



FOR LEASE
±152,310 SF

Divisible to ±69,780 SF & ±82,530 SF

HAYWARD GATEWAY CENTER

3335-3343 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.

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)
- » ± 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
- » Available Now

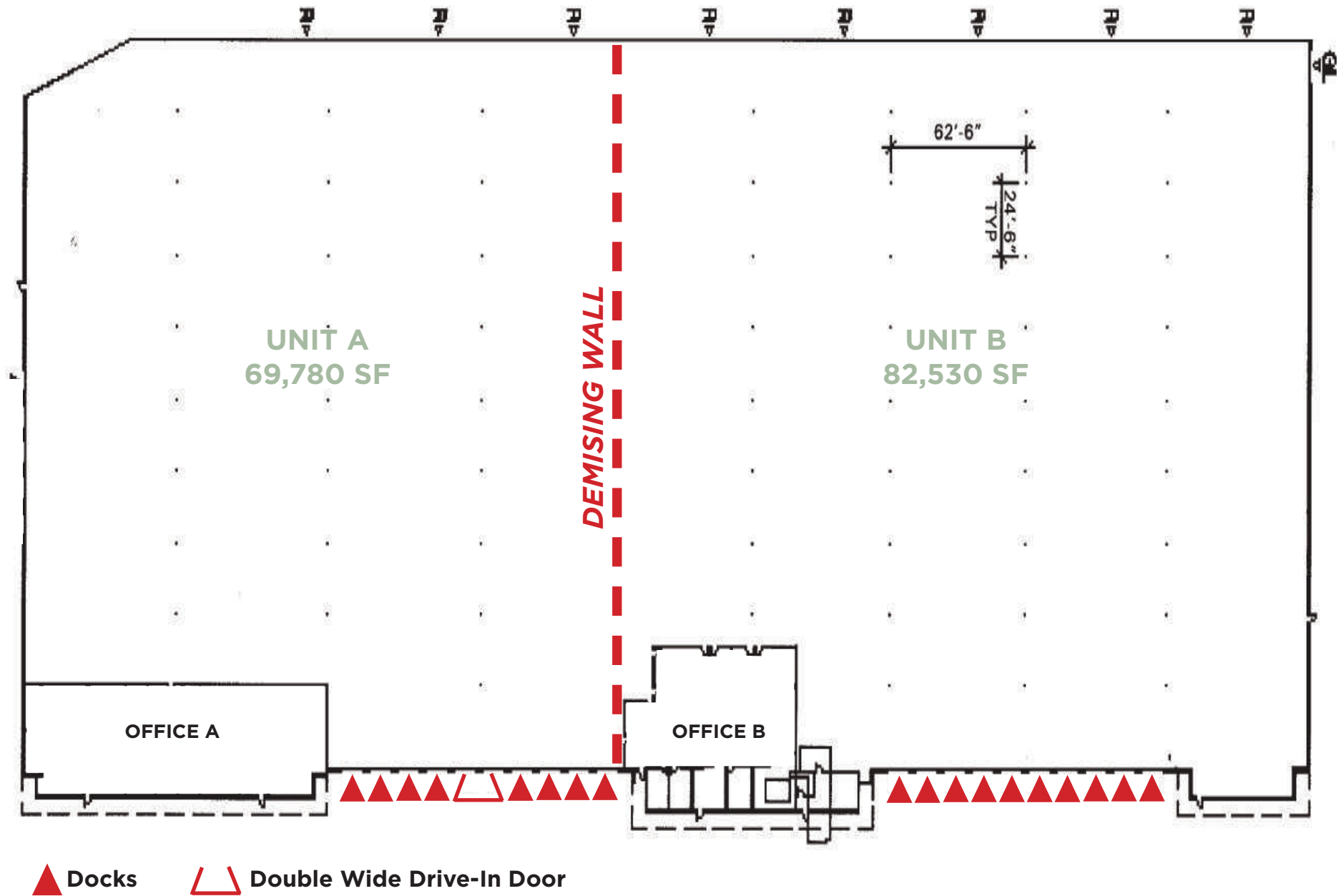
~~LEASE RATE: \$1.20~~ **REDUCED LEASE RATE: \$1.12**
OPEX: EST \$0.29/PSF

COMMENTS:

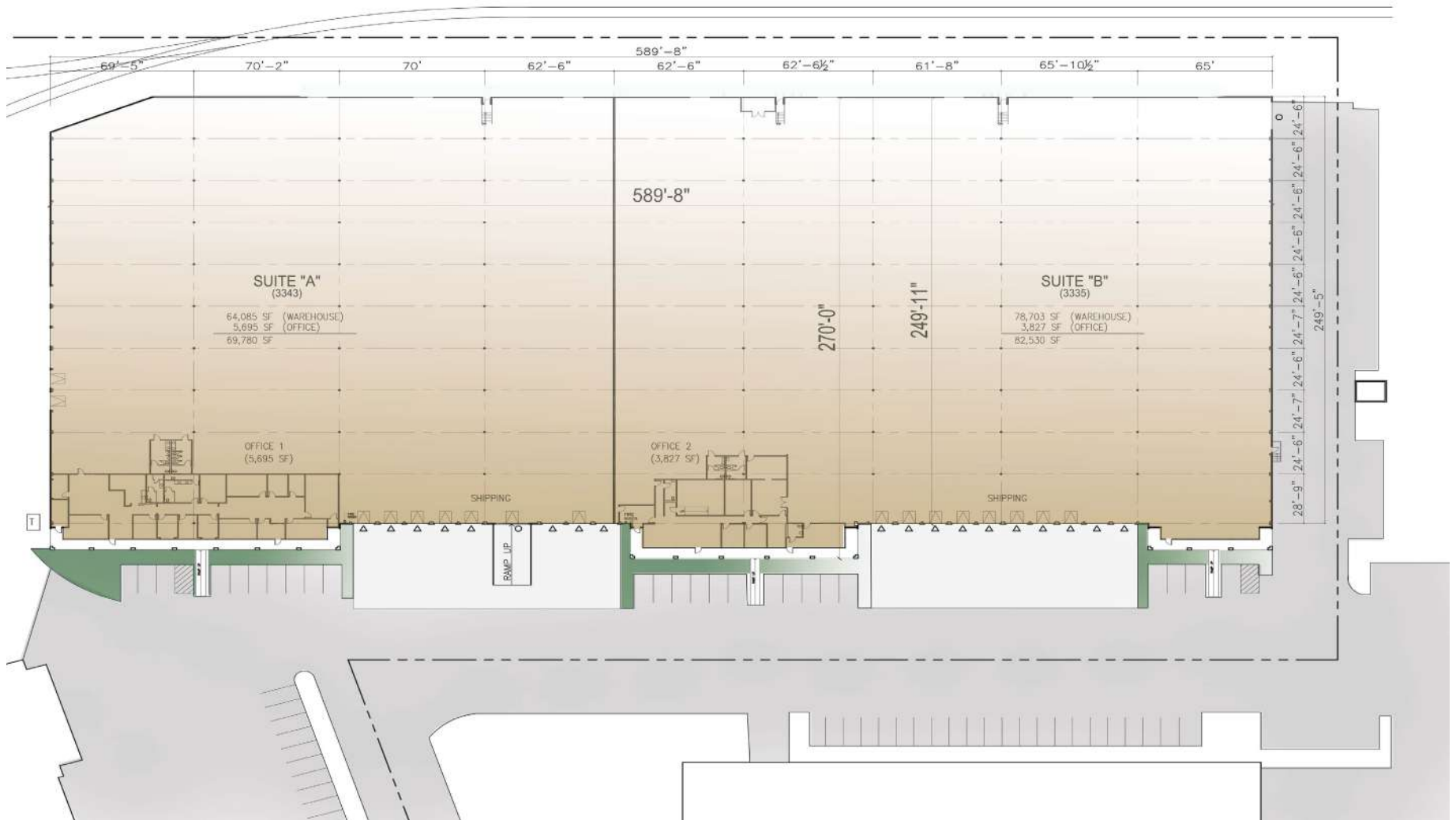
- » Ownership is prepared to upgrade Unit A to ESFR
- » Building has great access to HWY 92 & 880



FLOOR PLAN



FLOOR PLAN



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