



Exclusive Property Summary

COLLIERS INTERNATIONAL > OAKLAND, CA > INDUSTRIAL

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INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**2407 Fourth St
Berkeley, CA 94710**



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 7,267
 Lot Size: 0.17 Acre
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Berkeley West
 APN: 1-1-1, 56-1944-25-4

FOR LEASE

Available SF: 7,267
 Avail Subtype: Other/Special Use, Warehouse
 Rental Rate: TBD
 Expenses: TBD

BROKERAGE:

7,267 [Colliers International](#)
[Aileen Dolby](#) 510-433-5815

PROPERTY DESCRIPTION

±7,267 square foot industrial warehouse that has been transformed into a 2 bedroom, 2 bath live unit with generous common areas and a ±5,700 square foot flex space with concrete floor, barrel truss roof, skylights, enclosed rooms and a garage.

1016224425 - N



2

**Stanwell Business Park
2500 Bisso Ln, Suite 200
Concord, CA 94520**



Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 98,243
 Lot Size: 1.85 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1975
 Available Date: 3/01/2018
 Occupied?: Yes
 Zoning: LI
 Territory: WNC-Concord
 APN: 112-280-006-1

FOR LEASE

Available SF: 24,480
 Office BuildOut SF: 12,564
 Industrial SF: 11,916
 Avail Subtype: Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Parking Spaces: 196
 Parking Type: Abundant Parking
 Dock High Doors: 2
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 20'
 Amps ; Volts: 400 ; 480
 Phase: 3

BROKERAGES:

24,480 [Colliers International](#)
 12,564 [Sean Sabarese](#) 510-433-5803
 11,916 [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION

Skylights throughout with High Bay ceilings and Heavy Power.

LEASE NOTES

Available is a ±24,480 square foot portion of a multi-tenant industrial building.
 >> ±12,564 square feet of office
 >> ±20' minimum ceiling clear height
 >> Two (2) dock high doors
 >> Grade-level access
 >> Rear loading
 >> Fully Sprinklered
 >> ±400 amp 480 volt power (tenant to verify)
 >> Available 1st quarter 2018

FEATURES: Highway Access - Hwy 242, I-680
 Skylights
 Sprinklers

Location provides excellent access to I-680, Highway 4 and 242 via the Concord Avenue interchange and is centrally located to serve Contra Costa markets.

1016219086 - N



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

Crosswinds Church Building
6500 Sierra Ct, Suite 5
Dublin, CA 94568



1016203410 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 109,888
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1974
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: PLS-DUB West
 APN: 941-0205-011

FOR LEASE

Available SF: 26,029
 Office BuildOut SF: 1,000
 Light Industrial SF: 25,029
 Avail Subtype: Light Industrial
 Rental Rate: \$0.85 NNN
 Expenses: \$0.18
 Rent + Expenses: \$1.03 PSF
 Parking Spaces: 36
 Monthly Parking: \$0.00
 Grade Level Doors: 3
 Clear Height (min - max): 24' - 24'
 Amps ; Volts: 800 ; 208

FEATURES: Sprinklers - Fully Fired Sprinklered
 Yard

BROKERAGE:

Colliers International
 Sean Sabarese 510-433-5803

LEASE NOTES

- ±4,500 SF Office / Showroom
- 2 Grade Level Doors (17'x12' & 17'x14') | 1 Grade Level Forklift Door
- Power: 200 amps, 480 volt, 3 phase (expandable to 400 amps)
- Fenced Yard Possible

Excellent Location with superior freeway access to the I-580/ I-680 interchange
 Zoned M-1, Light Industrial, City of Dublin
 1/1,000 Parking
 Fully Fire Sprinklered
 24' Clear Height

4

Timber Business Park
44368 Old Warm Springs Blvd
Fremont, CA 94538



1016224963 - N



Property Type: Industrial
 Property Subtype: R&D
 Property SF: 56,160
 Construction Status: Existing
 Class: C
 Floors: 1
 Available Date: 2/01/2018
 Occupied?: Yes
 Territory: SJC-16 Fremont (partial)

FOR LEASE

Available SF: 27,964
 Avail Subtype: R&D
 Rental Rate: \$0.95 NNN
 Expenses: \$0.15
 Rent + Expenses: \$1.10 PSF
 Parking Ratio: 3.5 / 1000
 Clear Height (min - max): 16'
 Amps ; Volts: 1,200 ; 277/480
 Phase: 3

FEATURES: Private Office
 Public Transportation - <.5 miles to Bart : Fremont station
 Restrooms - 3 cores

BROKERAGES:

Colliers International
 Ed Hofer, SIOR 408-282-3819
 Casey Rickson, SIOR 510-433-5805

LEASE NOTES

Corner unit with extensive glassline. 20% office, perimeter privates and open bullpen areas. 3 restroom cores. Walking distance to the new Fremont BART Station. Available 2/1/18. Call to tour.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016224481 - N



Timber Business Park
44380 Old Warm Springs Blvd
Fremont, CA 94538

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 86,400
 Construction Status: Existing
 Class: A
 Floors: 1
 Available Date: 6/01/2018
 Occupied?: Yes
 Territory: SJC-16 Fremont (partial)

FOR LEASE

Available SF: 43,200
 Office BuildOut SF: 3,000
 Warehouse SF: 40,200
 Avail Subtype: Warehouse
 Rental Rate: \$0.79 NNN
 Expenses: \$0.15
 Rent + Expenses: \$0.94 PSF
 Floor Num: 4
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 4
 Grade Level Doors: 1
 Clear Height (min - max): 24' - 24'

BROKERAGES:

Colliers International 510-433-5805
 Casey Rickson, SIOR 408-282-3819
 Ed Hofer, SIOR

LEASE NOTES

Available 6/1/18 but can be delivered earlier. Corner unit. 3,000 SF HVAC office, cross dock capability, skylights throughout, 2/3 acre fenced yard, extensive parking. Walking distance to the new Fremont BART station. Call to tour.

FEATURES: Public Transportation - Fremont BART

Skylights
 Sprinklers
 Yard - .66 acres

6



1016221715 - N



1617 W Industrial Pkwy
Hayward, CA 94544

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 17,676
 Construction Status: Existing
 Year Built: 1994
 Class: B
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward South
 APN: 646-100-29-2

FOR LEASE

Available SF: 17,676
 Office BuildOut SF: 2,500
 Industrial SF: 15,176
 Avail Subtype: Industrial
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 2
 Grade Level Doors: 1
 Clear Height (min - max): 24' - 24'
 Column Spacing: 30'w x 55'd
 Amps ; Volts: 600 ; 240

BROKERAGE:

Colliers International 510-433-5811
 Chet Barney 510-433-5812
 Joe Yamin

FEATURES: Yard - Side Yard Area

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016225636 - N



Britannia Business Center
21270 Cabot Blvd
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 36,730
 Lot Size: 2.78 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: A
 Floors: 1
 Available Date: 6/01/2018
 Occupied?: Yes
 Territory: OAK-Hayward North

FOR LEASE
 Available SF: 17,860
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.45 NNN
 Expenses: \$0.30
 Rent + Expenses: \$1.75 PSF
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 1

FEATURES: Sprinklers - Fully sprinklered
 Yard - Private fenced yard/ break area

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Nick Ousman 510-433-5820

LEASE NOTES
 > Availability includes ±2,000 SF of warehouse space with grade level access

8



1016222185 - N



Central Sprinkler
2380 Lincoln Ave
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 72,000
 Lot Size: 1.00 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1974
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Hayward North
 APN: 439-0058-044

FOR LEASE
 Available SF: 36,000
 Office BuildOut SF: 3,800
 Warehouse/Distribution SF: 32,200
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.80 NNN
 Expenses: \$0.14
 Rent + Expenses: \$0.94 PSF
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 5
 Grade Level Doors: 1
 Clear Height (min - max): 22' - 24'

FEATURES: Highway Access - Hwy 92, I-880
 Sprinklers - .33 GPM over 3000 sf
 Yard - Fenced and secured side yard

BROKERAGE:
 Colliers International
 Mark Maguire, SIOR 510-433-5835
 Justin Smutko 510-433-5822
 Nick Angelos 510-433-5814

PROPERTY DESCRIPTION
 Rail served.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016208313 - Y



Mt. Eden Business Park
25841 Industrial Blvd Bldg. C, Suite 225 & 250
Hayward, CA 94545

Property Type: Office
 Property Subtype: R&D/Office
 Property SF: 74,519
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2000
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.mtedenbp.com>
 Territory: OAK-Hayward Eden Landing

FOR LEASE
 Available SF: 13,594
 Min - Max Divisibility: 5,097 - 8,497
 Avail Subtype: R&D/Office
 Rental Rate: \$1.65 NNN
 Expenses: \$0.49
 Rent + Expenses: \$2.14 PSF
 TI Allowance: \$35.00
 Floor Num: 2
 Parking Ratio: 3.5 / 1000
 Phase: 3

BROKERAGES:
 13,594 **Colliers International**
 5,097 - 8,497 **Dan Bergen** 925-227-6227
 R&D/Office **Casey Rickson, SIOR** 510-433-5805

PROPERTY DESCRIPTION
 > Six (6) modern buildings accommodate multiple uses > Home to nine (9) AAA Tenants
 > Building sizes from 43,000 to 91,000 SF
 > Classic design, award winning landscaped business park with Japanese garden & pond common area
 > Parking is abundant
 > Visit www.mtedenbp.com for more information

LEASE NOTES
 Suite 225: 8,497 rsf
 Suite 250: 5,097 rsf

At The San Mateo Bridge, Approach on Hwy 92: Class 'A' office, extensive landscaping, a Historic Japanese Teagarden on-site for tenant use. Newly built out core lobby & RR's. 2nd floor views west toward San Mateo.

- > 8,497 and 5,097 RSF spaces
- > Class A lobby, stairwell and elevator
- > Extensive glass lines present a high image and open suite
- > Suitable for: Lab, Office, R&D, or Lab
- > Warm shell condition
- > Healthy tenant improvement dollars
- > Rental rates at a significant advantage, compared to San Mateo or Redwood City ten minutes away

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1016209156 - Y



Mt. Eden Business Park
25881 Industrial Blvd Bldg. F
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 51,449
 Construction Status: Existing
 Year Built: 1999
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: INDUSTRIAL
 Website: <http://www.mtedenbp.com>
 Territory: OAK-Hayward Eden Landing

FOR LEASE
 Available SF: 51,449
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.50 NNN
 Expenses: \$0.37
 Rent + Expenses: \$1.87 PSF
 TI Allowance: \$10.00
 Parking Ratio: 3.6 / 1000
 Dock High Doors: 2
 Grade Level Doors: 8
 Clear Height (min - max): 18' - 20'
 Amps ; Volts: 2,000 ; 277/480

BROKERAGES:
 51,449 **Colliers International**
 R&D/Flex **Dan Bergen** 925-227-6227
 \$1.50 NNN **Casey Rickson, SIOR** 510-433-5805

LEASE NOTES
 Immediate access to the San Mateo Bridge / Hwy 92 & Hwy 880
 > Between campuses of Stanford University & University of California, Berkeley
 > Between Silicon Valley & San Francisco
 > Location has recruitment advantages
 > Near new executive & affordable housing
 > Adjacent to: Starbucks, restaurants, retail and Marriot Fairfield Inn & Suites and event rooms
 > Public transit - bus line to BART
 > Between San Francisco International, Oakland International and San Jose Airports
 > Tenants in the area include: Siemens, Illumina, and Merck-Millipore

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Mt. Eden Business Park
25901 Industrial Blvd Bldg. E
Hayward, CA 94545



1016209157 - Y



Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 36,932
 Construction Status: Existing
 Year Built: 1999
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: INDUSTRIAL
 Website: <http://www.mtedenbp.com>
 Territory: OAK-Hayward Eden Landing

FOR LEASE

Available SF: 36,932
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.50 NNN
 Expenses: \$0.37
 Rent + Expenses: \$1.87 PSF
 TI Allowance: \$10.00
 Parking Ratio: 4.0 / 1000
 Dock High Doors: 2
 Grade Level Doors: 4
 Clear Height (min - max): 18' - 20'
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Highway Access - HWY 92 & HWY 880
 Sprinklers

BROKERAGES:

Colliers International
 Dan Bergen 925-227-6227
 Casey Rickson, SIOR 510-433-5805

LEASE NOTES

> Immediate access to the San Mateo Bridge / Hwy 92 & Hwy 880
 > Between campuses of Stanford University & University of California, Berkeley
 > Between Silicon Valley & San Francisco
 > Location has recruitment advantages
 > Near new executive & affordable housing
 > Adjacent to: Starbucks, restaurants, retail and Marriot Fairfield Inn & Suites and event rooms
 > Public transit - bus line to BART
 > Between San Francisco International, Oakland International and San Jose Airports
 > Tenants in the area include: Siemens, Illumina, and Merck-Millipore

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Mt. Eden Business Park--Group Listing
25881-25901 Industrial Blvd Bldgs. E & F
Hayward, CA 94545



1016202768 - N



Property Type: Portfolio Entry
 Property Subtype: R&D/Flex
 Property SF: 88,381
 Construction Status: Existing
 Year Built: 1999
 Class: A
 Available Date: Immediate
 Occupied?: Yes
 Website:
 Territory: OAK-Hayward Eden Landing

FOR LEASE

Available SF: 88,381
 Min - Max Divisibility: 36,932 - 88,381
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.50 NNN
 Expenses: \$0.37
 Rent + Expenses: \$1.87 PSF
 TI Allowance: \$10.00
 Parking Ratio: 4.0 / 1000
 Dock High Doors: 4
 Grade Level Doors: 12
 Clear Height (min - max): 18' - 20'
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Conference Room - Multiple
 Lab Space - Engineering type
 Private Office - Interior Glass Walls
 Sprinklers

BROKERAGES:

Colliers International
 Dan Bergen 925-227-6227
 Casey Rickson, SIOR 510-433-5805

LEASE NOTES

Available Jan/Feb, 2017. Buildings can be leased together for a Corporate Campus or Separately.
 ** To tour, allow 2 days to schedule - high security measures.
 TI's New: \$10.00/SF

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016187390 - N



Shea Center Hayward
28321 Industrial Blvd , Suite Building 1
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 41,628
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: <http://sheaproperties.com/industrial/detail/20/shea-center-hayward-to>
 Territory: OAK-Hayward Eden Landing

FOR LEASE
 Available SF: 41,628
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: \$0.22
 Parking Ratio: 1.8 / 1000
 Dock High Doors: 2
 Grade Level Doors: 2
 Clear Height (min - max): 28' - 28'
 Column Spacing: 54'w x 50'd
 Amps ; Volts: 1,200 ; 277/480

FEATURES: Fire Suppression - ESFR Fire Suppression

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Mark Maguire, SIOR 510-433-5835
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION
 Under Construction. To be completed in phases. Shea Center Hayward. 4 buildings to be built on three parcels. Immediate access to I-880 and Highway 92 / San Mateo Bridge. Adjacent to Costco and close to Union Landing retail center.

LEASE NOTES
 SINGLE USER TENANT

14



1016187385 - N



Shea Center Hayward
28321-28369 Industrial Blvd
Hayward, CA 94545

Property Type: Portfolio Entry
 Property Subtype: Light Industrial
 Property SF: 274,724
 Lot Size: 14.40 Acres
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: <http://sheaproperties.com/industrial/detail/20/shea-center-hayward-to>
 Territory: OAK-Hayward Eden Landing
 APN: 456-97-4-4, 456-97-3, 456-97-24

FOR LEASE
 Available SF: 274,724
 Min - Max Divisibility: 31,785 - 274,724
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: \$0.22
 Clear Height (min - max): 26' - 32'
 Amps ; Volts: 800-2,000 ; 277/480

FEATURES: Fire Suppression - ESFR Fire Suppression in all buildings

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Mark Maguire, SIOR 510-433-5835
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION
 Under Construction. To be completed in phases. Shea Center Hayward. 4 buildings to be built on three parcels. Immediate access to I-880 and Highway 92 / San Mateo Bridge. Adjacent to Costco and close to Union Landing retail center.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016187392 - N



Shea Center Hayward
28333 Industrial Blvd , Suite Building 2
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 80,854
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: [http://sheaproperties.com/industrial/detail/20/shea-center-hayward to](http://sheaproperties.com/industrial/detail/20/shea-center-hayward-to)
 Territory: OAK-Hayward Eden Landing

FOR LEASE
 Available SF: 80,854
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: \$0.22
 Parking Ratio: 1.8 / 1000
 Dock High Doors: 6
 Grade Level Doors: 4
 Clear Height (min - max): 32' - 32'
 Column Spacing: 54'w x 60'd
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Fire Suppression - ESFR Fire Suppression

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Mark Maguire, SIOR 510-433-5835
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION
 Under Construction. To be completed in phases. Shea Center Hayward. 4 buildings to be built on three parcels. Immediate access to I-880 and Highway 92 / San Mateo Bridge. Adjacent to Costco and close to Union Landing retail center.

LEASE NOTES
 DIVISIBLE UP TO 2 TENANTS

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1016187394 - N



Shea Center Hayward
28345 Industrial Blvd , Suite Building 3
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 112,137
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: [http://sheaproperties.com/industrial/detail/20/shea-center-hayward to](http://sheaproperties.com/industrial/detail/20/shea-center-hayward-to)
 Territory: OAK-Hayward Eden Landing

FOR LEASE
 Available SF: 112,137
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: \$0.22
 Parking Ratio: 1.8 / 1000
 Dock High Doors: 6
 Grade Level Doors: 4
 Clear Height (min - max): 32' - 32'
 Column Spacing: 54'w x 60'd
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Fire Suppression - ESFR Fire Suppression

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Mark Maguire, SIOR 510-433-5835
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION
 Under Construction. To be completed in phases. Shea Center Hayward. 4 buildings to be built on three parcels. Immediate access to I-880 and Highway 92 / San Mateo Bridge. Adjacent to Costco and close to Union Landing retail center.

LEASE NOTES
 DIVISIBLE UP TO 2 TENANTS

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016187395 - N



Shea Center Hayward
28357 Industrial Blvd , Suite Building 4
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 31,785
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: <http://sheapropties.com/industrial/detail/20/shea-center-hayward>
 Territory: OAK-Hayward Eden Landing

FOR LEASE
 Available SF: 31,785
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: \$0.22
 Parking Ratio: 3.6 / 1000
 Grade Level Doors: 2
 Clear Height (min - max): 26' - 26'
 Column Spacing: 52'w x 56'd
 Amps ; Volts: 800 ; 277/480

FEATURES: Fire Suppression - ESFR Fire Suppression

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Mark Maguire, SIOR 510-433-5835
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION
 Under Construction. To be completed in phases. Shea Center Hayward. 4 buildings to be built on three parcels. Immediate access to I-880 and Highway 92 / San Mateo Bridge. Adjacent to Costco and close to Union Landing retail center.

LEASE NOTES
 SINGLE USER TENANT

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1016226028 - N



Winton Industrial Center
2660 W Winton Ave Bldg. 1
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 179,782
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1990
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Hayward North

FOR LEASE
 Available SF: 63,512
 Office BuildOut SF: 4,000
 Warehouse/Distribution SF: 59,512
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.75 NNN
 Expenses: \$0.17
 Rent + Expenses: \$0.92 PSF
 Dock High Doors: 12
 Grade Level Doors: 1
 Clear Height (min - max): 22' - 24'
 Column Spacing: 48'w x 60'd
 Amps ; Volts: 400 ; 277/480

FEATURES: Skylights
 Sprinklers - Fully Sprinklered (0.45 GPM/3,000 SF)

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Rick Keely 510-433-5806
 Nick Ousman 510-433-5820

LEASE NOTES
 ±63,512 square foot high image warehouse/distribution corner unit located at the Winton Industrial Center.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Crossroads Commerce Center
17100 S Harlan Rd
Lathrop, CA 95330



1016205894 - Y



Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 417,600
 Lot Size: 34.59 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Lathrop

FOR LEASE

Available SF: 417,600
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 32
 Grade Level Doors: 3
 Clear Height (min - max): 22' - 40'

FEATURES: Crane - Three (3) overhead cranes
 Rail Service - Served by Union Pacific
 Sprinklers - .6 GPM/5,000 SF in lower section
 Yard

BROKERAGES:

Colliers International
 Michael Goldstein, SIOR 209-475-5106
 Ryan McShane, SIOR 209-475-5105
 Gregory O'Leary, SIOR 209-475-5108
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

417,600± square feet on 34.59± acres. Adjacent to the established Crossroads Commerce Center, home to such companies as Home Depot, Tesla, Del Monte, In N Out Burger, and others. Institutional ownership within the Lathrop/Manteca submarket includes Prologis, DCT, Duke, LBA Realty, CenterPoint, Clarion, Exeter/ADIA, UBS, VEREIT, Panattoni/STRS, Buzz Oates and others.

Visibility and access directly off Interstate 5. Located in the center of San Joaquin County, 60 miles from the Port of Oakland, with close proximity to both UP (6 miles - Manteca) and BNSF (14 miles -Stockton) Intermodal facilities, plus new Fed Ex (16 miles - Tracy) and UPS (5 miles - Lathrop) Ground Hubs.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Exeter Building
15 Greenville Rd
Livermore, CA 94550

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 265,170
 Lot Size: 13.49 Acres
 Construction Status: Planned (w/in 12 mos)
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Zoning: I-3
 Territory: PLS-LIV Vasco
 APN: 099B-5700-001-19



1016225975 - N



FOR LEASE
 Available SF: 209,008
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 222
 Monthly Parking: \$0.00
 Dock High Doors: 42
 Grade Level Doors: 2
 Clear Height (min - max): 36' - 36'
 Column Spacing: 52'w x 60'd
 Planned Use: Industrial

FEATURES: Highway Access - I-580
 Public Transportation - Near Planned BART and Proposed ACE Train Stations
 Truck: Trailer Parking - 25 striped stalls/trailer storage area

BROKERAGES:
 Colliers International
 Michael Donnelly, SIOR 925-227-6241
 Joe Yamin 510-433-5812

PROPERTY DESCRIPTION
 PRIME FREEWAY FRONTAGE BUILD-TO-SUIT

- Flexible Design Build ±265,000 SF
- Convenient access to major transportation infrastructure including Port of Oakland, 3 international airports and major freeways (I-5, I-580, I-680, I-880, Hwy 101)
- I-580 frontage provides easy access and visibility
- I-3 Zoning accommodates a wide variety of uses

LEASE NOTES
 Industrial Build-to-Suit

Property Highlights:

- > 265,170sf
- > 42 dock high doors
- > 2 drive in doors
- > 197 parking spaces provided including trailer storage area
- > 25 striped trailer stalls
- > 36' clear height
- > 52'x60' typical column spacing
- > 7" reinforced slab
- > Q1 2018 completion
- > Dedicated truck access lane
- > Signalized intersection
- > Prominent frontage on I-580

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

21

Fleming Business Park
1025 Montague Expy Building 3
Milpitas, CA 95035



1016215822 - Y



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 785,375
 Construction Status: Existing
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M2
 Territory: SJC-13 Milpitas Town Center

FOR LEASE

Available SF: 82,179
 Min - Max Divisibility: 82,179 - 223,196
 Office BuildOut SF: 4,302
 Warehouse SF: 77,877
 Avail Subtype: Warehouse
 Rental Rate: \$0.90 NNN
 Expenses: \$0.11
 Rent + Expenses: \$1.01 PSF
 Parking Ratio: 2.0 / 1000
 Parking Spaces: 400
 Dock High Doors: 23
 Grade Level Doors: 1
 Clear Height (min - max): 22' - 22'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 300 ; 277/480

FEATURES: Freezer - 4,000 SF
 Highway Access - 101, 237, 880
 Public Transportation - Light Rail
 Sprinklers

BROKERAGE:

82,179 [Colliers International](#)

82,179 - 223,196 [Greig Lagomarsino, SIOR](#)

510-433-5809

PROPERTY DESCRIPTION

See Site Plan for Reference. Food grade facility with cooling freezer space. Ideal for food and grocery distribution.

LEASE NOTES

Expansion possible to adjacent space at 1029 Montague for a total of 223,196 SF. Existing freezer/cooler is in place.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

22

Fleming Business Park
1029 Montague Expy Building 3
Milpitas, CA 95035



1016215820 - N



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 785,375
 Construction Status: Existing
 Class: A
 Floors: 1
 Available Date: 2/01/2018
 Occupied?: Yes
 Zoning: M2
 Territory: SJC-13 Milpitas Town Center

FOR LEASE

Available SF: 141,017
 Min - Max Divisibility: 141,017 - 223,196
 Office BuildOut SF: 7,500
 Warehouse SF: 133,517
 Avail Subtype: Warehouse
 Rental Rate: \$1.30 NNN
 Expenses: \$0.11
 Rent + Expenses: \$1.41 PSF
 Parking Ratio: 2.0 / 1000
 Parking Spaces: 400
 Dock High Doors: 28
 Grade Level Doors: 1
 Clear Height (min - max): 30' - 40'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 300 ; 277/480

FEATURES: Freezer -
 Highway Access - 101, 237, 880
 Public Transportation - Light Rail
 Sprinklers

BROKERAGE:

Colliers International
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

See Site Plan for Reference. Food grade facility with cooling freezer space. Ideal for food and grocery distribution.

LEASE NOTES

141,017 SF with expansion possible to 1025 Montague for a total of 223,196 SF. Prime freezer/cooler & distribution space. Former Costco Bay Area distribution center. Computer controlled ammonia refrigeration system. Clear span warehouse floor area. Abundant power.

23

7955 Edgewater Dr
Oakland, CA 94621



1016223102 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 40,000
 Lot Size: 1.91 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1982
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Oakland South (Airport)
 APN: 042-4430-002-07

FOR LEASE

Available SF: 40,000
 Office BuildOut SF: 10,000
 Warehouse/Distribution SF: 30,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 4
 Grade Level Doors: 2
 Clear Height (min - max): 21' - 21'

FEATURES: Lighting - T-5 warehouse lighting with motion sensors
 Sprinklers -

BROKERAGES:

Colliers International
 Joe Yamin 510-433-5812
 Michael Donnelly, SIOR 925-227-6241
 Mike Carrigg, SIOR 925-227-6220

LEASE NOTES

> Located within "Green Zone" of Oakland and Port
 > Ownership in the process of upgrading electrical service to the building to 4,000 amps @ 480 volts
 > Exclusive parking and staging area
 > Minutes to Oakland International Airport & I-880

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

24

Oakland Global Logistics Center
277 Maritime St
Oakland, CA 94612



1016205900 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 256,216
 Lot Size: 16.12 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Oakland North (JLS)
 APN: 18-508-9

FOR LEASE

Available SF: 256,216
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 179
 Dock High Doors: 56
 Grade Level Doors: 4
 Clear Height (min - max): 36' - 36'
 Column Spacing: 50'w x 56'd
 Amps ; Volts: 2,500 ; 277/480

FEATURES: Fire Suppression
 Highway Access
 Miles To Airport - 2 International Airports within 20 miles
 Traffic Count - ±253,000 cars a day on I-80

BROKERAGES:

[Colliers International](#)
[Mark Maguire, SIOR](#) 510-433-5835
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Michael Goldstein, SIOR](#) 209-475-5106

PROPERTY DESCRIPTION

Phase 1
LEASE NOTES
 Q2 2017 Delivery
 ESFR fire suppression system
 ±60' speed bay
 7' reinforced concrete floors
 214 auo parking stalls
 71 trailer parking stalls
 1.5 million people live within 10 miles
 Adjacent to Union Pacific BNSF Rail
 Across the street from the Port of Oakland
 Part of a larger 58 acre development
 Expansion opportunities up to ±900,000 SF

25

1221-1225 California Ave.
1221-1225 California Ave
Pittsburg, CA 94565



1016151210 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 203,017
 Lot Size: 10.39 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1959
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 073-190-018-9

FOR LEASE

Available SF: 127,148
 Min - Max Divisibility: 22,200 - 127,148
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 16
 Grade Level Doors: 1
 Clear Height (min - max): 26' - 26'
 Column Spacing: 40'w x 65'd
 Amps ; Volts: 9,000 ; 480

FEATURES: Sprinklers
 Yard

BROKERAGES:

[Colliers International](#)
[Bill Hillis, SIOR](#) 925-279-5578
[Curt Scheve, SIOR](#) 925-279-5593
[Todd Severson, SIOR](#) 510-433-5810

LEASE NOTES

- 26' Minimum clear height
 - 8 Dock high doors
 - Fire sprinkler systems
 - 2 Grade level doors
 - Heavy Power
 - Concrete truck apron
 - 3,500 Sq Ft office space
 - Excellent location at the Loveridge / Hwy 4 interchange
 - R Rail service possible

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

26



1016218148 - N



Veritiv
4225 Hacienda Dr
Pleasanton, CA 94588-2720

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 394,000
 Lot Size: 22.38 Acres
 Construction Status: Existing
 Year Built: 1996
 Floors: 1
 Available Date: 7/01/2018
 Occupied?: Yes
 Zoning: MOIPD
 Website: <http://www.hacienda.org/profiles/10B.html>
 Territory: PLS-PLS Hacienda
 APN: 941-2763-008

FOR LEASE

Available SF: 394,000
 Office BuildOut SF: 41,000
 Warehouse/Distribution SF: 353,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 0.9 / 1000
 Parking Spaces: 361
 Monthly Parking: \$0.00
 Parking Type: Surfaced
 Dock High Doors: 45
 Grade Level Doors: 3
 Clear Height (min - max): 28' - 30'
 Column Spacing: 44'w x 48'd
 Amps ; Volts: 1,600 ; 277/480
 Phase: 3

BROKERAGES:
Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Michael Lloyd, SIOR 925-227-6208
 John Steinbuch, SIOR 925-227-6212
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION
 Located in the heart of the Bay Area, the Hacienda Business Park is the Tri-Valley's premier warehouse distribution and regional headquarters facility. The property provides immediate access to all major highways and is strategically located in close proximity to the Central Valley submarkets and the East Bay/Peninsula submarkets.

LEASE NOTES

- 394,000+ square foot warehouse/distribution space
- 22.38 acre parcel which allows for potential expansion
- Improvements include ±41,000 square feet of high image office area
- 28-30' interior ceiling clearance
- 44'x 48' typical column spacing - ±60' speed bay
- 45 dock high doors (8'x10' - expandable) - potential to add more
- 3 grade-level doors
- 1,600 amp, 277/480 volt power, 3 phase
- T-8 motion sensor lighting
- Secured skylights throughout
- Forklift charging station and exhaust system in place
- Fully sprinklered
- 361 designated parking spaces - potential to add more
- Convenient access to I-880, I-580, I-680
- Located in the heart of the Tri-Valley, within 30 minutes of the Port of Oakland and Oakland International Airport and 20 minutes west of the Central Valley

FEATURES: Lighting - T-8 motion sensor
 Miles To Airport - 30 Miles to OAK
 Miles To CBD - 37 Miles to downtown San Francisco
 Skylights - Secured throughout
 Sprinklers
 Truck: Court - 112'

PLEASE DO NOT DISTURB TENANT. Call for details or to tour.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

27



1016210183 - Y



Pinole Point Business Park
6025 Giant Rd Bldg. 3
Richmond, CA 94806

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 41,365
 Lot Size: 3.34 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Website: www.pinolepoint.com
 Territory: OAK-Richmond
 APN: 405-0303-036

FOR LEASE
 Available SF: 41,365
 Avail Subtype: Warehouse/Distribution, Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Parking Spaces: 82
 Dock High Doors: 5
 Grade Level Doors: 1
 Clear Height (min - max): 30' - 30'
 Column Spacing: 50'w x 52'd
 Amps ; Volts: 3,000 ; 480/277
 Phase: 3

BROKERAGE:
 Colliers International
 Todd Severson, SIOR 510-433-5810
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION
 This 41,365 SF building is a part of a 515,000 SF master planned spec development.

LEASE NOTES
 Heavy Power
 Call for Quote
 Brand new building, plans to build 4000 SF office space

FEATURES: LEED Certified
 Skylights - 1.5% of Roof Area
 Sprinklers - ESFR
 Truck: Court - 60' Concrete Apron
 Yard

28



1016222994 - N



Pinole Point Commerce Center
Giant Hwy near Atlas Rd
Richmond, CA 94806

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 109,200
 Construction Status: Potential Development
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Richmond
 APN: 405-030-045-0, 405-030-046-8

FOR LEASE
 Available SF: 109,200
 Avail Subtype: Warehouse/Distribution, Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 23
 Grade Level Doors: 7
 Clear Height (min - max): 32' - 32'
 Amps ; Volts: 4,000 ; 277/480

BROKERAGE:
 Colliers International
 Todd Severson, SIOR 510-433-5810
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION
 The Pinole Point Commerce Center development is comprised of two (2) individual industrial buildings ranging in size from ±109,200 square feet to ±203,500 square feet allowing for the use of a warehouse, distribution and/or advanced manufacturing user.

FEATURES: Enterprise Zone
 Highway Access - I-80 and I-580

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

29



51994 - N



Santa Teresa Research Park
Bailey Ave, Suite 0
San Jose, CA 95141

Property Type: Industrial
 Property Subtype: R&D/Office
 Property SF: 566,000
 Construction Status: Potential Development
 Floors: 0
 Occupied?: No
 Territory: SJC-28 San Jose South

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGES:
 566,000 [Colliers International](#)
 R&D/Office [Mark Maguire, SIOR](#) 510-433-5835
 TBD [Ed Hofer, SIOR](#) 408-282-3819
 TBD [David Sandlin, SIOR](#) 408-282-3988

PROPERTY DESCRIPTION

Not entitled.

LEASE NOTES

Santa Teresa Research Park. First phase entitlement - 566,000 SF.
 Build to suit.

30



1016216926 - Y



600 Castro St
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 9,405
 Lot Size: 0.83 Acre
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 75-67-1-6

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:
 9,405 [Colliers International](#)
 Industrial [Justin Smutko](#) 510-433-5822
 TBD [Mark Maguire, SIOR](#) 510-433-5835
 TBD [Nick Angelos](#) 510-433-5814

LEASE NOTES

FEATURES: Public Transportation - Close to San Leandro BART station and downtown area
 Sprinklers
 Yard - Fenced & Secured

> ±9,405 square foot covered shed
 > Small office & restroom
 > ±30,000 square foot lot
 > Fenced and secured yard area
 > Two (2) entry ways into the site
 > San Leandro Street visibility
 > Available Immediately
 > Call Brokers for Pricing & to Arrange a Tour

31



1016222491 - Y



2750 Merced St
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 231,286
 Lot Size: 14.83 Acres
 Construction Status: Existing
 Year Built: 1962
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: Industrial
 Territory: OAK-San Leandro
 APN: 077B-0855-001-02

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Dock High Doors:
 Clear Height (min - max):
FEATURES: Yard

BROKERAGE:
 20,665 [Colliers International](#)
 Warehouse [Mark Maguire, SIOR](#) 510-433-5835
 TBD [Greig Lagomarsino, SIOR](#) 510-433-5809
 TBD [Nick Angelos](#) 510-433-5814

PROPERTY DESCRIPTION

Ample parking; Dock-high access; Power, well distributed throughout.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

32



1016221667 - Y



Polvorosa Business Park, Bldg. B
2235 Polvorosa Ave Bldg. B, Suite 200
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 22,950
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 079A-0541-043

FOR LEASE

Available SF: 3,881
 Avail Subtype: Light Industrial
 Rental Rate: \$1.35 NNN
 Expenses: \$0.34
 Rent + Expenses: \$1.69 PSF
 Parking Ratio: 3.0 / 1000
 Grade Level Doors: 1

FEATURES: Breakroom

Conference Room
 Private Office
 Reception Area
 Restrooms
 Sprinklers

BROKERAGE:

Colliers International
 Joe Yamin
 510-433-5812

PROPERTY DESCRIPTION

Polvorosa Business Park is designed for Office, Sales & Service, R&D and light industrial users. Located in San Leandro with immediate access to Interstate 880 and the Oakland International Airport. Polvorosa Business Park provides a direct link to key commercial and industrial centers throughout the entire Bay Area. It is less than 30 minutes to either San Francisco, San Jose, or the San Francisco Peninsula.

LEASE NOTES

- ±500 sq. ft. warehouse
- Grade Level Roll Up Door

33



1016203150 - Y



San Leandro Business Park
1569 Alvarado St Bldg. D
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 73,728
 Lot Size: 4.55 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1988
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 075-0047-014-00

FOR LEASE

Available SF: 37,139
 Office BuildOut SF: 13,288
 Warehouse/Distribution SF: 23,851
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: \$0.23
 Parking Ratio: 1.5 / 1000
 Dock High Doors: 2
 Grade Level Doors: 7
 Clear Height (min - max): 22' - 24'
 Amps ; Volts: 800 ; 480

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Greig Lagomarsino, SIOR
 Mark Maguire, SIOR
 Nick Ousman
 510-433-5809
 510-433-5835
 510-433-5820

PROPERTY DESCRIPTION

Five building project. CTU building. Building is divided into four units. Walking distance to BART.

LEASE NOTES

Two portion light industrial space. 7680 SF and 29229SF. Vacancies are contiguous so can be combined.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

34

Airport Gateway Center
834 Performance Dr
Stockton, CA 95206



1016196352 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 165,474
 Lot Size: 10.16 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2007
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: I-G (City of Stockton)
 Territory: SCK-Stockton Airport
 APN: 177-450-30

FOR LEASE

Available SF: 165,474
 Min - Max Divisibility: 29,794 - 165,474
 Office BuildOut SF: 800
 Warehouse/Distribution SF: 164,674
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 34
 Grade Level Doors: 5
 Clear Height (min - max): 30' - 30'
 Column Spacing: 53'w x 50'd
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

FEATURES: Insulation - R-19

Skylights - 54
 Sprinklers - ESFR
 Truck: Court - 135'

BROKERAGES:

Colliers International
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

Excellent transportation systems for trucking, rail, air service and shipping. CC & R's to protect long term integrity of the business park; ideal dist. Point for west coast markets. Easy access to Interstate 5 and HWY 99. Adjacent to the Stockton Metropolitan Airport. Minutes from the port of Stockton.

35

Stockton Airport Business Center
2845 Boeing Way
Stockton, CA 95206



1016206517 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 256,671
 Lot Size: 15.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Stockton Airport
 APN: 179-280-22

FOR LEASE

Available SF: 100,000
 Min - Max Divisibility: 80,000 - 100,000
 Office BuildOut SF: 3,600
 Warehouse/Distribution SF: 96,400
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.39 NNN
 Expenses: TBD
 Dock High Doors: 22
 Grade Level Doors: 2
 Clear Height (min - max): 30' - 31'
 Column Spacing: 57'w x 57'd
 Amps ; Volts: 2,500 ; 277/480

FEATURES: Highway Access - HWY 99

Lighting - LED
 Sprinklers - ESFR

BROKERAGES:

Colliers International
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Ryan McShane, SIOR 209-475-5105
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION

Excellent freeway access.
 Corporate neighbors.
 Located in Stockton Airport Business Center just west of Highway 99.
 Fully fenced, enclosed building and yard.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

36



1016220706 - Y



International Park of Commerce (IPC)
5849 W Schulte Rd, Suite Bldg 23
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 288,689
 Lot Size: 1,800.00 Acres
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SCK-Tracy
 APN: 209-220-12

FOR LEASE

Available SF: 288,689
 Min - Max Divisibility: 38,938 - 288,689
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 296
 Dock High Doors: 63
 Grade Level Doors: 4
 Clear Height (min - max): 32' - 32'
 Column Spacing: 52'w x 60'd
 Amps ; Volts: 4,000 ; 277/480

FEATURES: Floor Slab - 6.5" reinforced concrete
 LEED Certified
 Lighting - LED
 Skylights - 2% (4'x8')
 Sprinklers: ESFR
 Truck: Court - 185' with 60' concrete apron
 Truck: Trailer Parking - 85 trailer stalls

BROKERAGES:
Colliers International
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION
 288,689± SF logistics facility under construction. State-of-the-art design includes 32' minimum clear height, 6.5" reinforced concrete slab, ESFR fire suppression, skylights, 63 dock high positions and 85 trailer parking positions. UP & BNSF Intermodal facilities are located nearby. Sites now available to accommodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

37



1016193573 - Y



International Park of Commerce (IPC)
6551 W Schulte Rd Bldg 3
Tracy, CA 95377

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 323,988
 Lot Size: 123.10 Acres
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Zoning: Business Park Industrial (BPI)
 Website: www.PrologisIPC.com
 Territory: SCK-Tracy
 APN: 209-120-03

FOR LEASE

Available SF: 152,303
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 129
 Dock High Doors: 25
 Grade Level Doors: 1
 Clear Height (min - max): 36' - 36'
 Column Spacing: 56'w x 60'd
 Amps ; Volts: 2,000 ; 277/480

FEATURES: Fire Suppression - ESFR
 LEED Certified
 Lighting - LED
 Skylights - 2% (4' x 8')
 Truck: Apron - 60' concrete apron
 Truck: Court - 185' with 60' speed bays
 Truck: Staging - Extended truck staging lanes
 Truck: Trailer Parking - 76 positions

BROKERAGES:
Colliers International
 Michael Goldstein, SIOR 209-475-5106
 Gregory O'Leary, SIOR 209-475-5108
 Greig Lagomarsino, SIOR 510-433-5809

PROPERTY DESCRIPTION
 323,988± SF logistics facility under construction. State-of-the-art design includes 36' minimum clear height, 7" reinforced concrete slab, ESFR fire suppression, skylights, 48 dock high positions and 76 trailer parking positions. UP & BNSF Intermodal facilities are located nearby. Sites now available to accommodate most any size building footprint. The International Park of Commerce (IPC) is the "first stop" into the Central Valley from the Port of Oakland. IPC is an 1,800± acre fully entitled master planned business park located in Tracy, California. www.prologisIPC.com

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

38



1016225376 - N



Alvarado Business Park
30300 Whipple Rd Bldg. C
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 126,456
 Lot Size: 5.41 Acres
 Construction Status: Existing
 Floors: 1
 Available Date: 4/01/2018
 Occupied?: Yes
 Territory: OAK-Union City
 APN: 482-0096-005

FOR LEASE
 Available SF: 86,401
 Office BuildOut SF: 3,242
 Warehouse/Distribution SF: 83,159
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 17
 Grade Level Doors: 3
 Clear Height (min - max): 24'
 Column Spacing: 24'w x 60'd

FEATURES: Sprinklers - 0.45/3000 SF

BROKERAGE:
 Colliers International
 Mark Maguire, SIOR
 510-433-5835

PROPERTY DESCRIPTION
 Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

LEASE NOTES
 • ±86,401 SF (Expandable to ±126,456 SF)
 *Note: Adjacent ±40,055 SF with ±1,200 SF Office
 LED 12/31/2018 - Possible Early Delivery
 Call Broker For Rate & Touring Instructions

39



1016224361 - N



Alvarado Business Park
30441 Whipple Rd Bldg. N, Suite
30441-30451
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 102,636
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE
 Available SF: 26,160
 Office BuildOut SF: 2,500
 Warehouse/Distribution SF: 23,660
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 08/31/2018
 Dock High Doors: 5
 Grade Level Doors: 1
 Clear Height (min - max): 24' - 24'
 Column Spacing: 24'w x 60'd
 Amps ; Volts: 800 ; 277/480

FEATURES: Sprinklers - .33GPM/3000 SF

BROKERAGE:
 Colliers International
 Mark Maguire, SIOR
 510-433-5835

PROPERTY DESCRIPTION
 Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

LEASE NOTES
 Available with 30 day notice

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

40



1016224366 - N



Alvarado Business Park
30450 Whipple Rd Bldg. B
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 94,337
 Lot Size: 3.77 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Class: A
 Floors: 1
 Available Date: 3/01/2018
 Occupied?: Yes
 Territory: OAK-Union City
 APN: 482-0096-004

FOR LEASE
 Available SF: 13,437
 Office BuildOut SF: 647
 Warehouse/Distribution SF: 12,790
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.5 / 1000
 Dock High Doors: 2
 Clear Height (min - max): 24' - 24'
 Column Spacing: 24'w x 60'd

FEATURES: Sprinklers - .33 GPM/3,000 SF

BROKERAGE:
 13,437 [Colliers International](#)
 647 [Mark Maguire, SIOR](#) 510-433-5835

PROPERTY DESCRIPTION
 Alvarado Business Park is one of the largest Class A, master-planned warehouse/distribution projects in the San Francisco Bay Area. The park's ten buildings total more than 1.2 million square feet of space and offer excellent access, ample truck loading and attractive interior improvements. Centrally located in the East Bay near I-880, Silicon Valley, Oakland International Airport, and the San Mateo and Dumbarton bridges, Alvarado Business Park provides an ideal point for small and large-scale distribution and warehouse services.

41



1016224109 - Y



Central Business Park
33228 Central Ave Bldg. A
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 12,144
 Lot Size: 1.00 Acre
 Construction Status: Existing
 Year Built: 2005
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City
 APN: 475-0090-009

FOR LEASE
 Available SF: 12,144
 Office BuildOut SF: 1,800
 Light Industrial SF: 10,344
 Avail Subtype: Light Industrial
 Rental Rate: \$1.05 NNN
 Expenses: TBD
 Parking Spaces: 36
 Grade Level Doors: 1
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 200 ; 277/480

FEATURES: Sprinklers - .33/3,000 GPM

BROKERAGE:
 12,144 [Colliers International](#)
 1,800 [Rick Keely](#) 510-433-5806
 10,344 [Greig Lagomarsino, SIOR](#) 510-433-5809

PROPERTY DESCRIPTION
 An approximately ±12,144 square foot freestanding, high image, concrete tilt-up light industrial/warehouse facility. High identity location at entry to business park well landscaped with convenient access to Interstate 880 via the Alvarado Niles Road and Whipple Road interchanges.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

42



1016222277 - Y



Clocktower Commerce Center
3241 Whipple Rd
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 74,748
 Lot Size: 5.19 Acres
 Construction Status: Existing
 Year Built: 1991
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City
 APN: 463-0045-103

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Grade Level Doors:

FEATURES: Sprinklers

2,304
 Light Industrial
 \$1.30 GR

BROKERAGE:

Colliers International
 Joe Yamin

510-433-5812

PROPERTY DESCRIPTION

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

43



1016225988 - Y



Clocktower Commerce Center #B
29320 Union City Blvd
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 33,108
 Construction Status: Existing
 Year Built: 1990
 Class: A
 Floors: 1
 Available Date: 12/27/2018
 Occupied?: No
 Territory: OAK-Union City

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Dock High Doors:
 Grade Level Doors:

FEATURES: Private Office - 3

Skylights
 Sprinklers

5,400
 Light Industrial
 \$1.25 IG

BROKERAGE:

Colliers International
 Joe Yamin

510-433-5812

PROPERTY DESCRIPTION

Easy I-880 Access. Facilities have dock high/grade level rear loading. Attractive landscaping, ample parking. Building is fully sprinklered. Extensive exterior glass line, air conditioned offices (standard HVAC FEE is required per month). Warehouse Areas have sealed floors, skylights, and florescent lighting.

LEASE NOTES

Easy I-880 access, dock-high/grade-level rear loading, attractive landscaping, ample parking, fully sprinklered, extensive exterior glass line, air conditioned offices (standard HVAC fee is required per month).

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

44



1016219831 - Y



Dowe Business Park Phase I
32980 Alvarado Niles Rd, Suite 846,850
Union City, CA 94587

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 54,068
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City

FOR LEASE

Available SF: 13,005
 Office BuildOut SF: 11,705
 R&D/Flex SF: 1,300
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.35 NNN
 Expenses: \$0.37
 Rent + Expenses: \$1.72 PSF
 Grade Level Doors: 2

FEATURES: Breakroom
 Conference Room
 Private Office
 Reception Area
 Server/IT Room
 Storage

BROKERAGE:
 13,005 [Colliers International](#)
 6,129 - 13,005 [Joe Yamin](#) 510-433-5812

PROPERTY DESCRIPTION
 Dowe Business Park is the premier business park in Union City. The park provides unsurpassed amenities and convenient access to Interstate 880.

LEASE NOTES
 Approximately ±13,005 SF available
 > Potential Division
 Suite 850 (6129) SF
 Suite 846 (6876) SF
 Corner location, extensive glassline, divisible to 6,129 SF
 Rate: \$1.35/SF/month NNN
 (Operating Expenses estimated at ±\$0.37/SF/month)

45



1016165215 - Y



Willowbrook Business Center
1701 Atlantic St
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 47,912
 Lot Size: 2.64 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City
 APN: 475-0130-035

FOR LEASE

Available SF: 47,912
 Office BuildOut SF: 3,000
 Manufacturing SF: 44,912
 Avail Subtype: Warehouse/Distribution, Manufacturing
 Rental Rate: \$0.79 NNN
 Expenses: \$0.21
 Rent + Expenses: \$1.00 PSF
 Parking Ratio: 2.3 / 1000
 Dock High Doors: 8
 Grade Level Doors: 1
 Clear Height (min - max): 22' - 22'
 Column Spacing: 52'w x 50'd
 Amps ; Volts: 600 ; 277/480

FEATURES: Breakroom -
 Highway Access - I-880
 Insulation - Insulated Warehouse
 Skylights
 Sprinklers - .33 GPM/3000 SF

BROKERAGE:
 47,912 [Colliers International](#)
 3,000 [Rick Keely](#) 510-433-5806
 44,912 [Greig Lagomarsino, SIOR](#) 510-433-5809

LEASE NOTES
 Significant building renovations underway. Deliverable August 2017.
 Heavy power. 100+ car parking. Excellent loading access.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

46

3771 Channel Dr
West Sacramento, CA 95691-3443



1016198102 - N



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 623,000
 Lot Size: 50.00 Acres
 Construction Status: Existing
 Year Built: 1982
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: SMF-West Sacramento

FOR LEASE

Available SF: 623,000
 Min - Max Divisibility: 623,000 - 820,000
 Office BuildOut SF: 30,000
 Warehouse/Distribution SF: 593,000
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 73
 Clear Height (min - max): 34' - 38'
 Column Spacing: 44'w x 40'd

FEATURES: Lighting - LED
 Skylights - 1%
 Sprinklers: ESFR
 Truck: Trailer Parking - ±8 AC of concrete trailer parking for ±300 trailers

BROKERAGES:

[Colliers International](#)
[Gregory O'Leary, SIOR](#) 209-475-5108
[Michael Goldstein, SIOR](#) 209-475-5106
[Greig Lagomarsino, SIOR](#) 510-433-5809
[Colliers International](#)
[Steve Cippa, SIOR](#) 916-563-3047
[Tommy Ponder](#) 916-563-3005

PROPERTY DESCRIPTION

±623,000-820,000 Total SF
 Concrete tilt-up constructed in 1981
 ±30,000 SF office
 ±393,000 SF warehouse
 ±200,000 SF temperature controlled, constructed in 1992
 ±13,000 SF maintenance shop
 73 dock doors
 34-38 ft. clear height
 ±50 acre site
 M-3 industrial zone
 Concrete parking area for ±300 trailers
 ±3.5 acre paved parking lot
 ±10 acre expansion area
 Good access to I-80, Hwy 50, Hwy 99 and I-5



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR SUBLEASE

JANUARY 04, 2018

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**26118 Research Rd
Hayward, CA 94545**



1016194455 - Y



Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 30,000
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward Eden Landing

FOR SUBLEASE

Available SF: 30,000
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: \$0.41
 Parking Ratio: 3.5 / 1000

FEATURES: Lab Space
Sprinklers

BROKERAGE:

Colliers International
 Todd Severson, SIOR 510-433-5810
 Grant Diede 510-433-5854

PROPERTY DESCRIPTION

Biotech/R&D lab space.

LEASE NOTES

- > ±30,000 square feet of creative office space
- > Ample private offices, conference rooms, open cubicle area and shower
- > Fitness center for park employees, on-site City Bistro
- > 3.5/1,000 SF parking ratio
- > Fully furnished
- > Move- in condition
- > Potential lab use
- > Master lease expires May 14, 2020; longer term available
- > Freeway visibility from Highway 92; at the foot of the San Mateo Bridge
- > Call agent to tour

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2



1016215149 - N



Mt. Eden Business Park
25841 Industrial Blvd Bldg. C, Suite 200
Hayward, CA 94545

Property Type: Office
 Property Subtype: R&D/Office
 Property SF: 74,519
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2000
 Floors: 2
 Occupied?: Yes
 Website: <http://www.mtedenbp.com>
 Territory: OAK-Hayward Eden Landing

FOR SUBLEASE

Available SF: 12,113
 Avail Subtype: R&D/Office
 Rental Rate: TBD
 Expenses: \$0.49
 Floor Num: 2
 Parking Ratio: 3.5 / 1000
 Phase: 3

FEATURES: Sprinklers

BROKERAGES:
 Colliers International
 Dan Bergen 925-227-6227
 Michael Draeger 650-486-2221
 Casey Rickson, SIOR 510-433-5805

PROPERTY DESCRIPTION

> Six (6) modern buildings accommodate multiple uses > Home to nine (9) AAA Tenants
 > Building sizes from 43,000 to 91,000 SF
 > Classic design, award winning landscaped business park with Japanese garden & pond common area
 > Parking is abundant
 > Visit www.mtedenbp.com for more information

LEASE NOTES

Likely deliverable in 30-60 days.

> 12,113 RSF with expansion to 17,210 RSF
 > Turn-key ready to move in with 5+ years of lease term
 > Expansive Class A office improvements - new
 > Class A furnished lobby, beautiful stairwell, elevator & large restrooms
 > Extensive glass lines present a high image
 > Rental rates at a significant advantage, compared to San Mateo or Redwood City ten minutes away

3



1016225722 - N



Peppertree Business Center
30940 San Clemente St Bldg. D
Hayward, CA 94544

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 45,000
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Year Built: 1983
 Class: A
 Floors: 1
 Available Date: 1/31/2018
 Occupied?: Yes
 Territory: OAK-Hayward South
 APN: 475-0174-034

FOR SUBLEASE

Available SF: 11,771
 Office BuildOut SF: 1,500
 Light Industrial SF: 10,271
 Avail Subtype: Light Industrial, Manufacturing, Warehouse
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 07/31/2018
 Parking Ratio: 3.3 / 1000
 Dock High Doors: 2
 Grade Level Doors: 1
 Clear Height (min - max): 22' - 24'
 Amps ; Volts: ; 277/480
 Phase: 3

FEATURES: Highway Access - I-880, Hwy 92, Hwy 84
 Sprinklers - Fully sprinklered

BROKERAGE:
 Colliers International
 Joe Yamin 510-433-5812
 Chet Barney 510-433-5811

PROPERTY DESCRIPTION

Peppertree Business Center is a light industrial/office business park located in the City of Hayward. The project encompasses 176,750 square feet in four buildings. The area is strategically located with easy access to I-880, the San Mateo and Dumbarton bridges, and three Bay Area airports. Hayward is located in the geographic center of the Bay Area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



1016222080 - N



Fleming Business Park
1057 Montague Expy
Milpitas, CA 95035

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 295,967
 Construction Status: Existing
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: Yes
 Territory: SJC-13 Milpitas Town Center

FOR SUBLEASE

Available SF: 128,173
 Office BuildOut SF: 5,000
 Warehouse SF: 123,173

Avail Subtype: Warehouse
 Rental Rate: \$0.84 NNN
 Expenses: TBD
 Lease Expiration Date: 01/01/2026
 Parking Spaces: 202
 Dock High Doors: 18
 Grade Level Doors: 2
 Clear Height (min - max): 28' - 34'

BROKERAGE:

128,173 [Colliers International](#)
 5,000 [Greig Lagomarsino, SIOR](#) 510-433-5809
 123,173 [Mark Maguire, SIOR](#) 510-433-5835

LEASE NOTES
 Sublease through 2026. Tilt wall construction. Ample truck staging capability.

FEATURES: Freeway Visibility - 680
 Highway Access - 680, 880, 237
 Public Transportation - LightRail, future Bart
 Sprinklers - Being upgraded to ESFR

5



1016221253 - Y



Coliseum Way Ind Prk
6195 Coliseum Way
Oakland, CA 94621

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 358,769
 Lot Size: 12.10 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1956
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Oakland South (Airport)
 APN: 041-3906-012-02

FOR SUBLEASE

Available SF: 88,506
 Office BuildOut SF: 10,000
 Warehouse/Distribution SF: 78,506

Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 13
 Grade Level Doors: 4
 Clear Height (min - max): 22' - 24'

BROKERAGE:

88,506 [Colliers International](#)
 10,000 [Greig Lagomarsino, SIOR](#) 510-433-5809
 78,506 [Nick Ousman](#) 510-433-5820

PROPERTY DESCRIPTION
 Southern Pacific rail served. CTU building. Two building project.

LEASE NOTES
 13 Call for pricing
 4 Close proximity to Port of Oakland, I-880, and Oakland Airport
 Upgraded motion sensor warehouse lighting

FEATURES: Rail Service
 Sprinklers



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR LEASE PENDING

JANUARY 04, 2018

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**5901 San Leandro St
Oakland, CA 94621**



1016213482 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 169,500
 Lot Size: 9.81 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Oakland South (Airport)
 APN: 41-3914-9-3, 41-3914-8-1

FOR LEASE PENDING

Available SF: 130,500
 Min - Max Divisibility: 58,500 - 130,500
 Office BuildOut SF: 6,000
 Light Industrial SF: 124,500
 Avail Subtype: Warehouse/Distribution, Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 32
 Grade Level Doors: 6
 Amps ; Volts: 1,800 ; 220

BROKERAGE:

Colliers International
 Justin Smutko 510-433-5822
 Mark Maguire, SIOR 510-433-5835
 Nick Angelos 510-433-5814

FEATURES: Highway Access - I-880

Lighting - T-5
 Rail Service -
 Sprinklers -
 Yard -



COLLIERS EXCLUSIVES

INDUSTRIAL - FOR LEASE AND SALE

JANUARY 04, 2018

| | PROPERTY INFORMATION | AVAILABLE INFORMATION | CONTACT / COMMENTS |
|----------|--|---|---|
| 1 | <p>Napa Logistics Park 5 Middleton Way American Canyon, CA 94503</p> <p>Property Type: Industrial Property Subtype: Warehouse/Distribution Property SF: 370,880 Lot Size: 24.41 Acres Construction Status: Planned (w/in 12 mos) Construction Material: Concrete Tilt-Up Available Date: Immediate Occupied?: No Website: http://www.napalogisticspark.com Territory: FAI-American Canyon APN: 057-090-069</p> | <p>FOR LEASE AND SALE</p> <p>Available SF: 370,880 Avail Subtype: Warehouse/Distribution Rental Rate: TBD Expenses: TBD Dock High Doors: 120 Grade Level Doors: 8 Clear Height (min - max): 32' - 40' Column Spacing: 54'w x 50'd Amps ; Volts: 3,000 ; 277/480</p> <p>FEATURES: Rail Service - Direct, rail-served access to Union Pacific Railroad Sprinklers - ESFR Sprinklers: ESFR - Truck: Staging - ±135' - ±140' Staging On Two (2) Sides / ±60' Speed Bays</p> | <p>BROKERAGE: Colliers International Greig Lagomarsino, SIOR 510-433-5809</p> <p>PROPERTY DESCRIPTION ±370,880 SF Within A ±218 Acre State-Of-The-Art Logistics And Rail-Served Park Lot Five Approximately ±24.41 Acres Construction Completion Estimated 3rd Qtr 2018</p> <p>BUILDING > ±370,880 Sq. Ft. Cross-Dock Facility > ±320' Deep X ±1,134' Wide > ±32' to ±40' Clear, Concrete Tilt-Up Construction > ±54' Wide X ±50' Deep Column Spacing > ESFR Fire Suppression System > 3,000 Amps @ 277/480 Volts To Main Panel Or To-Suit</p> <p>LOADING & PARKING > One Hundred and Twenty (120) Dock High Doors (±9' X ±10'). > Four (4) to Eight (8) Grade Level Doors (±12' X ±14') > ±135' - ±140' Staging On Two (2) Sides / ±60' Speed Bays > ±268 Car / ±46 Trailer Parking Stalls</p> |
| 2 | <p>Crossroads Commerce Center 0 Corporate Way Fremont, CA 94539</p> <p>Property Type: Industrial Property Subtype: Warehouse/Distribution Property SF: 108,982 Lot Size: 21.50 Acres Construction Status: Development (12 mos out) Floors: 1 Occupied?: No Territory: SJC-16 Fremont (partial)</p> | <p>FOR LEASE AND SALE</p> <p>Available SF: 108,982 Avail Subtype: Warehouse/Distribution Rental Rate: TBD Expenses: TBD Sale Price: TBD Price PSF: Call Parking Ratio: 3.5 / 1000</p> <p>FEATURES: Highway Access - 680</p> | <p>BROKERAGES: Colliers International Mark Maguire, SIOR 510-433-5835 Craig Fordyce, SIOR, CCIM 408-282-3911 Ed Hofer, SIOR 408-282-3819 David Sandlin, SIOR 408-282-3988</p> <p>LEASE NOTES Planned project. Build to suit.</p> <p>SALE NOTES 21.5 acre site.</p> |



1016223065 - N



218860 - N



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016210581 - N



Eden Shores Business Center
0 Marina Dr
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 93,345
 Lot Size: 5.67 Acres
 Construction Status: Under Construction
 Class: A
 Available Date: 5/01/2018
 Occupied?: No
 Territory: OAK-Hayward Eden Landing
 APN: 456-101-4-3, 456-101-4-2

FOR LEASE AND SALE

Available SF: 93,345
 Min - Max Divisibility: 45,000 - 93,345
 Avail Subtype: Manufacturing
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.8 / 1000
 Dock High Doors: 8
 Grade Level Doors: 2
 Clear Height (min - max): 30' - 30'
 Amps ; Volts: 1,000 ; 277/480

FEATURES: Sprinklers - ESFR Ready System

BROKERAGE:
 Colliers International
 Mark Maguire, SIOR 510-433-5835
 Justin Smutko 510-433-5822

SALE NOTES
 Sale Pending
 > New construction with 4Q 2017 Completion
 > ±93,345 Square Foot State of the Art Manufacturing Building
 > Divisible to Two Buildings of ±45,100 SF and ±48,245 SF
 > ±1,000 Amps of 277/480V Power Expandable to ±2,000 Amps in Each Building
 > Secure, Gated Loading Area
 > Approximately 2% Skylight Coverage
 > Call Broker For Pricing

4



1016221326 - Y



Colorstrip Plant
1 W Barrett Ave
Richmond, CA 94801

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 114,174
 Lot Size: 5.92 Acres
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Richmond

FOR LEASE AND SALE

Available SF: 114,174
 Office BuildOut SF: 4,901
 Light Industrial SF: 109,273
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Price PSF: Call
 Load Factor: 12.00%
 Grade Level Doors: 9
 Clear Height (min - max): 30' - 45'
 Amps ; Volts: 2,000 ; 480/277
 Passenger/Freight Elevators: 9/

FEATURES: Sprinklers
 Yard - 2.1 acres

BROKERAGE:
 Colliers International
 Todd Severson, SIOR 510-433-5810
 Greig Lagomarsino, SIOR 510-433-5809
 Grant Diede 510-433-5854

PROPERTY DESCRIPTION
 The electrical supply has been removed. The 2-story office need upgrades. Site has some environmental issues (dig and haul plus contaminated ground water from off site). Owner will lease with option to buy. Owner will give free rent for retrofit work.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

Triangle Industrial Park
3745 Petersen Rd
Stockton, CA 95215



1016180059 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 78,000
 Lot Size: 4.33 Acres
 Construction Status: Existing
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M-1, City of Stockton
 Territory: SCK-Stockton Duck Creek
 APN: 173-070-23

FOR LEASE AND SALE

Available SF: 78,000
 Min - Max Divisibility: 23,400 - 78,000
 Office BuildOut SF: 9,800
 Light Industrial SF: 68,200
 Avail Subtype: Light Industrial
 Rental Rate: \$0.32 NNN
 Expenses: TBD
 Sale Price: \$5,265,000
 Price PSF: \$67.50
 Parking Spaces: 150
 Dock High Doors: 4
 Grade Level Doors: 4
 Clear Height (min - max): 24' - 24'
 Column Spacing: 45'w x 20'd
 Amps ; Volts: 1,200 ; 277/480
 Phase: 3

FEATURES: Sprinklers - .33/3,000 GPM
 Yard

BROKERAGES:

Colliers International
 Michael Goldstein, SIOR 209-475-5106
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION

Excellent light industrial/assembly/manufacturing facility located in the Triangle Industrial Park, Stockton, CA. The property offers direct access to State Highway 99, 4 & Interstate 5.



INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**3508 San Pablo Dam Rd
El Sobrante, CA 94803**



1016217320 - N



Property Type: Office
 Property Subtype: Office
 Property SF: 8,174
 Lot Size: 1.07 Acres
 Construction Status: Existing
 Year Built: 1961
 Available Date: Immediate
 Occupied?: Yes
 Zoning: C-1
 Territory: OUTSIDE AREA
 APN: 420-130-007-8

FOR SALE

Available SF:
 Avail Subtype:
 Sale Price:
 Price PSF:
 Cap Rate:

8,174
 Other/Special Use
 \$1,800,000
 \$220.21
 5.17 %

BROKERAGE:

Colliers International
 Joe Yamin
 Chet Barney

510-433-5812
 510-433-5811

PROPERTY DESCRIPTION

The Property consists of a freestanding masonry office building totaling approximately 5,924 square feet and a freestanding metal shop/storage building of approximately 2,250 square feet on approximately 1.07 acres of land. The Property is located in the heart of El Sobrante about 1 mile from Highway 80. This close proximity to Interstate 80 allows convenient access to San Francisco and the greater East Bay area.

SALE NOTES

The Property is 100% leased to one (1) tenant, providing an investor a stable income stream with little management. Historically the Property has maintained steady occupancy and required minimal landlord turnover costs. There is a Five (5) year lease with one (1) three (3) year lease renewal option.

2

**75 Jackson St
Hayward, CA 94544**



1016217321 - N



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 1,500
 Lot Size: 0.47 Acre
 Construction Status: Existing
 Year Built: 1963
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: I
 Territory: OAK-Hayward North
 APN: 444-0015-004-05

FOR SALE

Available SF:
 Avail Subtype:
 Sale Price:
 Price PSF:
 Cap Rate:
 Grade Level Doors:
FEATURES: Clear Span
 Crane
 Yard

1,500
 Light Industrial
 \$1,200,000
 \$800.00
 5.00 %
 2

BROKERAGE:

Colliers International
 Joe Yamin
 Chet Barney

510-433-5812
 510-433-5811

PROPERTY DESCRIPTION

The Property consists of a reinforced concrete block industrial building totaling approximately 1,500 square feet on a parcel of land of approximately 20,600 sq. ft. or .472 acres of land. The Property is located in the heart of Hayward blocks off of Highway 92/San Mateo Bridge and Highway 880. The Property benefits from immediate access to Interstate 880 via Jackson Street and is centrally located in close proximity to Interstate 80, 580, and 980 allowing convenient access to San Francisco, the East Bay and the I-80/I-880 corridor.

SALE NOTES

The Property is 100% leased to one (1) tenant, providing an investor a stable income stream with little management. Historically the Property has maintained steady occupancy and required minimal landlord turnover costs. There is a Five (5) year lease with one (1) three (3) year lease renewal option.

PROPERTY INFORMATION

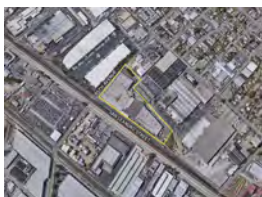
AVAILABLE INFORMATION

CONTACT / COMMENTS

3

8511 Blaine St
Oakland, CA 94621

Property Type: Industrial
 Property Subtype: Industrial
 Property SF: 205,927
 Lot Size: 7.20 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1950
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Oakland South (Airport)
 APN: 042-4299-001-02



1016221039 - N



FOR SALE

Available SF: 205,927
 Office BuildOut SF: 10,000
 Industrial SF: 195,927
 Avail Subtype: Manufacturing, Industrial, Warehouse
 Price PSF: Call
 Dock High Doors: 5
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 20'
 Column Spacing: 56'w x 24'd
 Amps ; Volts: 12,000 ;

BROKERAGE:
 Colliers International
 Greig Lagomarsino, SIOR 510-433-5809
 Nick Ousman 510-433-5820

PROPERTY DESCRIPTION
 Concrete and brick buildings

SALE NOTES
 PLEASE CALL BROKERS FOR PRICING & TO SCHEDULE A TOUR

FEATURES: Highway Access - I-880 via Hegenberger Rd or 98th Ave interchanges
 Lighting - Motion Sensor T-5 Lighting
 Rail Service - UP Rail Access - Four (4) Rail Car Spots
 Skylights - Throughout
 Sprinklers - Fully Sprinklered

4

32550 Central Ave
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 36,000
 Lot Size: 3.00 Acres
 Construction Status: Existing
 Year Built: 1967
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City
 APN: 475-70-12



1016214259 - Y



FOR SALE

Available SF: 36,000
 Office BuildOut SF: 10,000
 Light Industrial SF: 26,000
 Avail Subtype: Light Industrial
 Price PSF: Call
 Dock High Doors: 2
 Grade Level Doors: 4
 Clear Height (min - max): 20' - 20'

BROKERAGE:
 Colliers International
 Nick Ousman 510-433-5820
 Greig Lagomarsino, SIOR 510-433-5809

SALE NOTES
 Freestanding building with an excellent street front presence on Central Ave. Building is in exceptional condition on the interior and the exterior has recently been improved. Location provides immediate access to I-880 via Alvarado Niles Rd or Whipple Rd. Potential to expand building due to large lot size. Site Plan and office layouts available upon request.

Call For Pricing – Open Houses will be held 4/25, 4/27, 5/2 from 11am to 2pm. Owner will hold a call for offers 5/5.