

FOR LEASE & FOR SALE



+/- 32,000 SQFT

AGRICULTURAL/GROW/INDUSTRIAL
66,000 SF OF PAVED LAND

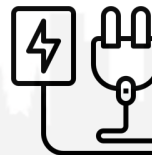
**151,000 ADT ON
680 FREEWAY**



\$.90/SF LEASE PRICE
\$3,000,000 SALE RATE



**FULLY MECHANISED
GROW FACILITY**



Jake Levinson

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OFFICE | INDUSTRIAL | RETAIL
TEAM

5987

MISSION RD

Sunol, CA 94586



GROUND MATRIX

FOR LEASE | INDUSTRIAL PROPERTY

Property Summary



PROPERTY DESCRIPTION

Sunol's industrial real estate sector offers a strategic location for companies seeking convenient access to key markets while enjoying a more tranquil and scenic setting compared to some of the more densely urbanized areas in the region.

PROPERTY HIGHLIGHTS

- 400 Amps of Power
- Two egress points
- Fully Paved

OFFERING SUMMARY

Lease Rate:	\$0.90 SF/month (NNN)
Sale Rate:	\$3,000,000 (\$93.75/SF)
Available SF:	32,000 SF
Lot Size:	66,000 SF
Building Size:	32,000 SF



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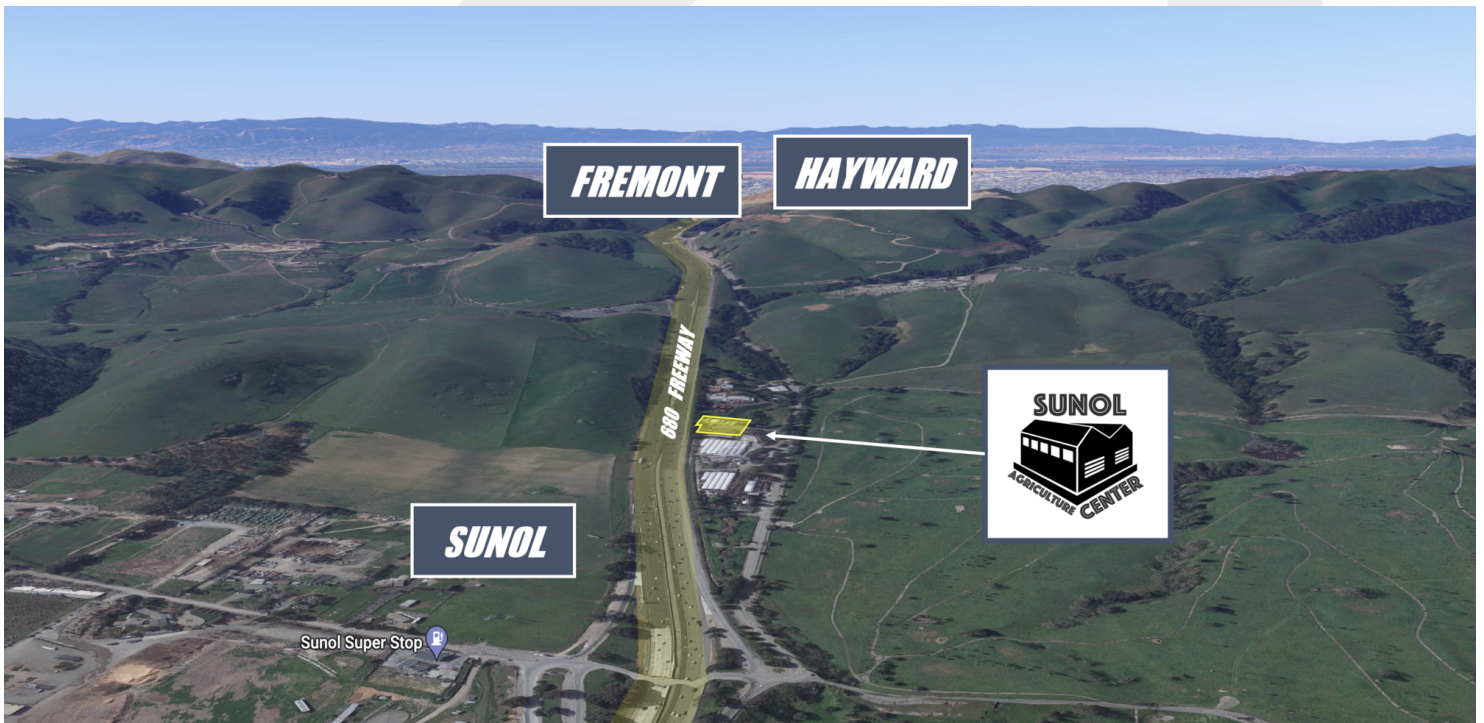
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[Additional Photos](#)



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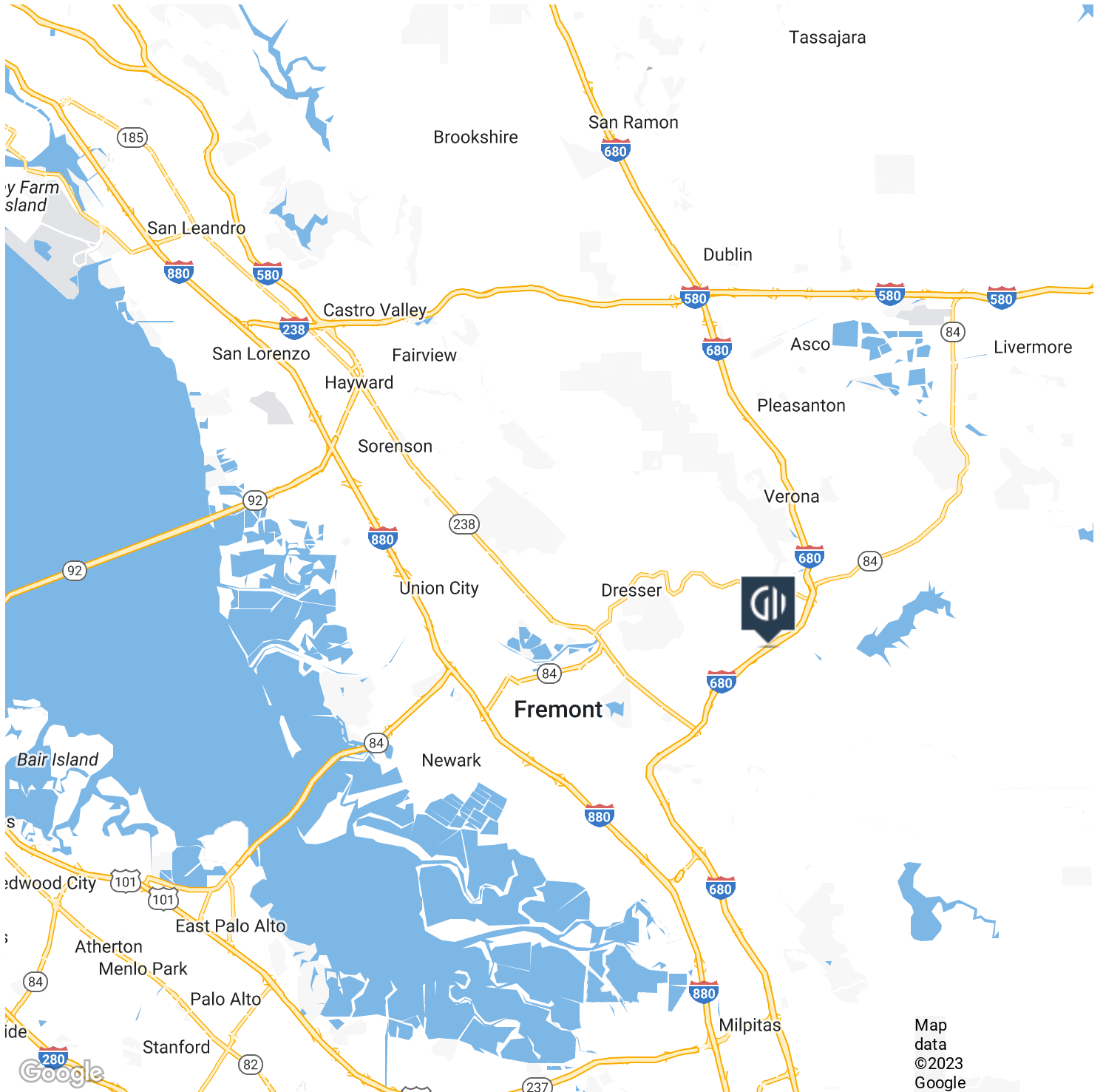
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Retailer Map



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