1586 ZEPHYR AVENUE

HAYWARD, CA 94544

±47,520 SF AVAILABLE

FOR LEASE



Incentive Rate $1 psf Gross, Deals signed by Jan '27 for 3-5 yr. lease terms

Short-term 1 YR and M2M Available

Broker Bonus

Bonus Mezz Excluded from Square Footage



OWNED AND MANAGED BY

EASTGROUP PROPERTIES

www.eastgroup.net

CUSHMAN & WAKEFIELD

For more information, please contact:

JAY HAGGLUND, SIOR
Executive Managing Director
D: +1 510 267 6011
M: +1 510 918 7922
F: +1 510 465 1350
jay.hagglund@cushwake.com
Lic #00888011

VICTOR DEBOER
Executive Director
Brokerage Services
D: +1 510 891 5804
M: +1 415 542 8503
victor.deboer@cushwake.com
Lic #01910482

JEFF POWERS
Managing Director
Brokerage Services
D: +1 510 891 5821
M: +1 925 360 9961
jeff.powers@cushwake.com
Lic #02021074

JACKSON HAGGLUND
Director
M: +1 925 978 3142
jackson.hagglund@cushwake.com
Lic #02138597

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SPACE FEATURES

- ±47,520 SF Total
- ±8,640 SF of Office Area:
  - 1st Floor Office: ±3,840 SF
  - 2nd Story Office: ±4,800 SF (Bonus Mezz)
- Eight (8) Dock-high Doors
- Three (3) Grade-level Doors
- LED Warehouse Lighting
- ±20 - ±22' Minimum Clear Height
- Fully Sprinklered Warehouse: 0.33/3,750 SF GPM
- Minimum ±600 Amps @ 277/480 Volt 3 phase power (subject to confirmation)
- ±24' - ±60' Column Spacing
- Asking Rate: Call Brokers
- Opex: $0.45/SF

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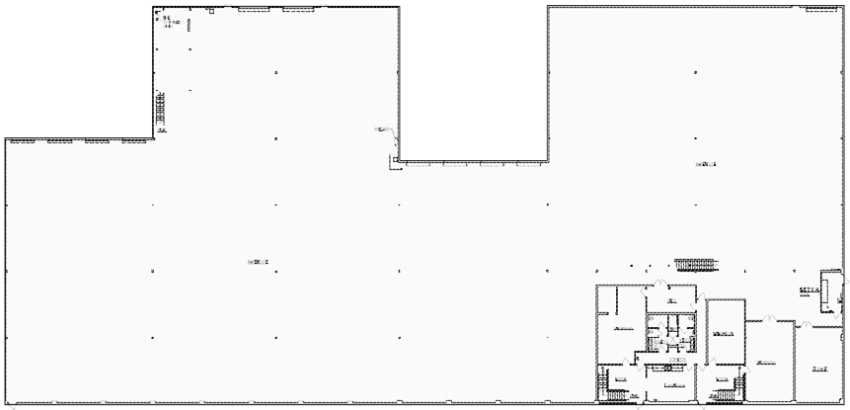
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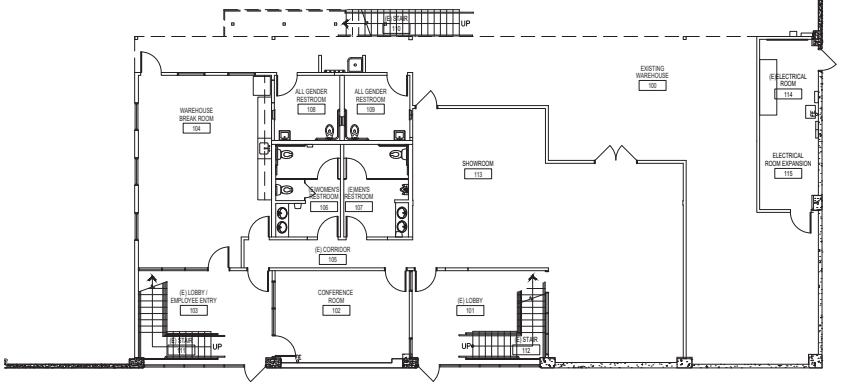
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FLOOR PLANS

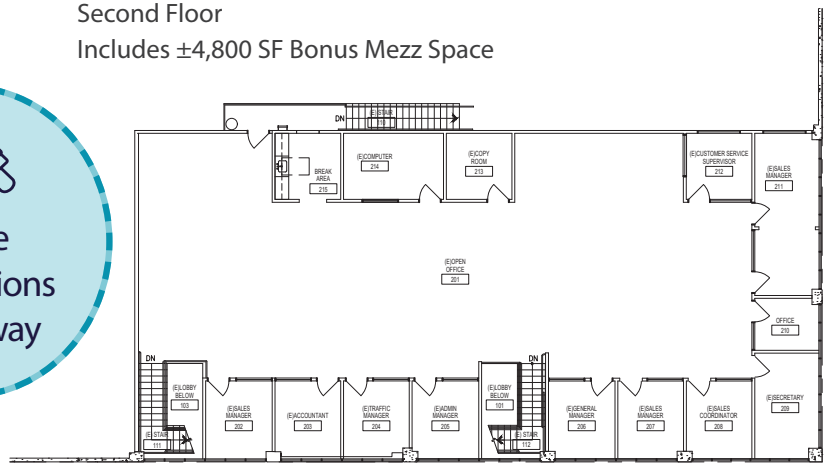


First Floor
Includes ±3,840 SF Office Space



Office Renovations Underway

Second Floor
Includes ±4,800 SF Bonus Mezz Space



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NEARBY RETAILERS MAP

1. Forward Air, Inc
2. Xcapade
3. Gallo Sales Company
4. Allure Labs
5. NorCal Moving & Storage
6. Semano
7. Keeco
8. Kuehne | Nagel
9. Tesla
10. Renewal by Andersen
11. MDC Precision
12. Chalk
13. Johnson Computer, Inc.
14. Plant Terra
15. Samuel
16. J.B. Hunt
17. Move-Pros
18. Yaneng
19. Armenino
20. Standard Event Rentals
21. American Licorice Company
22. Autowise
23. RW Garage Doors
24. Rich's
25. Hayward Training
26. Kwan Wo Ironworks
27. IMT Precision, Inc.



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STRATEGIC LOCATION

PORT	
Port of Redwood City	17.6 miles
Port of Oakland	19.2 miles

AIRPORT	
Oakland Airport	13.5 miles
SFO International Airport	24.5 miles
San Jose Airport	21.5 miles

BART	
Hayward BART Station	6.7 miles



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