1260-B San Luis Obispo	8,539	2,560	1 dock high door, 2 grade level doors, 400A @ 277/480V (all power to be verified by Tenant)
1280 San Luis Obispo	13,056	4,006	1 dock high door, 1 grade level door, Available 2/1/27
1288 San Luis Obispo	33,406	11,979	4 dock high doors, 2 grade level doors, 2000A @ 277/480V (all power to be verified by Tenant)

UNDER NEW OWNERSHIP



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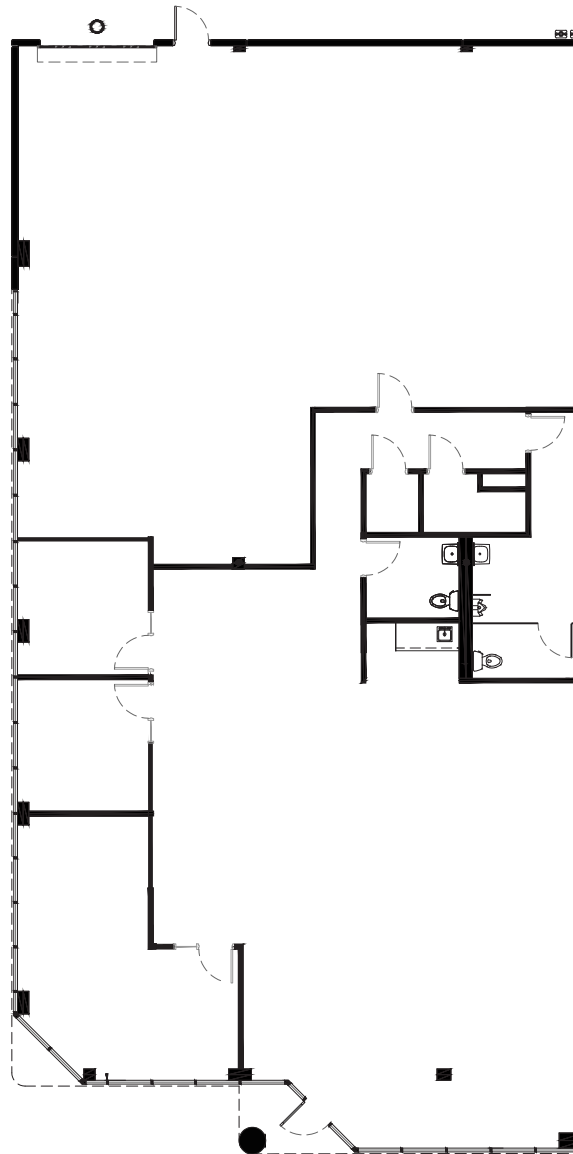
1867 WHIPPLE ROAD

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 4,862± SF
- 2,500± SF office
- Fully sprinklered
- 14'-16' clear height
- 1 grade-level door
- 3/1,000 parking ratio
- Ability to expand within business park



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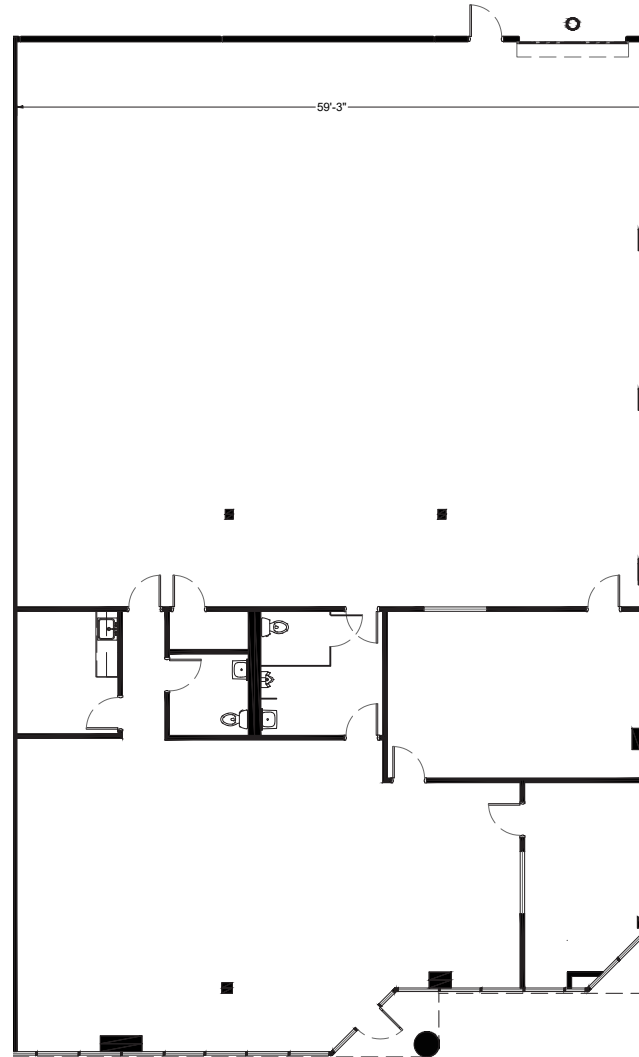
31351 MEDALLION DRIVE

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 5,668± SF
- 2,416± SF office
- Fully sprinklered
- 14'-16' clear height
- 1 grade-level door
- 400 amp, 240 volt power (please confirm)
- 3/1,000 parking ratio
- Ability to expand within business park



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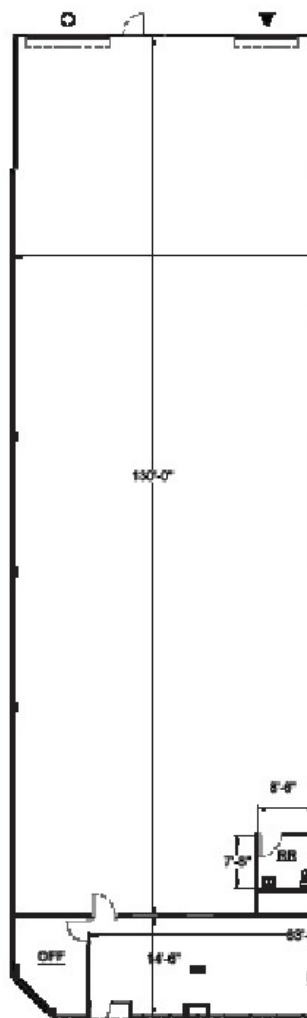
1260-A SAN LUIS OBISPO AVENUE

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 6,610± SF warehouse
- 660± SF office
- 1 grade-level door
- 1 dock
- Fully sprinklered
- 20' - 22' clear height
- 3/1,000 parking ratio
- Ability to expand within business park



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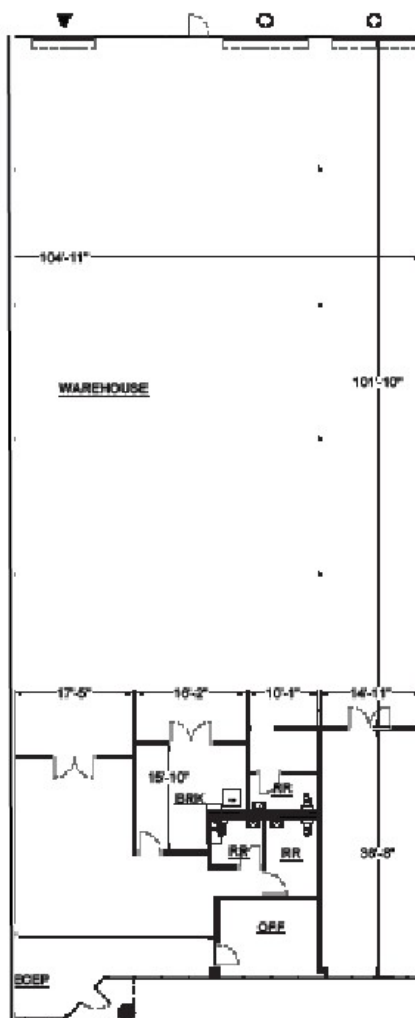
1260-B SAN LUIS OBISPO AVENUE

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 8,539± SF warehouse
- 2,560± SF office
- 2 grade-level doors
- 1 dock
- Fully sprinklered
- 20' - 22' clear height
- 3/1,000 parking ratio
- Ability to expand within business park



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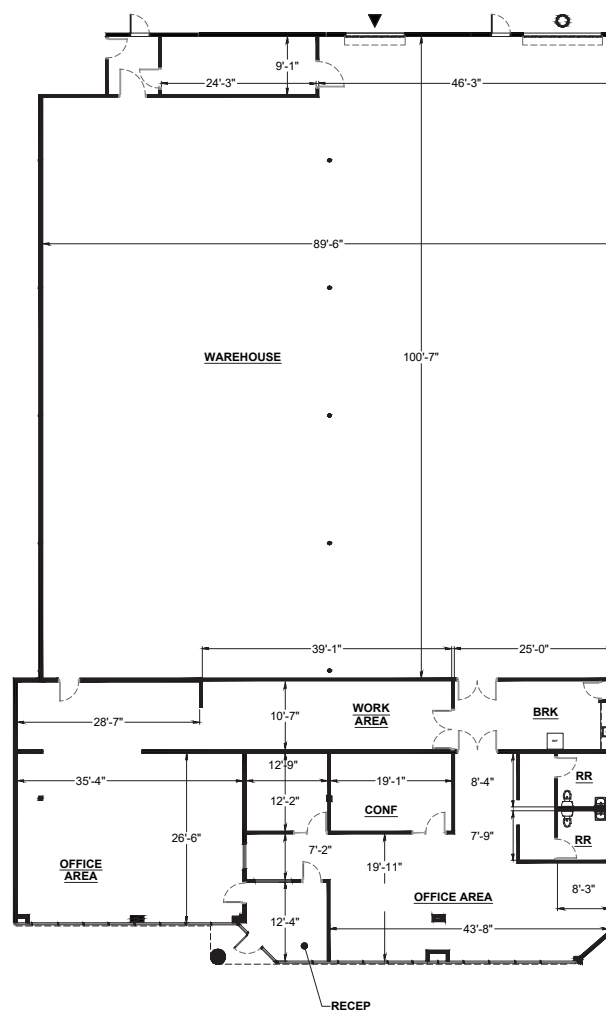
1280 SAN LUIS OBISPO AVENUE

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 13,056± SF
- 4,006± SF office
- Fully sprinklered
- 21'-23' clear height
- 1 grade-level door
- 1 dock
- 400 amp, 240 volt power (please confirm)
- 3/1,000 parking ratio
- Ability to expand within business park



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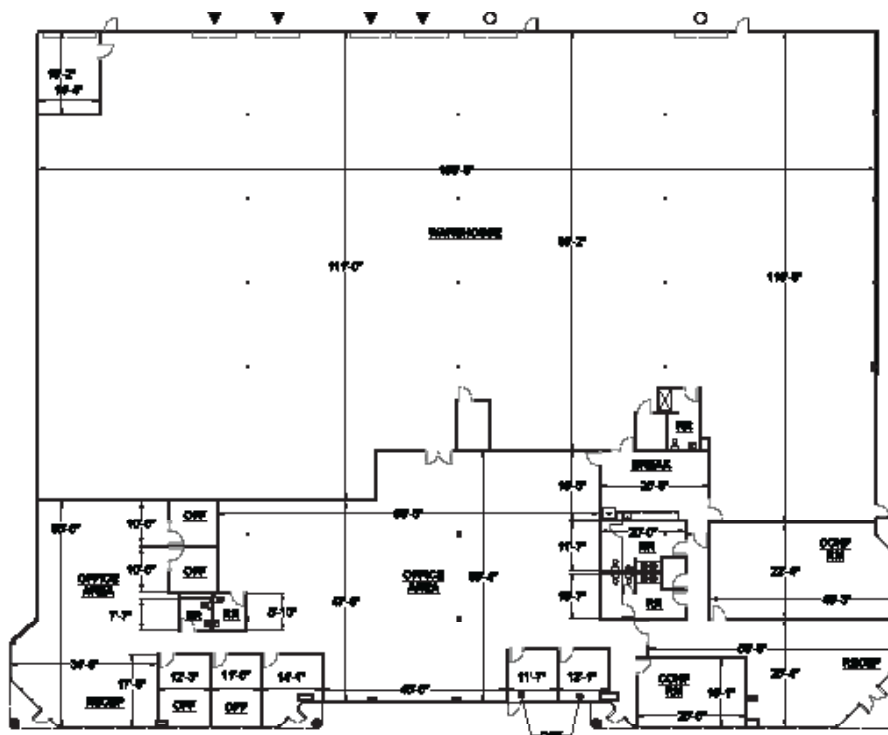
1288 SAN LUIS OBISPO AVENUE

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 33,406± SF
- 21,427± SF warehouse
- 11,979± SF office
- 2 grade-level doors
- 4 docks
- Fully sprinklered
- 20' - 22' clear height
- 3/1,000 parking ratio
- Ability to expand within business park



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