

**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

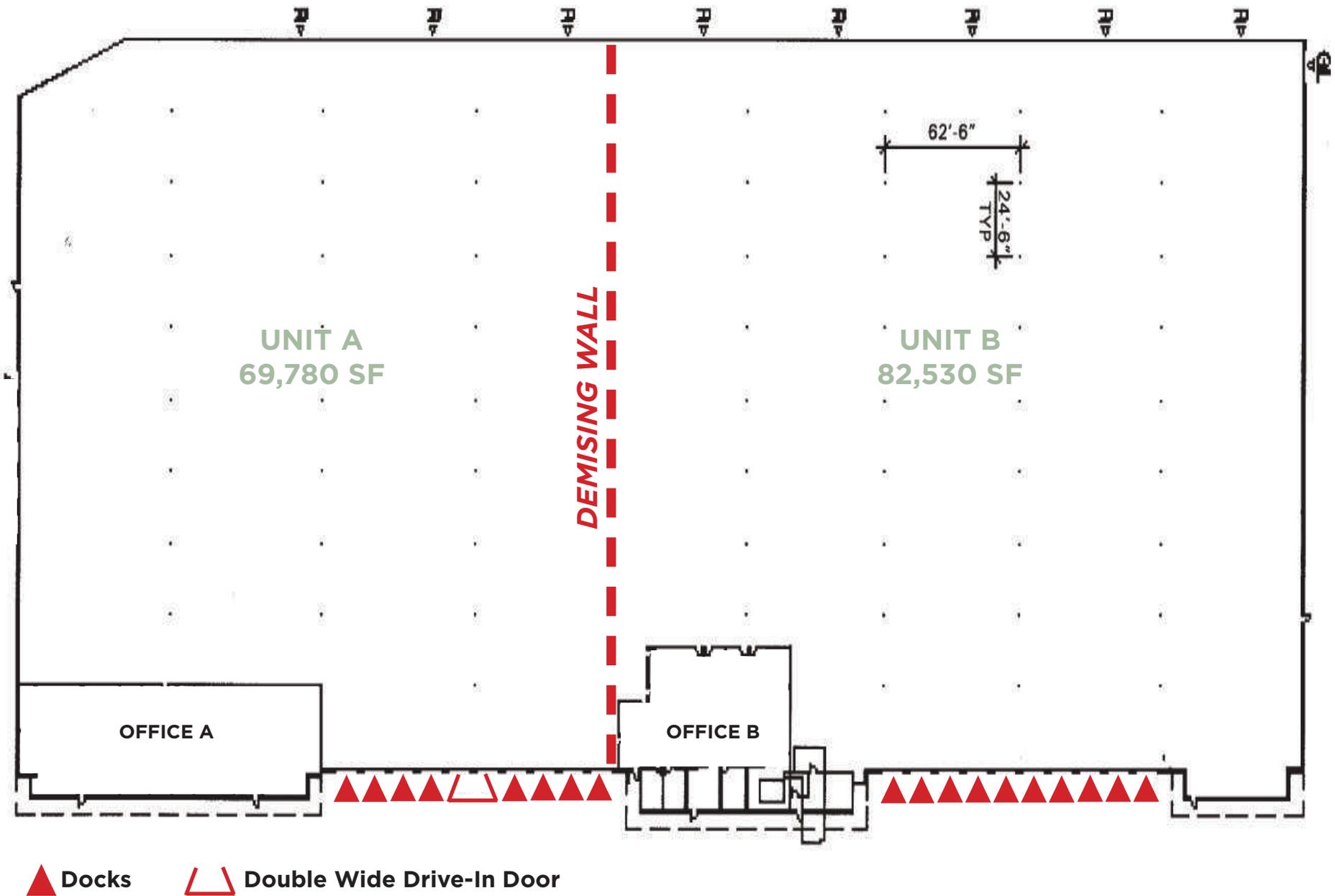
~~LEASE RATE: \$1.20~~ **REDUCED LEASE RATE: \$1.12**  
**OPEX: EST \$0.29/PSF**

## COMMENTS:

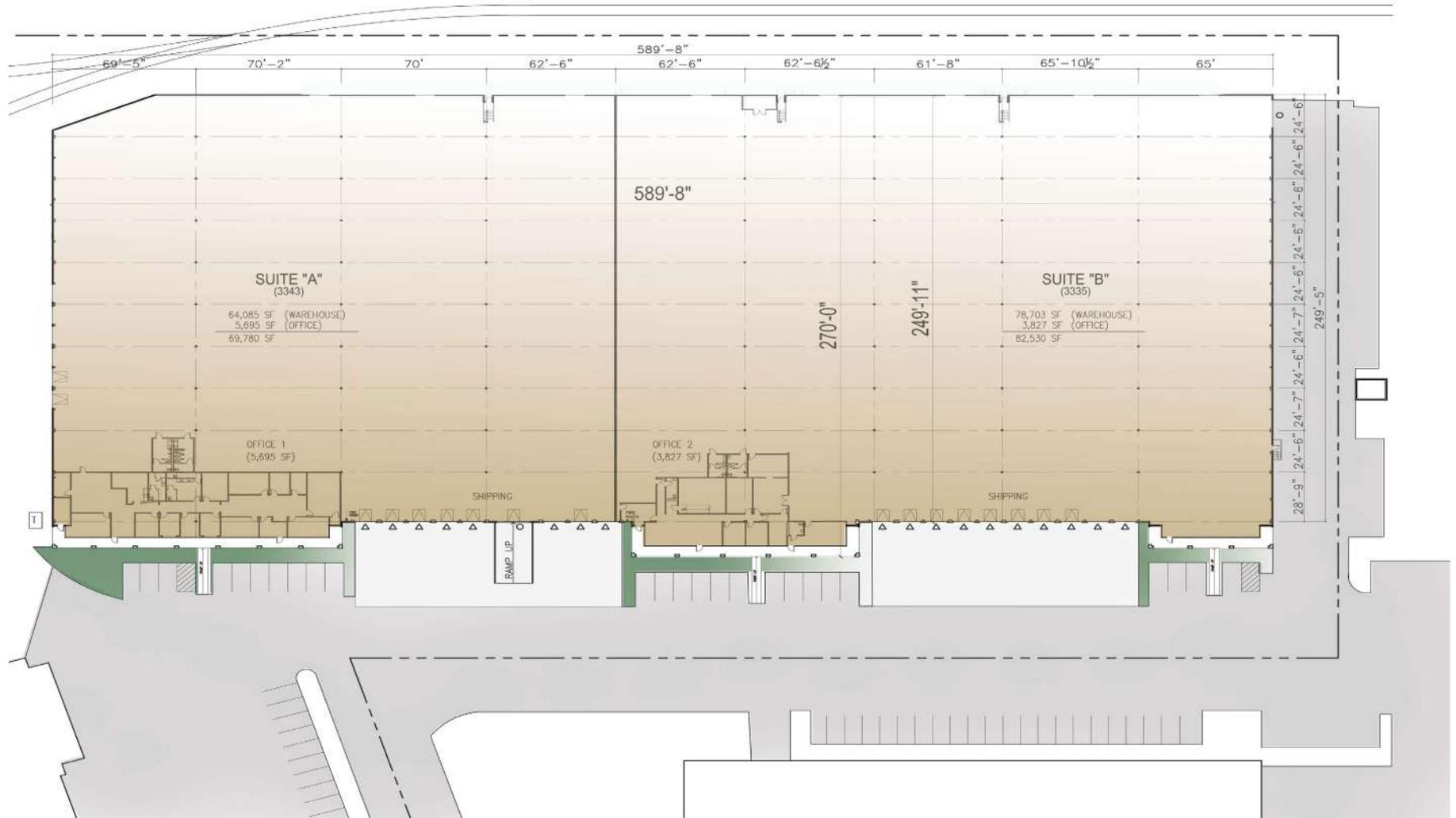
- » Ownership is prepared to upgrade Unit A to ESFR
- » Building has great access to HWY 92 & 880



# FLOOR PLAN



# FLOOR PLAN



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