



# Exclusive Property Summary

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COLLIERS INTERNATIONAL > OAKLAND, CA > INDUSTRIAL

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## INDUSTRIAL - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016224425 - N



**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:**  
 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.

2



1016203410 - Y



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

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

**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

**FEATURES:** Sprinklers - Fully Fired Sprinklered  
 Yard

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016228253 - N



**Orchard Fremont Ind Centre**  
**44380 Osgood Rd**  
**Fremont, CA 94539**

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Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 111,682  
 Lot Size: 0.52 Acre  
 Construction Status: Existing  
 Construction Material: Masonry  
 Year Built: 1989  
 Class: A  
 Floors: 1  
 Available Date: 6/01/2018  
 Occupied?: Yes  
 Territory: SJC-16 Fremont (partial)  
 APN: 519-1351-020

**FOR LEASE**

Available SF: 48,334  
 Office BuildOut SF: 1,500  
 Warehouse SF: 46,834  
 Avail Subtype: Warehouse  
 Rental Rate: TBD  
 Expenses: TBD  
 Parking Ratio: 1.0 / 1000  
 Parking Spaces: 158  
 Dock High Doors: 8  
 Grade Level Doors: 3  
 Clear Height (min - max): 25' - 27'  
 Column Spacing: 40'w x 50'd  
 Amps ; Volts: 2,000 ; 277/480  
 Phase: 3

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

**FEATURES:** Freeway Visibility - 680  
 Highway Access - 680  
 Public Transportation - <.50 miles to Warm Springs Station  
 Sprinklers - .33 GPM/3,000 SF  
 Traffic Count - 140,000 ADT

4



1016224481 - N



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

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

**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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016228152 - N



**Warm Springs Station**  
**0 Corporate Way**  
**Fremont, CA 94538**

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Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 108,560  
 Lot Size: 6.65 Acres  
 Construction Status: Development (12 mos out)  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-16 Fremont (partial)  
 APN: 519-1687-25-4

**FOR LEASE**

Available SF: 108,560  
 Avail Subtype: Manufacturing, Industrial  
 Rental Rate: TBD  
 Expenses: TBD  
 Parking Ratio: 1.5 / 1000  
 Dock High Doors: 1  
 Grade Level Doors: 1  
 Clear Height (min - max): 32' - 32'  
 Amps ; Volts: 2,000 ; 277/480  
 Phase: 3

**BROKERAGES:**  
[Colliers International](#)  
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911  
[David Sandlin, SIOR](#) 408-282-3988  
[Ed Hofer, SIOR](#) 408-282-3819  
[Mark Maguire, SIOR](#) 510-433-5835

**LEASE NOTES**  
 Can be combined with 4 other buildings for full project identity of 677,160 SF. Planned project. Build to suit. Expandable power to 4,000 amps.

**FEATURES:** Highway Access - 680  
 Sprinklers -

6



218860 - N



**Warm Springs Station**  
**0 Warm Springs Blvd COMBO, Suite**  
**COMBO**  
**Fremont, CA 94539**

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Property Type: Office  
 Property Subtype: Office  
 Property SF: 108,982  
 Lot Size: 21.50 Acres  
 Construction Status: Development (12 mos out)  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SJC-16 Fremont (partial)  
 APN: 519-1687-37, 519-1687-36, 519-1687-20,  
 519-1687-21, 519-1687-35-2, 519-1687-34-2,  
 519-1687-22-1, 519-1687-23-1, 519-1687-35-3,  
 519-1687-34-3, 519-1687-25-4

**FOR LEASE**

Available SF: 677,160  
 Avail Subtype: Manufacturing, Industrial  
 Rental Rate: TBD  
 Expenses: TBD  
 Parking Ratio: 3.5 / 1000

**BROKERAGES:**  
[Colliers International](#)  
[Craig Fordyce, SIOR, CCIM](#) 408-282-3911  
[David Sandlin, SIOR](#) 408-282-3988  
[Ed Hofer, SIOR](#) 408-282-3819  
[Mark Maguire, SIOR](#) 510-433-5835

**FEATURES:** Highway Access - 680

**PROPERTY DESCRIPTION**  
 4 office buildings at 142,150 SF  
 1 manufacturing building at 108,560 SF

**LEASE NOTES**  
 Planned project. Build to suit.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

**3340 Arden Rd  
Hayward, CA 94545**



1016226681 - N



Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 102,121  
 Lot Size: 4.93 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1979  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: OAK-Hayward Eden Landing

**FOR LEASE**

Available SF: 6,250  
 Office BuildOut SF: 1,563  
 Light Industrial SF: 4,687  
 Avail Subtype: Light Industrial  
 Rental Rate: \$1.00 NNN  
 Expenses: \$0.27  
 Rent + Expenses: \$1.27 PSF  
 Parking Ratio: 2.7 / 1000  
 Dock High Doors: 1  
 Grade Level Doors: 1

**FEATURES:** Sprinklers

**BROKERAGE:**

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

**LEASE NOTES**

Functional Warehouse Space with Dock and Grade Level Loading, 25% Office/Corner Unit.

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**3430 Arden Rd  
Hayward, CA 94545**



1016226680 - N



Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 102,121  
 Lot Size: 4.93 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1979  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: OAK-Hayward Eden Landing

**FOR LEASE**

Available SF: 10,387  
 Office BuildOut SF: 2,597  
 Light Industrial SF: 7,790  
 Avail Subtype: Light Industrial  
 Rental Rate: \$1.00 NNN  
 Expenses: \$0.27  
 Rent + Expenses: \$1.27 PSF  
 Parking Ratio: 2.7 / 1000  
 Dock High Doors: 1  
 Grade Level Doors: 2

**FEATURES:** Sprinklers

**BROKERAGE:**

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

**LEASE NOTES**

Functional Warehouse Space with Dock and Grade Level Loading, 25% Office/Corner Unit.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9

**20458 Corsair Blvd  
Hayward, CA 94545**

Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 100,320  
 Lot Size: 3.50 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1970  
 Class: B  
 Floors: 1  
 Available Date: 3/31/2018  
 Occupied?: Yes  
 Territory: OAK-Hayward North  
 APN: 432-0101-030-00

**FOR LEASE**

Available SF: 30,321  
 Office BuildOut SF: 1,360  
 Warehouse/Distribution SF: 28,961  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$0.85 NNN  
 Expenses: TBD  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 6  
 Grade Level Doors: 2  
 Clear Height (min - max): 24'  
 Column Spacing: 22'w x 74'd

**BROKERAGE:**

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



1016228888 - N



10

**20470 Corsair Blvd  
Hayward, CA 94545**

Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 100,320  
 Lot Size: 3.50 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1970  
 Class: B  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: OAK-Hayward North  
 APN: 432-0101-030-00

**FOR LEASE**

Available SF: 25,080  
 Office BuildOut SF: 2,860  
 Warehouse/Distribution SF: 22,220  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$0.85 NNN  
 Expenses: TBD  
 Floor Num: 2  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 4  
 Grade Level Doors: 2  
 Clear Height (min - max): 24'  
 Column Spacing: 22'w x 74'd

**BROKERAGE:**

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



1016228889 - Y



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



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

**FEATURES:** Yard - Side Yard Area

12



1016227041 - Y



**Barrington Business Park  
2602 Barrington Ct Bldg. B  
Hayward, CA 94545**

Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 49,360  
 Lot Size: 9.06 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1987  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: OAK-Hayward North

**FOR LEASE**

Available SF: 7,200  
 Office BuildOut SF: 1,800  
 Light Industrial SF: 5,400  
 Avail Subtype: Light Industrial  
 Rental Rate: \$0.95 NNN  
 Expenses: \$0.17  
 Rent + Expenses: \$1.12 PSF  
 Parking Ratio: 2.8 / 1000  
 Dock High Doors: 2  
 Grade Level Doors: 1  
 Amps ; Volts: 200 ;

**BROKERAGE:**

Colliers International  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
 Greig Lagomarsino, SIOR 510-433-5809

**PROPERTY DESCRIPTION**

CTU construction.

**FEATURES:** Sprinklers

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016227042 - Y



FLYER



**Barrington Business Park**  
**2608 Barrington Ct Bldg. B**  
**Hayward, CA 94545**

Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 49,360  
 Lot Size: 9.06 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1987  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: OAK-Hayward North

**FOR LEASE**  
 Available SF: 4,800  
 Office BuildOut SF: 800  
 Light Industrial SF: 4,000  
 Avail Subtype: Light Industrial  
 Rental Rate: \$1.00 NNN  
 Expenses: \$0.17  
 Rent + Expenses: \$1.17 PSF  
 Parking Ratio: 2.8 / 1000  
 Dock High Doors: 1  
 Grade Level Doors: 1  
 Amps ; Volts: 200 ;

**BROKERAGE:**  
 4,800 [Colliers International](#)  
 800 [Joe Yamin](#) 510-433-5812  
 4,000 [Sean Sabarese](#) 510-433-5803  
 Light Industrial [Greig Lagomarsino, SIOR](#) 510-433-5809

**PROPERTY DESCRIPTION**

CTU construction.

**FEATURES:** Highway Access - 92, I-880  
 Sprinklers

14



1016225636 - N



FLYER



**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

**BROKERAGE:**  
 17,860 [Colliers International](#)  
 R&D/Flex [Greig Lagomarsino, SIOR](#) 510-433-5809  
 \$1.45 NNN [Nick Ousman](#) 510-433-5820

**LEASE NOTES**

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

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



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15

**East Bay Ind Center**  
**21050 Forbes St**  
**Hayward, CA 94545**



1016227393 - N



Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 113,160  
 Lot Size: 5.99 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1982  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Zoning: INDUSTRIAL  
 Territory: OAK-Hayward North  
 APN: 439-0058-034-02

**FOR LEASE**

Available SF: 24,600  
 Office BuildOut SF: 2,200  
 Warehouse/Distribution SF: 22,400  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$0.80 NNN  
 Expenses: TBD  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 4  
 Grade Level Doors: 1  
 Clear Height (min - max): 22' - 24'  
 Amps ; Volts: 200 ; 430

**FEATURES:** Highway Access - I-880, 92  
 Sprinklers

**BROKERAGE:**

Colliers International  
 Sean Sabarese 510-433-5803

**PROPERTY DESCRIPTION**

Rail served. CTU construction.

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



1016226774 - Y



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: 8,497  
 Avail Subtype: R&D/Office  
 Rental Rate: \$1.70 NNN  
 Expenses: \$0.49  
 Rent + Expenses: \$2.19 PSF  
 TI Allowance: \$35.00  
 Floor Num: 2  
 Parking Ratio: 3.5 / 1000  
 Phase: 3

**BROKERAGES:**

Colliers International 925-227-6227  
 Dan Bergen  
 Casey Ricksen, 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](http://www.mtedenbp.com) for more information

**LEASE NOTES**

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.

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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016208313 - Y



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

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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: 5,097  
 Avail Subtype: R&D/Office  
 Rental Rate: \$1.70 NNN  
 Expenses: \$0.49  
 Rent + Expenses: \$2.19 PSF  
 TI Allowance: \$35.00  
 Floor Num: 2  
 Parking Ratio: 3.5 / 1000  
 Phase: 3

**BROKERAGES:**  
 5,097 [Colliers International](#)  
 R&D/Office [Dan Bergen](#) 925-227-6227  
[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](http://www.mtedenbp.com) for more information

**LEASE NOTES**  
 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.

- > Warm shell condition
- > 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, or R&D
- > 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**

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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: \$1.65 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$2.02 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  
[Casey Rickson, SIOR](#) 510-433-5805

**LEASE NOTES**  
 Estimated Nets: \$0.37 psf  
 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**

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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: \$1.65 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$2.02 PSF  
 TI Allowance: \$10.00  
 Parking Ratio: 3.6 / 1000  
 Dock High Doors: 2  
 Grade Level Doors: 4  
 Clear Height (min - max): 18' - 20'  
 Amps ; Volts: 800 ; 277/480  
 Phase: 3

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

**LEASE NOTES**  
 Estimated Nets: \$0.37 psf  
 > 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



1016209157 - Y



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

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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: \$1.65 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$2.02 PSF  
 TI Allowance: \$10.00  
 Parking Ratio: 3.0 / 1000  
 Dock High Doors: 4  
 Grade Level Doors: 12  
 Clear Height (min - max): 18' - 20'  
 Amps ; Volts: 2,000 ; 277/480

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

**LEASE NOTES**  
 Available Jan/Feb, 2017. Buildings can be leased together for a Corporate Campus or Separately. Estimated Nets: \$0.37 psf.  
 \*\* To tour, allow 2 days to schedule - high security measures.  
 TI's New: \$10.00/SF



1016202768 - N



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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

21



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://sheapropties.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: \$0.25  
 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

22



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://sheapropties.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: \$0.25  
 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

23



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://sheapropties.com/industrial/detail/20/shea-center-hayward to](http://sheapropties.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: \$0.25  
 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

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**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

24



1016187394 - N



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

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Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 112,137  
 Construction Status: Under Construction  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Website: [http://sheapropties.com/industrial/detail/20/shea-center-hayward to](http://sheapropties.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: \$0.25  
 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

25



1016187395 - N



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

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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: \$0.25  
 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

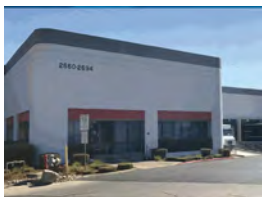
**FEATURES:** Fire Suppression - ESFR Fire Suppression

**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

26



1016226028 - N



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

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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

27



1016205894 - Y



**Lathrop Industrial Complex**  
**17100 S Harlan Rd**  
**Lathrop, CA 95330**

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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: 417,720  
 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**  
 417,720± 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

28

**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

29

**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: \$0.17  
 Rent + Expenses: \$1.07 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:**

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**

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

30

**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: Immediate  
 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: \$0.17  
 Rent + Expenses: \$1.47 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

**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.

**FEATURES:** Freezer -

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

31

**37707 Cherry St**  
**Newark, CA 94560**



1016226432 - N



Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 113,247  
 Lot Size: 10.10 Acres  
 Construction Status: Existing  
 Year Built: 1957  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: OAK-Newark  
 APN: 092A-2165-013-01

**FOR LEASE**

Available SF: 45,000  
 Office BuildOut SF: 3,200  
 Industrial SF: 41,800  
 Avail Subtype: Industrial, Warehouse  
 Rental Rate: \$0.85 NNN  
 Expenses: TBD  
 Parking Ratio: 1.5 / 1000  
 Dock High Doors: 4  
 Grade Level Doors: 1  
 Clear Height (min - max): 20' - 22'

**BROKERAGE:**

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

**PROPERTY DESCRIPTION**

Landvision address is 6590 Central Ave, marketing as 37707 Cherry St

**FEATURES:** Highway Access - 880  
 Sprinklers - .6gpm/3000 sf

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

32

**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: \$0.27  
 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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

33



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

34



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](http://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  
 Grant Diede 510-433-5854

**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

35



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: \$0.25  
 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

36



51994 - N



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

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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.

37



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:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Dock High Doors:  
 Grade Level Doors:  
 Clear Height (min - max):  
**FEATURES:** Restrooms  
 Yard

**BROKERAGE:**  
 30,665 [Colliers International](#)  
 10,000 - 20,665 [Mark Maguire, SIOR](#) 510-433-5835  
 Warehouse [Greig Lagomarsino, SIOR](#) 510-433-5809  
 \$0.75 IG [Nick Angelos](#) 510-433-5814

**PROPERTY DESCRIPTION**

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

**LEASE NOTES**

>> ±20,665 SF and ±10,000 SF of warehouse space  
 >> Can be combined for ±30,665 SF space  
 >> Shell condition

38



1016227318 - N



**1782 Neptune Dr**  
**San Leandro, CA 94577**

---

Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 12,000  
 Construction Status: Existing  
 Floors: 1  
 Available Date: 4/01/2018  
 Occupied?: Yes  
 Territory: OAK-San Leandro

**FOR LEASE**  
 Available SF:  
 Office BuildOut SF:  
 Light Industrial SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Grade Level Doors:  
 Clear Height (min - max):  
**FEATURES:** Restrooms  
 Sprinklers

**BROKERAGE:**  
 2,400 [Colliers International](#)  
 250 [Joe Yamin](#) 510-433-5812

**PROPERTY DESCRIPTION**

Light Industrial 1 drive-in door; Abundant natural lighting; 18 clear height; Ample gated/secured parking; Yard storage and expansion room possible.

**LEASE NOTES**

>> ±250 sq. ft. office area  
 >> 16-18' Clear Height  
 >> One (1) Grade Level Roll Up Door  
 >> Fenced/Secure "Shared" Parking Lot

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39



1016229144 - Y



**466 Whitney St**  
**San Leandro, CA 94577**

Property Type: Industrial  
 Property Subtype: Incubator  
 Property SF: 9,350  
 Lot Size: 0.50 Acre  
 Construction Status: Existing  
 Year Built: 1969  
 Class: B  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: OAK-San Leandro

**FOR LEASE**

Available SF: 5,150  
 Office BuildOut SF: 1,800  
 Incubator SF: 3,350  
 Avail Subtype: Incubator  
 Rental Rate: \$1.30 GR  
 Expenses: TBD  
 Parking Spaces: 8  
 Grade Level Doors: 2

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

**FEATURES:** Highway Access - 880  
 Yard - Fenced Shared Yard in Rear

40



1016226359 - Y



**Polvorosa Business Park, Bldg. B**  
**2235 Polvorosa Ave Bldg. B, Suite 160**  
**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: 2,610  
 Office BuildOut SF: 1,827  
 Light Industrial SF: 783  
 Avail Subtype: Light Industrial  
 Rental Rate: \$1.35 NNN  
 Expenses: \$0.354  
 Rent + Expenses: \$1.704 PSF  
 Parking Ratio: 3.0 / 1000  
 Grade Level Doors: 1

**BROKERAGE:**  
 Colliers International  
 Joe Yamin 510-433-5812

**FEATURES:** Sprinklers

**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.

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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: \$0.354  
 Rent + Expenses: \$1.704 PSF  
 Parking Ratio: 3.0 / 1000  
 Grade Level Doors: 1

**BROKERAGE:**  
 Colliers International  
 Joe Yamin 510-433-5812

**FEATURES:** Breakroom  
 Conference Room  
 Private Office  
 Reception Area  
 Restrooms  
 Sprinklers

**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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

42



1016196352 - Y



**Airport Gateway Center**  
**834 Performance Dr**  
**Stockton, CA 95206**

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

**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.

**FEATURES:** Insulation - R-19  
 Skylights - 54  
 Sprinklers - ESFR  
 Truck: Court - 135'

43



1016206517 - Y



**Stockton Airport Business Center**  
**2845 Boeing Way**  
**Stockton, CA 95206**

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: \$0.43 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

**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.

**FEATURES:** Highway Access - HWY 99  
 Lighting - LED  
 Sprinklers - ESFR



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

44



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  
 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

45



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

46



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: \$0.80 NNN  
 Expenses: \$0.17  
 Rent + Expenses: \$0.97 PSF  
 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:**  
 86,401 [Colliers International](#)  
 3,242 [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

47



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: Immediate  
 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: \$0.90 NNN  
 Expenses: \$0.19  
 Rent + Expenses: \$1.09 PSF  
 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.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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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: 2,304  
 Avail Subtype: Light Industrial  
 Rental Rate: \$1.30 GR  
 Expenses: TBD  
 Grade Level Doors: 1

**FEATURES:** Sprinklers

**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.

49



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: 5,400  
 Avail Subtype: Light Industrial  
 Rental Rate: \$1.25 IG  
 Expenses: TBD  
 Dock High Doors: 1  
 Grade Level Doors: 1

**FEATURES:** Private Office - 3

Skylights  
 Sprinklers

**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

50



1016219831 - Y



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

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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  
 Min - Max Divisibility: 6,129 - 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

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**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)

51



1016165215 - Y



**Willowbrook Business Center**  
**1701 Atlantic St**  
**Union City, CA 94587**

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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: \$0.18  
 Rent + Expenses: \$0.97 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

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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

52

**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

MARCH 06, 2018

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016194455 - Y



**26118 Research Rd  
Hayward, CA 94545**

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

2



1016226508 - Y



**Hayward Industrial Park  
23285 Eichler St Bldg. 10, Suite Unit C  
Hayward, CA 94545**

Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 103,104  
 Lot Size: 4.00 Acres  
 Construction Status: Existing  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: Industrial  
 Territory: OAK-Hayward North  
 APN: 439-0035-056

**FOR SUBLEASE**

Available SF: 12,000  
 Office BuildOut SF: 1,200  
 Warehouse/Distribution SF: 10,800  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$0.72 NNN  
 Expenses: \$0.19  
 Rent + Expenses: \$0.91 PSF  
 Lease Expiration Date: 06/30/2019  
 Parking Ratio: 0.5 / 1000  
 Dock High Doors: 3  
 Clear Height (min - max): 24'

**BROKERAGE:**

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

**PROPERTY DESCRIPTION**

Well located with convenient access to Highway 92 and Interstate 880 via the Clawiter Road/Eden Landing interchange.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016226842 - Y



**Hayward Industrial Park**  
**23497 Eichler St Bldg. 8, Suite B-D**  
**Hayward, CA 94545**

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Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 134,140  
 Lot Size: 6.40 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1982  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: INDUSTRIAL  
 Territory: OAK-Hayward North  
 APN: 439-0035-045

**FOR SUBLEASE**

Available SF: 12,960  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$0.72 NNN  
 Expenses: \$0.19  
 Rent + Expenses: \$0.91 PSF  
 Lease Expiration Date: 02/28/2023  
 Parking Ratio: 1.0 / 1000  
 Dock High Doors: 2  
 Grade Level Doors: 1  
 Column Spacing: 60'w x 216'd  
 Amps ; Volts: 2,000 ; 277/480

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

**PROPERTY DESCRIPTION**  
 CTU construction.

**FEATURES:** Sprinklers

4



1016215149 - N



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

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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: \$1.70 NNN  
 Expenses: \$0.49  
 Rent + Expenses: \$2.19 PSF  
 Lease Expiration Date: 07/31/2022  
 Floor Num: 2  
 Parking Ratio: 3.5 / 1000  
 Phase: 3

**BROKERAGES:**  
 Colliers International  
 Dan Bergen 925-227-6227  
 Michael Draeger 650-486-2221  
 Casey Ricksen, 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](http://www.mtedenbp.com) for more information

**LEASE NOTES**  
 > 12,113 RSF with expansion to 17,210 RSF  
 > Turn-key ready to move in with a 7/31/2022 LED  
 > 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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016225722 - N



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

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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: Immediate  
 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

**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.

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

6



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: \$0.17  
 Rent + Expenses: \$1.01 PSF  
 Lease Expiration Date: 01/01/2026  
 Parking Spaces: 202  
 Dock High Doors: 18  
 Grade Level Doors: 2  
 Clear Height (min - max): 28' - 34'

**BROKERAGE:**  
 Colliers International  
 Greig Lagomarsino, SIOR 510-433-5809  
 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



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

**2002 Davis St**  
**San Leandro, CA 94577**

**FOR SUBLEASE**

**BROKERAGE:**

Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 73,820  
 Lot Size: 4.17 Acres  
 Construction Status: Existing  
 Construction Material: Metal  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: OAK-San Leandro  
 APN: 077A-0417-001-18

Available SF: 23,700  
 Avail Subtype: Light Industrial, Manufacturing, Warehouse  
 Rental Rate: \$0.80 GR  
 Expenses: TBD  
 Dock High Doors: 6  
 Clear Height (min - max): 18' - 20'  
 Column Spacing: 20'w x 62'd

[Colliers International](#)  
[Joe Yamin](#) 510-433-5812  
[Chet Barney](#) 510-433-5811

**PROPERTY DESCRIPTION**

Interconnected metal buildings.

**FEATURES:** Highway Access - 880

Sprinklers



1016226453 - Y





# COLLIERS EXCLUSIVES

## INDUSTRIAL - FOR LEASE PENDING

MARCH 06, 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

MARCH 06, 2018

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016223065 - N



**Napa Logistics Park**  
**5 Middleton Way**  
**American Canyon, CA 94503**

Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 362,880  
 Lot Size: 24.51 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

**FOR LEASE AND SALE**

Available SF: 362,880  
 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

**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

**BROKERAGE:**  
 Colliers International  
 Greig Lagomarsino, SIOR 510-433-5809

**PROPERTY DESCRIPTION**  
 ±362,880 SF Within A ±218 Acre State-Of-The-Art Logistics And Rail-Served Park  
 Lot Five  
 Approximately ±24.51 Acres  
 Construction Completion Estimated 3rd Qtr 2018

**BUILDING**  
 > ±362,880 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

**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

2



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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**7955 Edgewater Dr  
Oakland, CA 94621**



1016223102 - N



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?: Yes  
 Territory: OAK-Oakland South (Airport)  
 APN: 042-4430-002-07

**FOR LEASE AND SALE**

Available SF: 40,000  
 Office BuildOut SF: 10,000  
 Warehouse/Distribution SF: 30,000  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$2.50 NNN  
 Expenses: TBD  
 Sale Price: \$9,999,999  
 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**

- Approved Use: Cannabis Cultivation Facility
- Rare freestanding manufacturing building with Edgewater Drive & Oakland "Green Zone" identity
- ±40,000 SF available, approximately 25% office
- Cannabis Approved Zoning:
- > MC permitted Delivery-Only Dispensaries
- > MC permitted Culti Dist Lab Trans
- > MC permitted Non Volatile
- Situated on 1.91 acres
- ±21' minimum clear height in warehouse
- Sprinklered throughout
- Loading doors: 4 docks and 2 grades
- T-5 warehouse lighting with motion sensors
- Ownership in the process of upgrading electrical service to the building to 4,000 amps @ 480 volts
- Minutes to Oakland International Airport & I-880
- Exclusive parking and staging area
- Available now

4

**Colorstrip Plant  
1 W Barrett Ave  
Richmond, CA 94801**



1016221326 - Y



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**

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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

**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.



1016180059 - Y



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



## 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

**4501 Crows Landing Rd  
Modesto, CA 95358**



1016228404 - N



Property Type: Industrial  
 Property Subtype: Other/Special Use  
 Property SF: 8,094  
 Lot Size: 17.94 Acres  
 Construction Status: Existing  
 Construction Material: Metal  
 Available Date: Immediate  
 Occupied?: No  
 Territory: SCK-Modesto  
 APN: 041-004-005

**FOR SALE**

Available SF:  
 Avail Subtype:

8,094  
 Other/Special Use

**BROKERAGES:**

Colliers International  
 Gregory O'Leary, SIOR  
 Michael Goldstein, SIOR  
 Greig Lagomarsino, SIOR

209-475-5108  
 209-475-5106  
 510-433-5809

**PROPERTY DESCRIPTION**

Existing trucking and transportation facility with a conditional use permit in place. The site totals ±17.94 acres and approximately ±8,094 square feet of improvements including a service building, metal shed and trailer. Current zoning is AG-40 in Stanislaus County.