



**FOR LEASE**  
**± 82,530 SF**

**HAYWARD GATEWAY CENTER**

3335 ARDEN ROAD  
HAYWARD, CALIFORNIA

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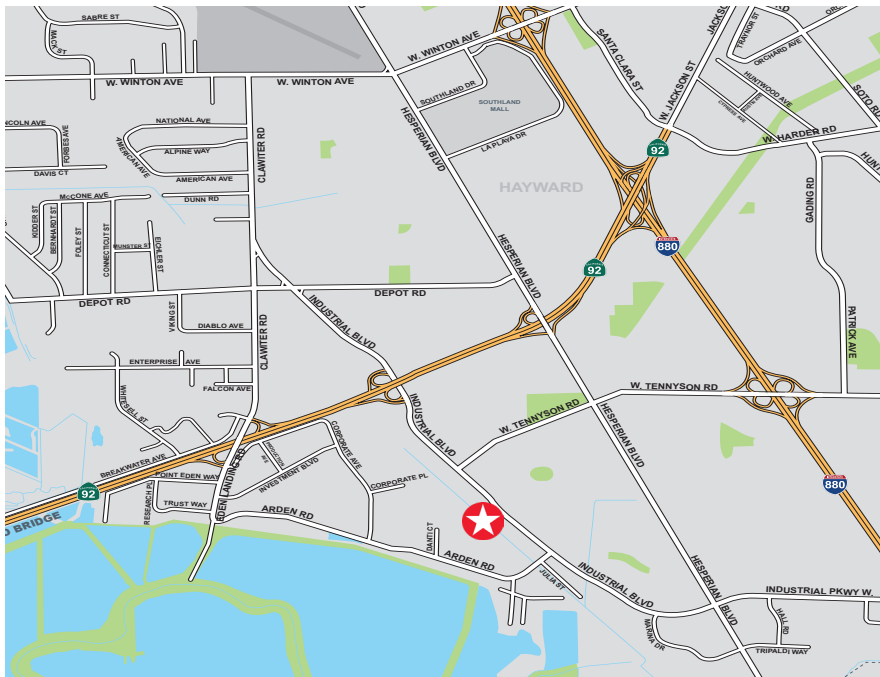




# PROPERTY HIGHLIGHTS

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

- » ± 82,530 SF
- » ± 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)
- » Close Access to Hwy 92 and I-880
- » ~~Lease Rate: \$1.20~~ **REDUCED LEASE RATE: \$1.12**
- » **OpEx: \$0.29/PSF**
- » Available Now



**YARD (14,776 SF)**

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

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

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

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

**SHIPPING**

**RAMP UP**

**LEASED**



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