



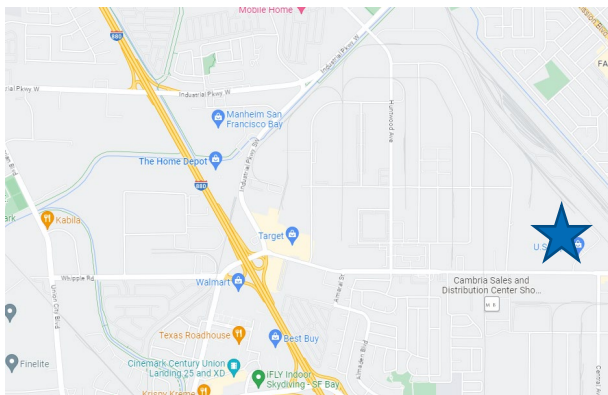
FOR LEASE

# Light Industrial for Lease

33453 WESTERN AVENUE  
UNION CITY, CA

## Area Available

±5,950 Square Feet



## Property Highlights

- ± 200 SF of Office
- 400 Amps at 240 Volts (please verify)
- One (1) Grade-Level Door
- ±14-16' Minimum Clear Height
- Distributed Power Throughout
- Market Improvements Underway

## Availability

April 1, 2026

## Pricing

\$1.30/sf NNN (\$0.66 opex)

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