

WAREHOUSE/MANUFACTURING SPACE



FOR SALE/LEASE - ±61,764 SF

PEPPERTREE BUSINESSPARK

30941 SAN CLEMENTE STREET

HAYWARD, CA 94544



LISTING INFORMATION

UNIT A

±30,882 SF

±3,480 SF Office

5 Dock Doors

1 Ramped Drive-In Door

UNIT B

±30,882 SF

±4,800 SF Office

5 Dock Doors

2 Ramped Drive-In Door

LEASE RATE

\$1.45 NNN (Op Ex ±\$0.21) PSF)

SALE PRICE

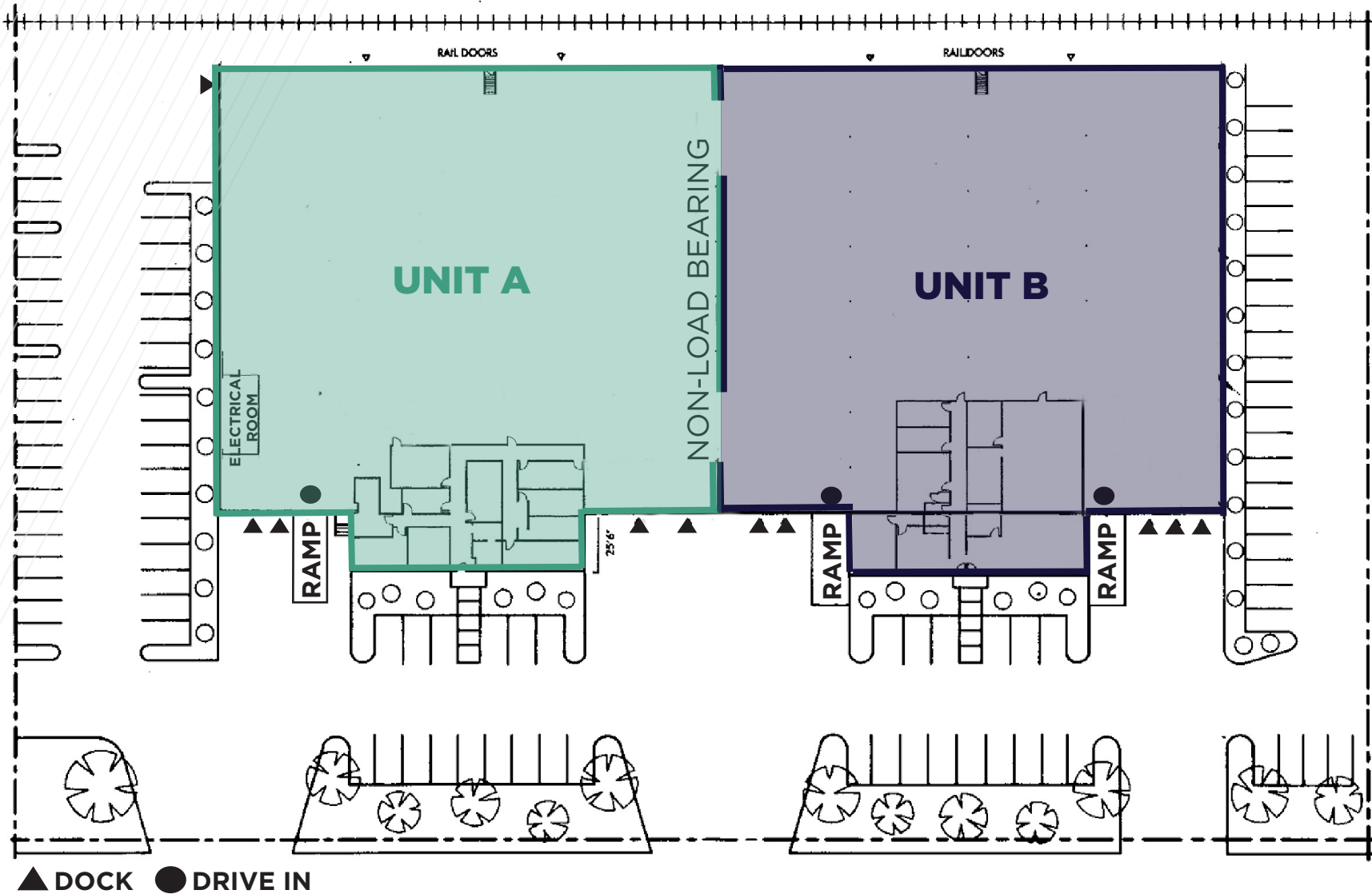
\$18,405,672 (\$298 PSF)

BUILDING FEATURES

- ±61,764 SF on ±3.06 Acres
- Freestanding building
- Divisible to ±30,882 SF
- Fully Insulated
- Ducting in place for fully conditioned warehouse
- ±24' clearance height
- 10 dock-high doors
- 3 drive-in doors
- Sprinklered: 0.33/3750 gpm
- Power: ±2,000 Amps, 277/480V, 3-phase
(Buyer/Lessee to independently verify the electrical service)
- ±94 auto parking stalls



SITE PLAN





FOR MORE INFORMATION, CONTACT:

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