

**FOR LEASE**  
**±82,530 SF**

**HAYWARD GATEWAY CENTER**  
**3335 ARDEN ROAD, HAYWARD**

**+\$1/SF**  
**BROKER BONUS**  
**FOR LEASES**  
**SIGNED BEFORE**  
**12/15/26**



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# PROPERTY HIGHLIGHTS

**Hayward Gateway Center** is a 1.2 million square foot business park featuring 10 buildings, plus future growth and expansion capabilities.

- »  $\pm 82,530$  SF
- »  $\pm 3,835$  SF Office Space
- » ESFR Sprinklers
- » 24' Clear Height
- » 10 Dock High Doors
- » Landlord can add a Drive-In Door on the Side
- » Rail Served (Possible)
- » Power: 400 amps @ 277/480 V (Tenant to Verify)
- » Close Access to Hwy 92 and I-880
- » **Lease Rate: \$1.12 PSF NNN**
- » **OpEx: \$0.29 PSF**
- » Available Now





**YARD (14,776 SF)**

**SUITE "A" (3343)**  
 64,085 SF (WAREHOUSE)  
 5,695 SF (OFFICE)  
 69,780 SF

**OFFICE 1 (5,695 SF)**

**SUITE "B" (3335)**  
 78,703 SF (WAREHOUSE)  
 3,827 SF (OFFICE)  
 82,530 SF

**OFFICE 2 (3,827 SF)**

**SHIPPING**

**RAMP UP**

**LEASED**

Dimensions: 69'-5", 70'-2", 70', 62'-6", 589'-8", 62'-6", 62'-6½", 61'-8", 65'-10½", 65', 78', 40'-9", 33'-7", 64', 54', 33'-1", 20', 20', 60'-2", 218'-3", 28'-9", 24'-6", 24'-7", 24'-6", 24'-7", 24'-6", 24'-6", 24'-6", 24'-6", 24'-6", 24'-6", 249'-5", 270'-0", 249'-11"



## FOR MORE INFORMATION, PLEASE CONTACT:

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