



FOR LEASE
± 82,530 SF

HAYWARD GATEWAY CENTER

3335 ARDEN ROAD
HAYWARD, CALIFORNIA

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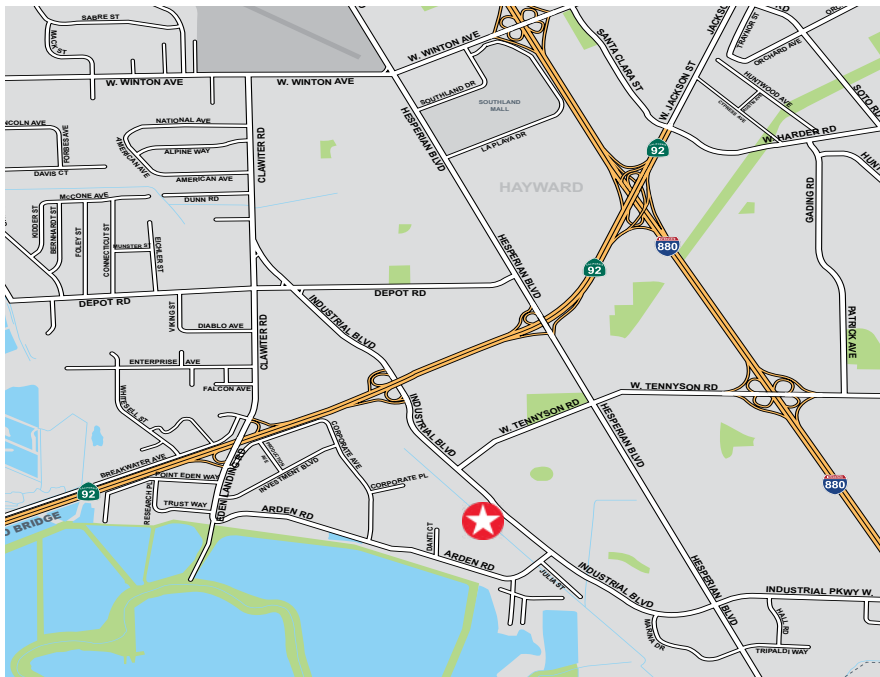
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PROPERTY HIGHLIGHTS

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



This floor plan depicts a large industrial facility, likely a warehouse or distribution center, divided into two primary suites, A and B. The building is characterized by a grid of structural columns and a high ceiling. Suite A, on the left, includes a large warehouse area, an office, and a dedicated shipping zone. Suite B, on the right, also features a large warehouse area, an office, and a shipping zone. The plan includes detailed dimensions for all major sections and a prominent 'LEASED' watermark.

Area	Dimensions	Area (SF)	Notes
YARD	14,776 SF	14,776	Adjacent to Suite A
SUITE "A"	3343	64,085 (WAREHOUSE) 5,695 (OFFICE) 69,780	Includes Office 1 (5,695 SF)
SUITE "B"	3335	78,703 (WAREHOUSE) 3,827 (OFFICE) 82,530	Includes Office 2 (3,827 SF)
SHIPPING	-	-	Located along the bottom edge of both suites
RAMP UP	-	-	Two locations: one near Suite A, one near Suite B

LEASED



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