

# 459 HESTER STREET

**AVAILABLE FOR LEASE**

**SAN LEANDRO, CA 94577**



**±26,400 SF INDUSTRIAL/MANUFACTURING SPACE**

**JEFF POWERS**

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# OFFERING HIGHLIGHTS

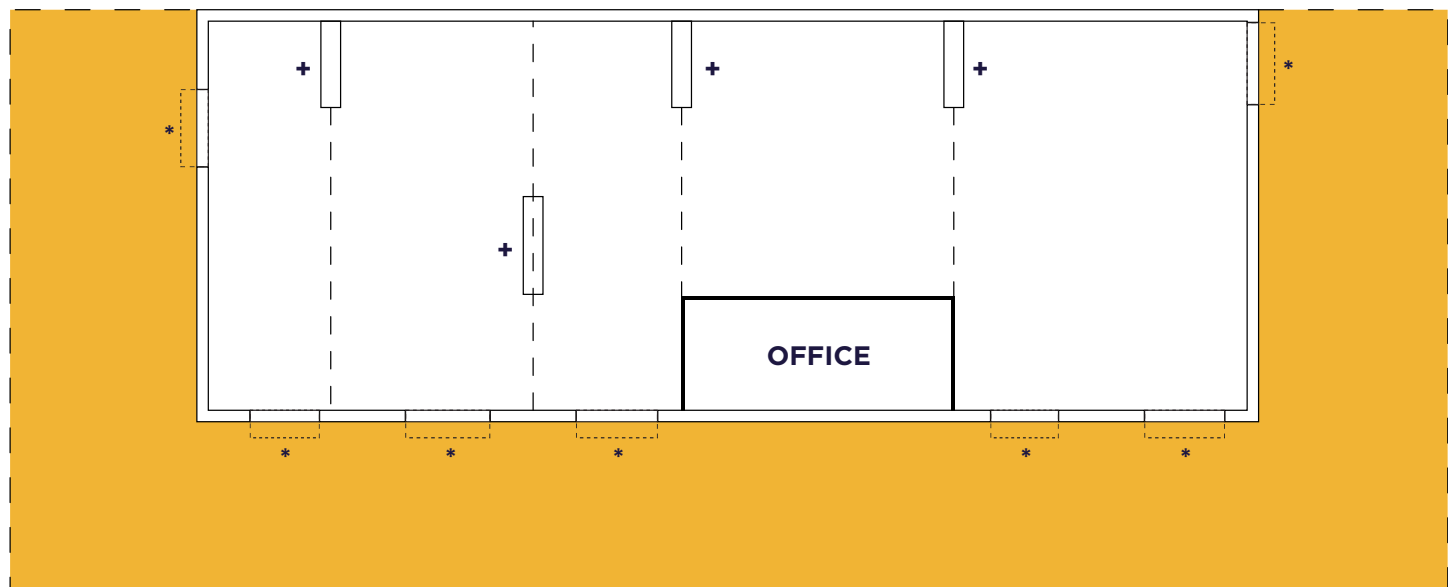
<b>TOTAL BUILDING SIZE:</b>	±26,400 SF
<b>TOTAL SITE SIZE:</b>	±1.2 Acres
<b>OFFICE/SHOWROOM:</b>	±1,500 SF
<b>CLEAR HEIGHT:</b>	16' - 25'
<b>LOADING:</b>	7 Grade Level Doors
<b>POWER CAPACITY:</b>	1,200 Amps @ 277/480Volts (2 Services)
<b>ZONING:</b>	General Industrial (IG)
<b>PRICING:</b>	\$1.15 NNN PSF (+\$0.11 OpEx PSF)





# FLOOR PLAN

\*Drawing not to scale



## Legend

- \* Grade Level Doors
- + Pass Throughs
- Yard Area
- | Demising Walls

# SITE PLAN





# PROXIMITY MAP





# PROPERTY PHOTOS



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