



Exclusive Property Summary

COLLIERS INTERNATIONAL > OAKLAND, CA > INDUSTRIAL

William Chui > Research Analyst I

Travis Clark > Research Analyst II

1999 Harrison Street, Suite 1750 > Oakland, CA > 94612 > +1 510 986 6770 > www.colliers.com/oakland





INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

Fremont Industrial Centre
44560 Osgood Rd
Fremont, CA 94539



1016230621 - N



Property Type:	Industrial
Property Subtype:	Industrial
Property SF:	87,592
Construction Status:	Existing
Floors:	1
Available Date:	9/01/2018
Occupied?:	Yes
Territory:	SJC-16 Fremont (partial)
APN:	519-1351-26-1

FOR LEASE

Available SF:	87,592
Office BuildOut SF:	5,000
Industrial SF:	82,592
Avail Subtype:	Industrial
Rental Rate:	TBD
Expenses:	\$0.23
Parking Ratio:	1.0 / 1000
Parking Spaces:	186
Dock High Doors:	12
Grade Level Doors:	5
Clear Height (min - max):	25' - 27'
Column Spacing:	40'w x 50'd

FEATURES: Freeway Visibility - 680
Public Transportation - <.50 Miles to Warm Springs Station
Sprinklers - .33 GPM/3,000 SF
Traffic Count - 140,000 ADT (Hwy 680)

BROKERAGE:

87,592	Colliers International	
5,000	Mark Maguire, SIOR	510-433-5835

LEASE NOTES

Tour by appointment. Call broker for pricing.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2



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: Immediate
 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 510-433-5805
 Ed Hofer, SIOR 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

3



1016228152 - N



Warm Springs Station
0 Corporate Way
Fremont, CA 94538

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: 3/01/2020
 Occupied?: No
 Territory: SJC-16 Fremont (partial)
 APN: 519-1687-25-4

FOR LEASE

Available SF: 108,560
 Min - Max Divisibility: 108,560 - 677,160

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 -

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



218860 - N



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

Property Type: Office
 Property Subtype: Office
 Property SF: 677,160
 Lot Size: 21.50 Acres
 Construction Status: Development (12 mos out)
 Class: A
 Floors: 1
 Available Date: 3/01/2020
 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

FEATURES: Highway Access - 680

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

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

LEASE NOTES
 Planned project. Build to suit.

5



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 ;

FEATURES: Sprinklers

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

PROPERTY DESCRIPTION
 CTU construction.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016231635 - Y



Crocker South
31155 San Benito St, Suite 31155-31159
Hayward, CA 94544

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 23,642
 Lot Size: 1.27 Acres
 Construction Status: Existing
 Year Built: 1978
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Hayward South
 APN: 475-0031-052

FOR LEASE

Available SF: 4,410
 Office BuildOut SF: 800
 Light Industrial SF: 3,610
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.5 / 1000
 Grade Level Doors: 1
 Clear Height (min - max): 14' - 15'

BROKERAGE:

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

FEATURES: Sprinklers

7



1016227393 - Y



East Bay Ind Center
21050 Forbes St
Hayward, CA 94545

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?: No
 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

BROKERAGE:

Colliers International
 Sean Sabarese 510-433-5803

PROPERTY DESCRIPTION
 Rail served. CTU construction.

FEATURES: Highway Access - I-880, 92
 Sprinklers

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Industrial Blvd. Business Center
28301 Industrial Blvd, Suite F
Hayward, CA 94545



1016230241 - Y



Property Type: Industrial
 Property Subtype: Incubator
 Property SF: 43,032
 Lot Size: 1.50 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: INDUSTRIAL
 Territory: OAK-Hayward Eden Landing
 APN: 456-0050-061-00

FOR LEASE

Available SF: 2,208
 Office BuildOut SF: 0
 Avail Subtype: Incubator
 Rental Rate: \$2,826/Month GR
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 14'
 Amps ; Volts: 100 ; 208

FEATURES: Private Office
 Reception Area

BROKERAGE:

Colliers International
 Joe Yamin 510-433-5812

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Industrial Blvd. Business Center
28301 Industrial Blvd, Suite P
Hayward, CA 94545



1016230213 - Y



Property Type: Industrial
 Property Subtype: Incubator
 Property SF: 43,032
 Lot Size: 1.50 Acres
 Construction Status: Existing
 Year Built: 1981
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: INDUSTRIAL
 Territory: OAK-Hayward Eden Landing
 APN: 456-0050-061-00

FOR LEASE

Available SF: 2,420
 Office BuildOut SF: 0
 Avail Subtype: Incubator
 Rental Rate: \$3,073/Month GR
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 14'
 Amps ; Volts: 100 ; 208

FEATURES: Reception Area

BROKERAGE:

Colliers International
 Joe Yamin 510-433-5812

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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1016226774 - Y



Mt. Eden Business Park
25841 Industrial Blvd Bldg. C, Suite 225
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:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 TI Allowance:
 Floor Num:
 Parking Ratio:
 Phase:

BROKERAGES:
 8,497 [Colliers International](#)
 R&D/Office [Dan Bergen](#) 925-227-6227
 \$1.70 NNN [Casey Ricksen, SIOR](#) 510-433-5805

PROPERTY DESCRIPTION
 \$0.49
 \$2.19 PSF
 \$35.00
 2
 3.5 / 1000
 3

- > 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

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

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
 \$1.70 NNN **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
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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

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
 \$1.65 NNN **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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1016202768 - N



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

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
 Avail Subtype: 36,932 - 88,381
 Rental Rate: R&D/Flex
 Expenses: \$1.65 NNN
 Rent + Expenses: \$0.39
 TI Allowance: \$2.04 PSF
 Parking Ratio: \$10.00
 Dock High Doors: 3.0 / 1000
 Grade Level Doors: 4
 Clear Height (min - max): 12
 Amps ; Volts: 18' - 20'
 2,000 ; 277/480

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

BROKERAGES:

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

LEASE NOTES

Available Now. Lease is Pending For entire Buidling. Buildings can be leased together for a Corporate Campus or Separately. Estimated Nets: \$0.39 psf.
 ** To tour, allow 2 days to schedule - high security measures.
 TI's New: \$10.00/SF @ asking rental rate.

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1016187390 - Y



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

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 41,905
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: <http://sheaproperties.com/industrial/detail/20/shea-center-hayward>
 Territory: OAK-Hayward Eden Landing

FOR LEASE

Available SF: 41,905
 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 510-433-5809
 Greig Lagomarsino, SIOR 510-433-5835
 Mark Maguire, SIOR 510-433-5820
 Nick Ousman

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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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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: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: <http://sheaproperties.com/industrial/detail/20/shea-center-hayward>
 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: 20,000 - 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.

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1016187392 - Y



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

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 81,088
 Construction Status: Existing
 Class: A
 Available Date: Immediate
 Occupied?: No
 Website: <http://sheaproperties.com/industrial/detail/20/shea-center-hayward>
 Territory: OAK-Hayward Eden Landing

FOR LEASE
 Available SF: 81,088
 Min - Max Divisibility: 20,000 - 81,088
 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

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1016187394 - Y



FLYER



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

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 113,300
 Construction Status: Existing
 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: 113,300
 Min - Max Divisibility: 20,000 - 113,300
 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

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

FEATURES: Fire Suppression - ESFR Fire Suppression

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1016231944 - N



FLYER



Winton Industrial Center
2852 W Winton Ave Bldg. 3
Hayward, CA 94545

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 98,965
 Lot Size: 36.00 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Class: A
 Floors: 1
 Available Date: 8/01/2018
 Occupied?: Yes
 Territory: OAK-Hayward North
 APN: 439-0040-002-05

FOR LEASE

Available SF: 26,100
 Office BuildOut SF: 2,000
 Warehouse/Distribution SF: 24,100
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.82 NNN
 Expenses: \$0.17
 Rent + Expenses: \$0.99 PSF
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 5
 Grade Level Doors: 4
 Clear Height (min - max): 24' - 26'
 Column Spacing: 48'w x 60'd

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

FEATURES: Breakroom
 Skylights
 Sprinklers - .45/3000

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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Lathrop Industrial Complex
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: 417,720
 Min - Max Divisibility: 101,250 - 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

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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: 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: \$0.11
 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

37707 Cherry St
Newark, CA 94560



1016226432 - Y



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?: No
 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'

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

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

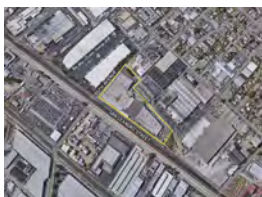
PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

24

**8511 Blaine St
Oakland, CA 94621**



1016230831 - Y



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?: No
 Territory: OAK-Oakland South (Airport)
 APN: 042-4299-001-02

FOR LEASE

Available SF: 205,927
 Office BuildOut SF: 10,000
 Industrial SF: 195,927
 Avail Subtype: Industrial
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 5
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 20'
 Column Spacing: 56'w x 24'd
 Amps ; Volts: 3,200-4,500 ;

BROKERAGE:

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

PROPERTY DESCRIPTION

Concrete and brick buildings

FEATURES: Highway Access - Immediate access to I-880
 Lighting - Updated Motion Sensor T-5
 Rail Service
 Skylights
 Sprinklers
 Yard

25

**401 Parr Blvd
Richmond, CA 94804**



1016232576 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 19,351
 Lot Size: 1.36 Acres
 Construction Status: Existing
 Year Built: 1963
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Richmond

FOR LEASE

Available SF: 19,351
 Office BuildOut SF: 1,500
 Light Industrial SF: 17,851
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 42
 Dock High Doors: 2
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 18'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 1,200 ; 480

BROKERAGE:

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

LEASE NOTES

Landlord will consider a sale. Potential to expand building by approximately +20,000 square feet.

FEATURES: Highway Access - I-580, I-80
 Yard

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

26



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

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

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.

27



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: 566,000
 Avail Subtype: R&D/Office
 Rental Rate: TBD
 Expenses: TBD

BROKERAGES:
 Colliers International
 Mark Maguire, SIOR 510-433-5835
 Ed Hofer, SIOR 408-282-3819
 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.

28



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: 30,665
 Min - Max Divisibility: 10,000 - 20,665
 Avail Subtype: Warehouse
 Rental Rate: \$0.75 IG
 Expenses: TBD
 Dock High Doors: 2
 Grade Level Doors: 1
 Clear Height (min - max): 18' - 18'

FEATURES: Restrooms
 Yard

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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

29

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



1016229144 - Y



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

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

30

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



1016221667 - Y



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 510-433-5812
 Joe Yamin

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

31



1016230832 - N



San Leandro Business Park
1525 Alvarado St Bldg. E
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 134,919
 Lot Size: 4.80 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1962
 Class: A
 Floors: 1
 Occupied?: Yes
 Territory: OAK-San Leandro

FOR LEASE

Available SF: 62,801
 Office BuildOut SF: 3,000
 Warehouse/Distribution SF: 59,801
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.78 NNN
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 12
 Grade Level Doors: 1
 Clear Height (min - max): 28' - 30'
 Amps ; Volts: 900 ; 277/480

FEATURES: Freeway Visibility - I-880
 Highway Access - I-880
 Public Transportation - BART
 Sprinklers

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

32



1016229652 - N



San Leandro Business Park
1615 Alvarado St Bldg. C
San Leandro, CA 94577

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 34,540
 Lot Size: 1.87 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1988
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-San Leandro
 APN: 075-0047-016-00

FOR LEASE

Available SF: 17,226
 Office BuildOut SF: 8,000
 Light Industrial SF: 9,226
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 3
 Grade Level Doors: 3
 Clear Height (min - max): 18' - 20'
 Amps ; Volts: 225 ; 277/480

FEATURES: Sprinklers

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

PROPERTY DESCRIPTION
 Five building project. 24x 60 column spacing. Building is divided into three units.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

33



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'

34



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

35



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

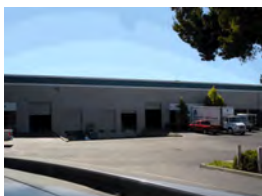
BROKERAGES:

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

36



1016231579 - N



1500 Whipple Rd
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 106,374
 Lot Size: 1.70 Acres
 Construction Status: Existing
 Floors: 1
 Available Date: 7/02/2018
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE

Available SF: 22,339
 Office BuildOut SF: 600
 Warehouse/Distribution SF: 21,739
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.3 / 1000
 Dock High Doors: 3
 Grade Level Doors: 2
 Clear Height (min - max): 24'
 Amps ; Volts: 200 ; 277/480

FEATURES: Highway Access - I-880
 Lighting - Metal Halide Warehouse Lighths
 Rail Service
 Restrooms
 Skylights
 Sprinklers

BROKERAGE:

Colliers International
 Casey Rickson, SIOR 510-433-5805

PROPERTY DESCRIPTION

Signage possible on building. Union Pacific rail (two rail doors). Metal halide warehouse lights. Skylights. Abundant off-street parking. Easy access to I-880.

LEASE NOTES

Available Q3 or Q4 2018.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37



1016232481 - N



Alvarado Business Park
30336 Whipple Rd Bldg. F, Suite Unit B
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 128,516
 Lot Size: 7.61 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Floors: 1
 Available Date: 8/01/2018
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE
 Available SF: 26,624
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 3
 Grade Level Doors: 2
 Clear Height (min - max): 24'
 Column Spacing: 40'w x 64'd
FEATURES: Sprinklers: ESFR

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.

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1016231993 - N



Alvarado Business Park
4100 Whipple Rd Bldg. E
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 154,866
 Lot Size: 8.83 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1988
 Class: A
 Floors: 1
 Available Date: 8/01/2018
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE
 Available SF: 154,866
 Office BuildOut SF: 4,500
 Warehouse/Distribution SF: 150,366
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 28
 Grade Level Doors: 10
 Clear Height (min - max): 24'
 Amps ; Volts: 2,000 ; 277/480
 Phase: 3

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

- Call Broker For Rate & Touring Instructions
- Available August 1, 2018
- Also Available For Sublease Through July 2021 by Jones Lang LaSalle

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39



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.

40



1016230442 - N



Dowe Business Park Phase I
32980 Alvarado Niles Rd, Suite 812
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: 7/01/2018
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE

Available SF: 4,489
 Office BuildOut SF: 4,040
 R&D/Flex SF: 449
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.35 NNN
 Expenses: \$0.414
 Rent + Expenses: \$1.764 PSF

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 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

Corner location, extensive glassline

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1016230444 - N



Dowe Business Park Phase I
32980 Alvarado Niles Rd, Suite 846
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: 7/01/2018
 Occupied?: Yes
 Territory: OAK-Union City

FOR LEASE

Available SF: 6,876
 Office BuildOut SF: 6,188
 R&D/Flex SF: 688
 Avail Subtype: R&D/Flex
 Rental Rate: \$1.35 NNN
 Expenses: \$0.414
 Rent + Expenses: \$1.764 PSF

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 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

Corner location, extensive glassline

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

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



1016219831 - Y



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)

43

Willowbrook Business Center
1701 Atlantic St
Union City, CA 94587



1016165215 - Y



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: \$0.77 NNN
 Expenses: \$0.18
 Rent + Expenses: \$0.95 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 complete. Heavy power. 100+ car parking. Excellent loading access.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

44

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

JUNE 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

2

**Crocker South Industrial Park
1541 Zephyr Ave
Hayward, CA 94544**



1016231538 - N



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 144,000
 Lot Size: 7.52 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Class: A
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Hayward South
 APN: 475-0020-114-02

FOR SUBLEASE

Available SF: 48,960
 Office BuildOut SF: 2,500
 Warehouse/Distribution SF: 46,460
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.65 NNN
 Expenses: TBD
 Lease Expiration Date: 12/31/2018
 Dock High Doors: 10
 Grade Level Doors: 2
 Clear Height (min - max): 28' - 30'

FEATURES: Breakroom

Restrooms
 Sprinklers

BROKERAGE:

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

PROPERTY DESCRIPTION

High cube. CTU Construction. Extensive glass lined front office. End unit with possible yard space. Not a duplicate of 1575.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016226842 - Y



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

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

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 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

FEATURES: Sprinklers

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

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



1016225722 - Y



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?: No
 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: \$0.72 NNN
 Expenses: \$0.18
 Rent + Expenses: \$0.90 PSF
 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

Fleming Business Park
1057 Montague Expy
Milpitas, CA 95035



1016222080 - N



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



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 SUBLEASE

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

8



1016226453 - Y



2002 Davis St
San Leandro, CA 94577

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

FOR SUBLEASE

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

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

PROPERTY DESCRIPTION
 Interconnected metal buildings.

LEASE NOTES
 Short term sublease. 4-6 months only

FEATURES: Highway Access - 880
 Sprinklers

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



1016232159 - Y



**14050 Doolittle Dr
San Leandro, CA 94577**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 34,320
 Lot Size: 0.93 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1969
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-San Leandro
 APN: 080G-0931-009

FOR SUBLEASE

Available SF: 13,800
 Office BuildOut SF: 1,500
 Light Industrial SF: 12,300
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Lease Expiration Date: 12/31/2022
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 18'
 Amps ; Volts: 600 ; 480

FEATURES: Highway Access - I-880
 Sprinklers

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

PROPERTY DESCRIPTION

CTU construction.

10



1016231219 - N



**2885 Volpey Way
Union City, CA 94587**

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 81,000
 Lot Size: 2.25 Acres
 Construction Status: Existing
 Year Built: 2015
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: OAK-Union City
 APN: 463-45-69-2

FOR SUBLEASE

Available SF: 28,080
 Office BuildOut SF: 1,500
 Warehouse/Distribution SF: 26,580
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.70 NNN
 Expenses: TBD
 Lease Expiration Date: 12/31/2018
 Dock High Doors: 4
 Grade Level Doors: 1
 Clear Height (min - max): 28'

FEATURES: Highway Access - I-880
 Sprinklers

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

LEASE NOTES

>>Longer term possible direct with ownership

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



1016232167 - N



Decoto Industrial Park
705 Bradford Way
Union City, CA 94587

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 36,000
 Lot Size: 1.53 Acres
 Construction Status: Existing
 Construction Material: Metal
 Year Built: 1986
 Floors: 1
 Available Date: 6/11/2018
 Occupied?: Yes
 Territory: OAK-Union City
 APN: 087-0023-012

FOR SUBLEASE

Available SF: 8,539
 Office BuildOut SF: 800
 Light Industrial SF: 7,739
 Avail Subtype: Light Industrial, Warehouse
 Rental Rate: \$0.80 NNN
 Expenses: TBD
 Lease Expiration Date: 07/31/2022
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 22'
 Amps ; Volts: ; 208/120

BROKERAGE:

Colliers International
 Joe Yamin 510-433-5812

PROPERTY DESCRIPTION

Metal clear span construction; divided into 3 units w/office, skylights, halibale & striplit, dock high & grade level loading.

FEATURES: Insulation

Private Office
 Skylights
 Sprinklers



INDUSTRIAL - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

Napa Logistics Park
5 Middleton Way
American Canyon, CA 94503



1016223065 - N



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
> ±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

1177 San Pablo Ave
Berkeley, CA 94706



1016225502 - Y



Property Type: Retail
Property Subtype: Retail
Property SF: 3,865
Lot Size: 0.10 Acre
Construction Status: Existing
Available Date: Immediate
Occupied?: No
Territory: OAK-Berkeley DT
APN: 60-2410-9

FOR LEASE AND SALE

Available SF: 3,865
Avail Subtype: Warehouse
Rental Rate: TBD
Expenses: TBD
Grade Level Doors: 1

BROKERAGES:

Colliers International
Michael Draeger 650-486-2221
Nick Angelos 510-433-5814

LEASE NOTES

> ±3,865 square foot freestanding commercial building
> ±6,800 square foot lot
> Highly-visible pole sign
> 1 grade-level drive-in door
> Zoning: C-W West Berkeley Commercial
> Within 1 block of Gilman District (Whole Foods) and University Village (Sprouts)

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**37887-37975 Shinn St
Fremont, CA 94536**



1016233275 - N



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 185,000
 Lot Size: 24.55 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: SJC-16 Fremont (partial)
 APN: 507-0377-005-01

FOR LEASE AND SALE

Available SF: 185,000
 Min - Max Divisibility: 80,000 - 185,000
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: TBD
 Price PSF:
 Dock High Doors:
 Grade Level Doors:

BROKERAGES:

Colliers International 510-433-5809
 Greig Lagomarsino, SIOR 510-433-5835
 Mark Maguire, SIOR 510-433-5822
 Justin Smutko 408-282-3819
 Ed Hofer, SIOR

LEASE NOTES

1 Heavy power/infrastructure. Clear span. Zoning: Industrial-Service (I-S), City of Fremont. Interior rail spur into both buildings. Can be delivered as-is or to suite. Properties can be sold or leased together.
 1 Call broker for pricing.

4

**20458 Corsair Blvd
Hayward, CA 94545**



1016228888 - Y



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 AND SALE

Available SF: 30,321
 Office BuildOut SF: 3,200
 Warehouse/Distribution SF: 27,121
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 1.0 / 1000
 Dock High Doors: 6
 Grade Level Doors: 1
 Clear Height (min - max): 24'
 Column Spacing: 22'w x 74'd

BROKERAGE:

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

FEATURES: Sprinklers

Yard - Fenced & Paved

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

**20470 Corsair Blvd
Hayward, CA 94545**



1016228889 - Y



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 AND SALE

Available SF: 25,080
 Office BuildOut SF: 2,860
 Warehouse/Distribution SF: 22,220
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 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

FEATURES: Sprinklers
 Yard - Fenced, paved & secure

BROKERAGE:

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

6

**Eden Shores Business Center
0 Marina Dr
Hayward, CA 94545**



1016210581 - N



Property Type: Industrial
 Property Subtype: Manufacturing
 Property SF: 93,345
 Lot Size: 5.67 Acres
 Construction Status: Under Construction
 Class: A
 Available Date: Immediate
 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

7

**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 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: \$0.30
 Rent + Expenses: \$2.80 PSF
 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 & Volatile Manufacturing
- 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

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8



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 AND SALE

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

9



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/

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

FEATURES: Sprinklers
 Yard - 2.1 acres

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.

10



1016180059 - Y



Triangle Industrial Park
3745 Petersen Rd
Stockton, CA 95215

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

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

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

**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.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016231120 - N



**2353 12th St
Oakland, CA 94606**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 18,480
 Lot Size: 0.68 Acre
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Oakland North (JLS)

FOR SALE

Available SF: 18,480
 Office BuildOut SF: 3,000
 Light Industrial SF: 15,480
 Avail Subtype: Light Industrial, Warehouse
 Price PSF: Call
 Grade Level Doors: 2
 Clear Height (min - max): 18' - 20'
 Amps ; Volts: 600 ; 120/480

BROKERAGE:
 Colliers International
 Mark Maguire, SIOR 510-433-5835
 Justin Smutko 510-433-5822
 Nick Angelos 510-433-5814
 Nicole Finn 510-433-8544

4



1016229669 - N



**2336 Magnolia St, Suite Unit 11
Oakland, CA 94607**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 20,870
 Construction Status: Existing
 Year Built: 1941
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: OAK-Oakland North (JLS)

FOR SALE

Available SF: 1,800
 Avail Subtype: Light Industrial
 Sale Price: \$899,000
 Price PSF: \$499.44
 Amps ; Volts: 400 ;

BROKERAGE:
 Colliers International
 Aileen Dolby 510-433-5815

5



1016230618 - N



**Teagarden Business Center
2974 Teagarden St
San Leandro, CA 94577**

Property Type: Industrial
 Property Subtype: Incubator
 Property SF: 60,035
 Lot Size: 3.42 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: IG
 Territory: OAK-San Leandro
 APN: 077B-1201-034-01

FOR SALE

Available SF: 5,329
 Office BuildOut SF: 230
 Incubator SF: 5,099
 Avail Subtype: Incubator
 Sale Price: \$1,170,000
 Price PSF: \$219.55
 Grade Level Doors: 1
 Clear Height (min - max): 16'
 Amps ; Volts: 125 ; 120/208

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

PROPERTY DESCRIPTION
 Commercial condominiums ranging from 1,425 to 5,329 square feet.

FEATURES: Highway Access - 880 Skylights