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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.

#### UNIT A:

- » ±69,780 SF
- » ±3,000 SF Office
- » 8 Dock High Doors
- » 1 Double Wide Drive-In Door
- » .33/3750 GPM Sprinklers (Landlord Can Upgrade to ESFR) » Available Now
- » ± 24' Clear Height
- » Avail March 2025

#### **UNIT B:**

- » ± 82,530 SF
- » ± 3,835 SF Office Space
- » 10 Dock High Doors
- » ESFR Sprinklers
- » ± 24' Clear Height



## **LEASE RATE: \$1.20** REDUCED LEASE RATE: \$1.12 **OPEX: EST \$0.29/PSF**

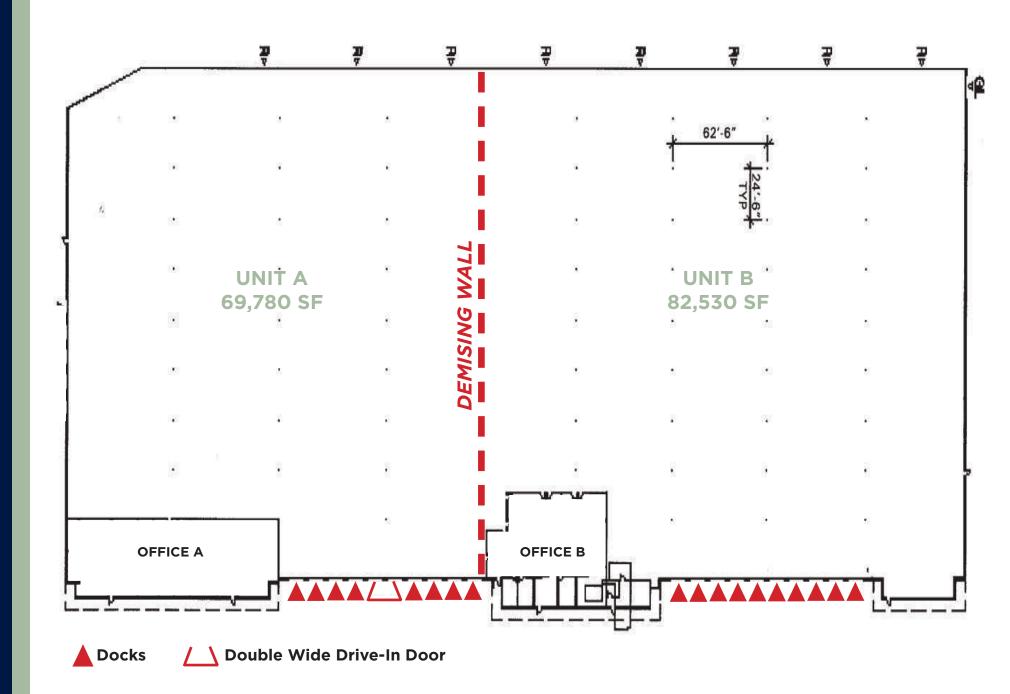
#### **COMMENTS:**

- » Ownership is prepared to upgrade Unit A to ESFR
- » Building has great access to HWY 92 & 880

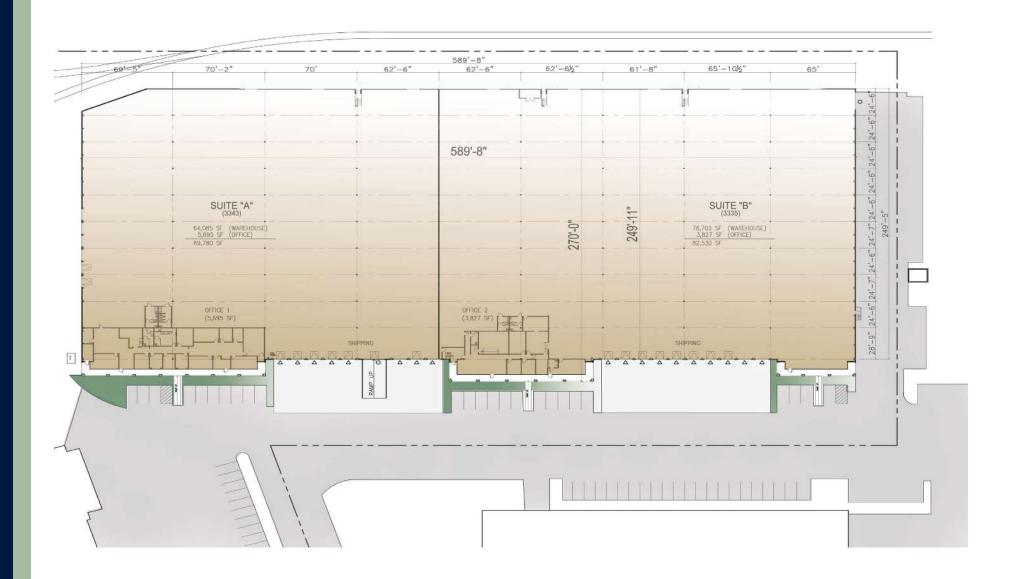




# **FLOOR PLAN**



## **FLOOR PLAN**



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