

# AVAILABLE FOR LEASE

1273 INDUSTRIAL PARKWAY WEST | HAYWARD, CA



## PROPERTY OVERVIEW:

- 110,000± SF Industrial Business Park on 6.69± Acres
- Close to I-880 in the Heart of Hayward
- Various Sized Units and Configurations
- Heavy Power to Some Units
- Yard Spaces Available
- Flexible Leasing Terms

## EXCLUSIVE AGENTS:

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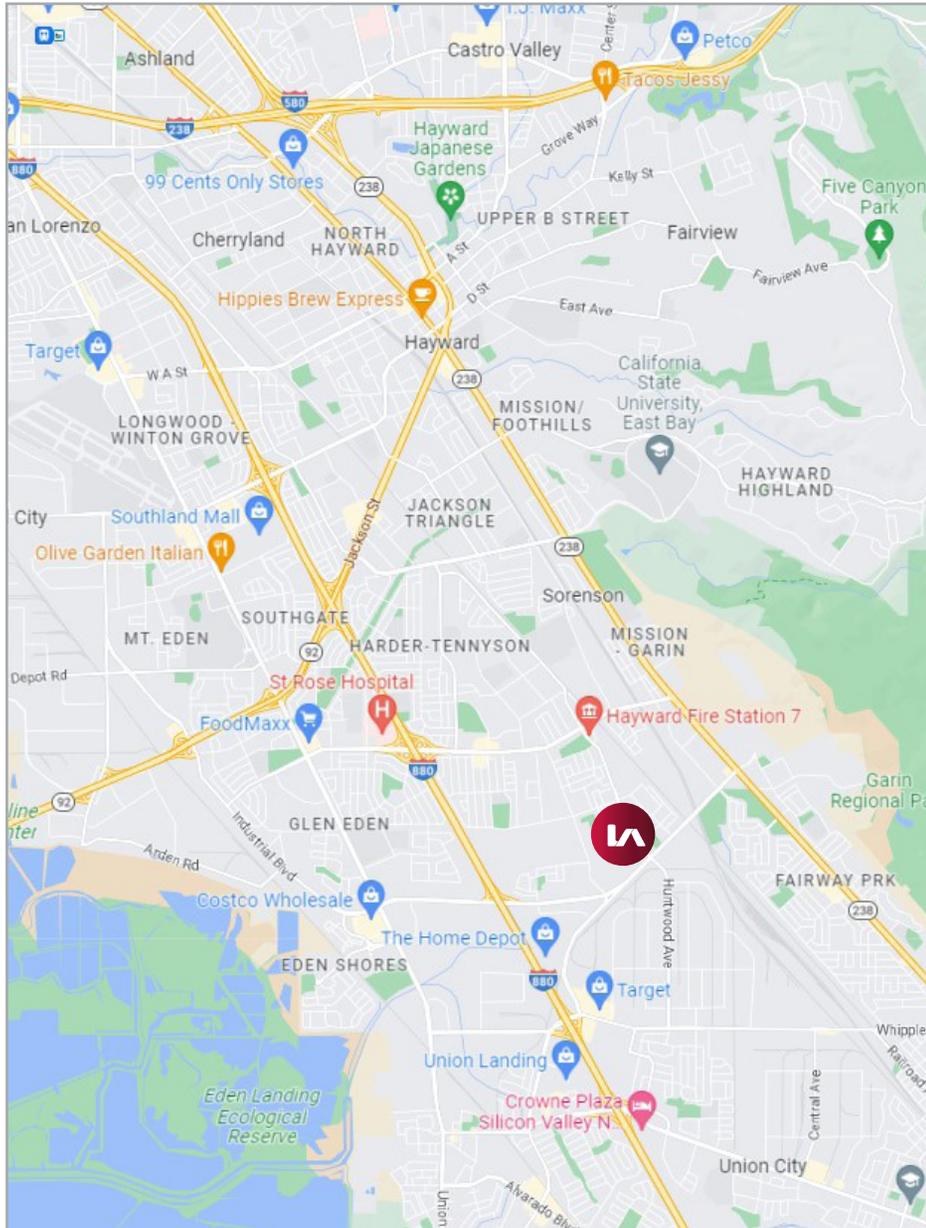
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Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

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## LOCATION MAP & AERIAL

110,000± SF INDUSTRIAL BUSINESS PARK



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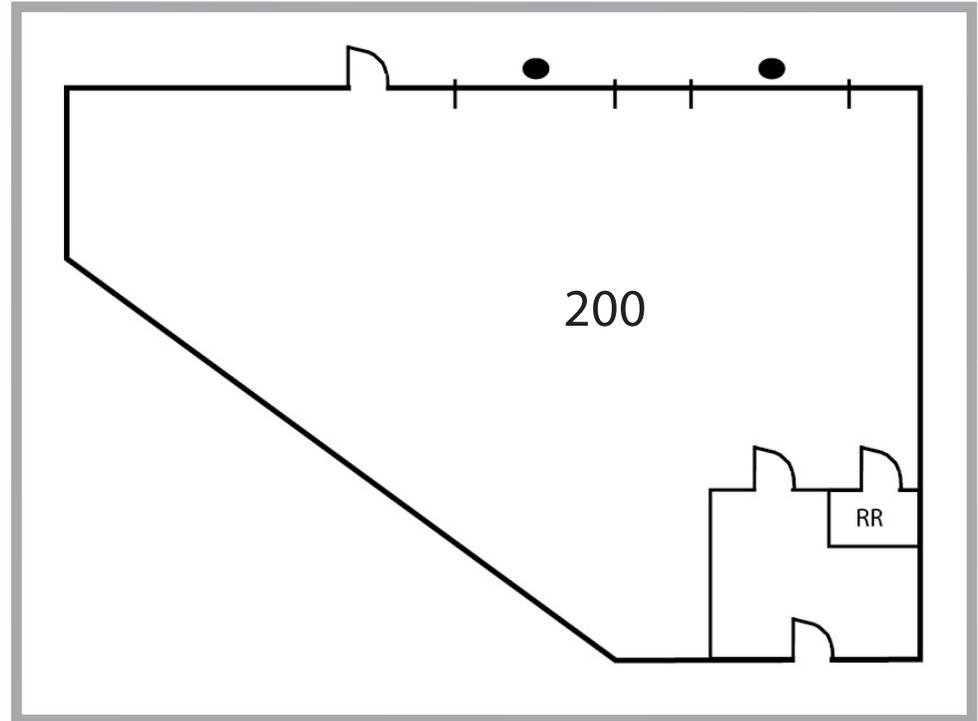
1273 INDUSTRIAL PARKWAY WEST | HAYWARD, CA

**SUITE 200 - 4,647± SF**

110,000± SF INDUSTRIAL BUSINESS PARK

- 4,647± SF
- Completely Refurbished Interiors
- New Restroom
- 10% Office
- 14' Clear Height
- 2 Grade Level Doors
- End Unit on Industrial Pkwy
- South Hayward Location
- Asking: \$1.55/SF, I.G.

\*Can be Combined w/ Suite 220 and/or 230 for  
7,260± SF - 8,566± SF Total



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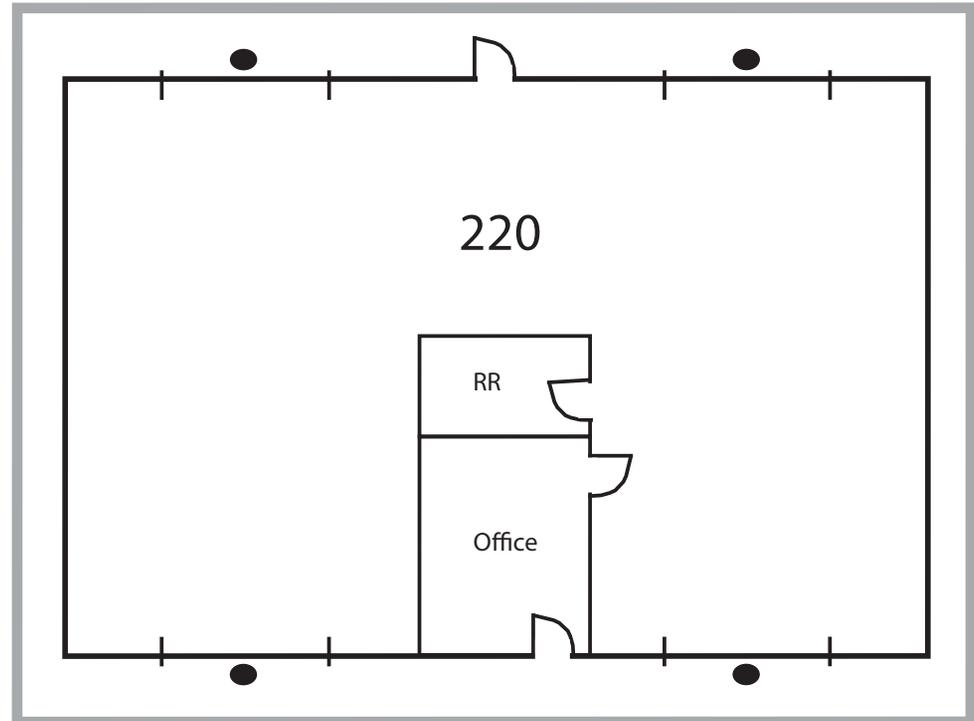
1273 INDUSTRIAL PARKWAY WEST | HAYWARD, CA

**SUITE 220 - 2,613± SF**

110,000± SF INDUSTRIAL BUSINESS PARK

- 2,613± SF
- 10% Office
- 14' Clear Height
- 4 Grade Level Doors
- Drive Through Access
- South Hayward Location
- Asking: \$1.55/SF, I.G.

\*Can be Combined w/ Suite 200 and/or 230 for  
3,919± SF - 8,566± SF Total



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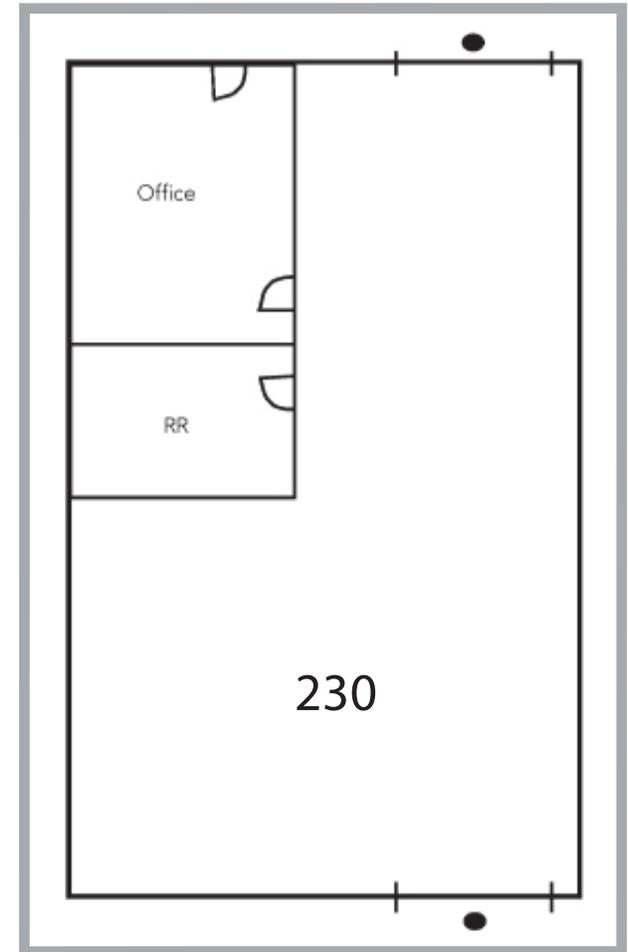
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**SUITE 230 - 1,306± SF**

110,000± SF INDUSTRIAL BUSINESS PARK

- 1,306± SF
- 10% Office
- 16' Clear Height
- 2 Grade Level Doors
- South Hayward Location
- Asking: \$1.55/SF, I.G.

\*Can be Combined w/ Suite 200 and/or 220 for  
3,919± SF - 8,566± SF Total



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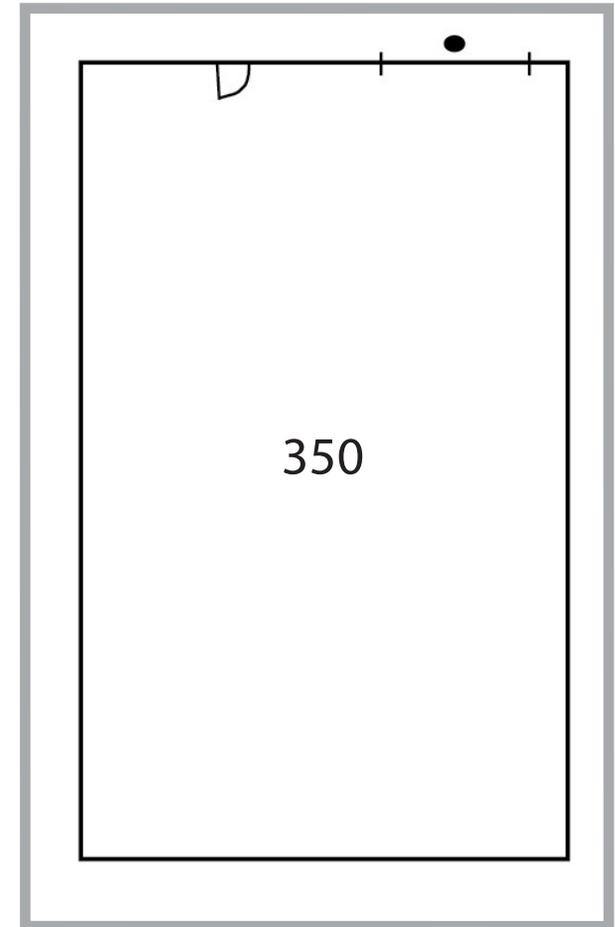
# AVAILABLE FOR LEASE

1273 INDUSTRIAL PARKWAY WEST | HAYWARD, CA

**SUITE 350 - 2,910± SF**

110,000± SF INDUSTRIAL BUSINESS PARK

- 2,910± SF
- 10% Office
- 14' - 18' Clear Height
- 1 Grade Level Doors
- South Hayward Location
- Asking: \$1.50/SF, I.G.



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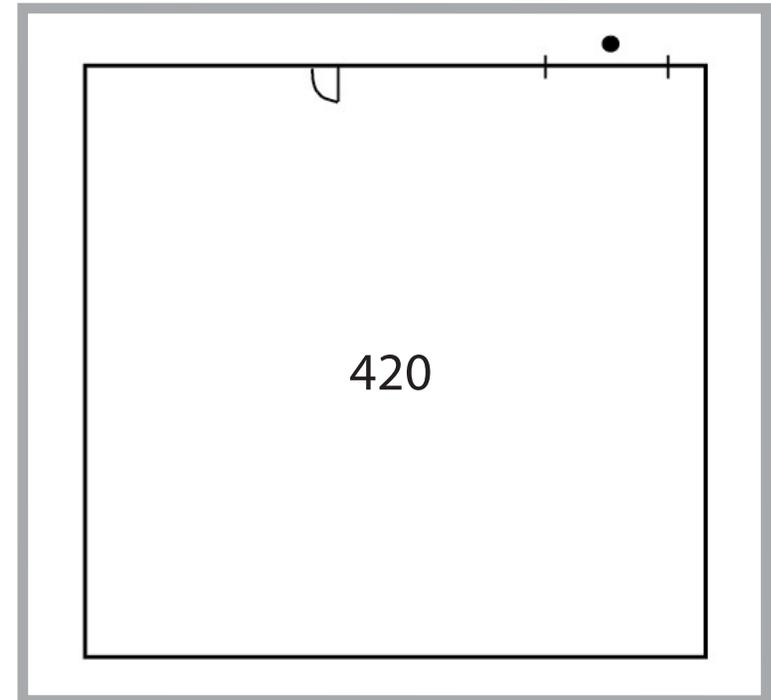
# AVAILABLE FOR LEASE

1273 INDUSTRIAL PARKWAY WEST | HAYWARD, CA

**SUITE 420 - 5,550± SF**

110,000± SF INDUSTRIAL BUSINESS PARK

- 5,550± SF Warehouse Space
- 10% Office
- 14' - 18' Clear Height
- 1 Grade Level Door
- South Hayward Location
- Asking: \$1.50/SF, I.G.



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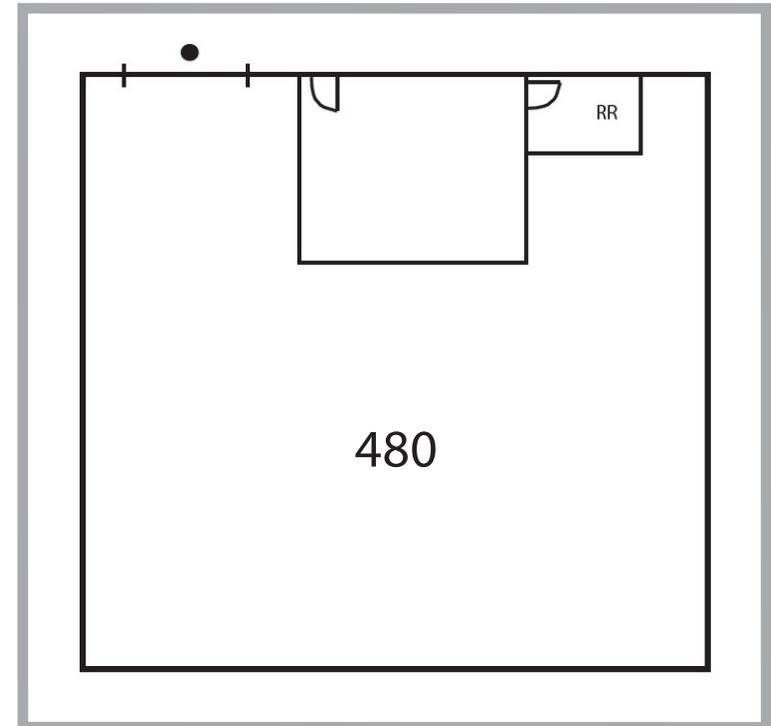
# AVAILABLE FOR LEASE

1273 INDUSTRIAL PARKWAY WEST | HAYWARD, CA

**SUITE 480 - 4,260± SF**

110,000± SF INDUSTRIAL BUSINESS PARK

- 4,260± SF Warehouse Space
- 14' - 18' Clear Height
- 1 Oversized Roll Up Door
- Small Office & Restroom
- Asking: \$1.50/SF, I.G.



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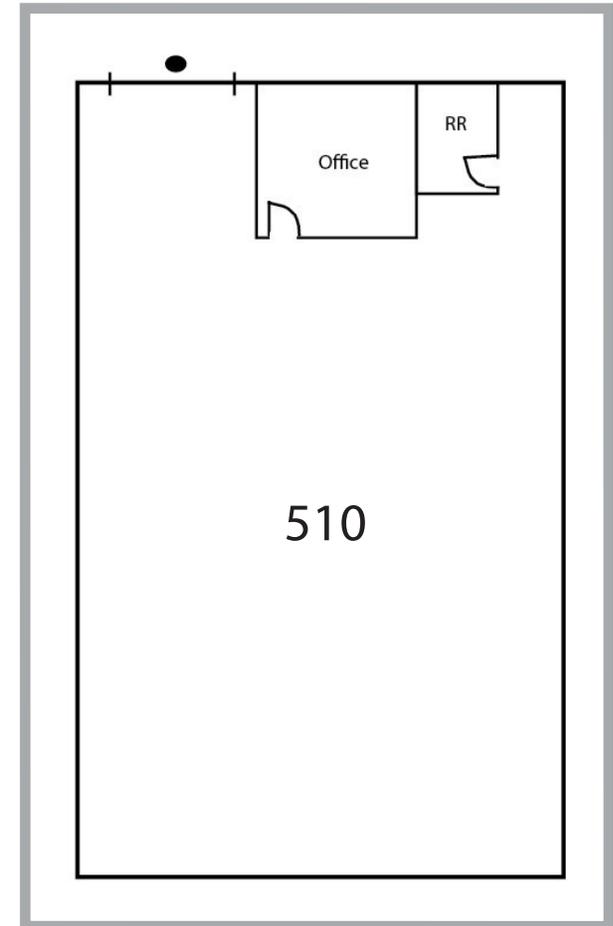
# AVAILABLE FOR LEASE

1273 INDUSTRIAL PARKWAY WEST | HAYWARD, CA

**SUITE 510 - 4,060± SF**

110,000± SF INDUSTRIAL BUSINESS PARK

- 4,060± SF
- 10% Office
- 14' - 18' Clear Height
- 1 Grade Level Door
- South Hayward Location
- Asking: \$1.50/SF, I.G.



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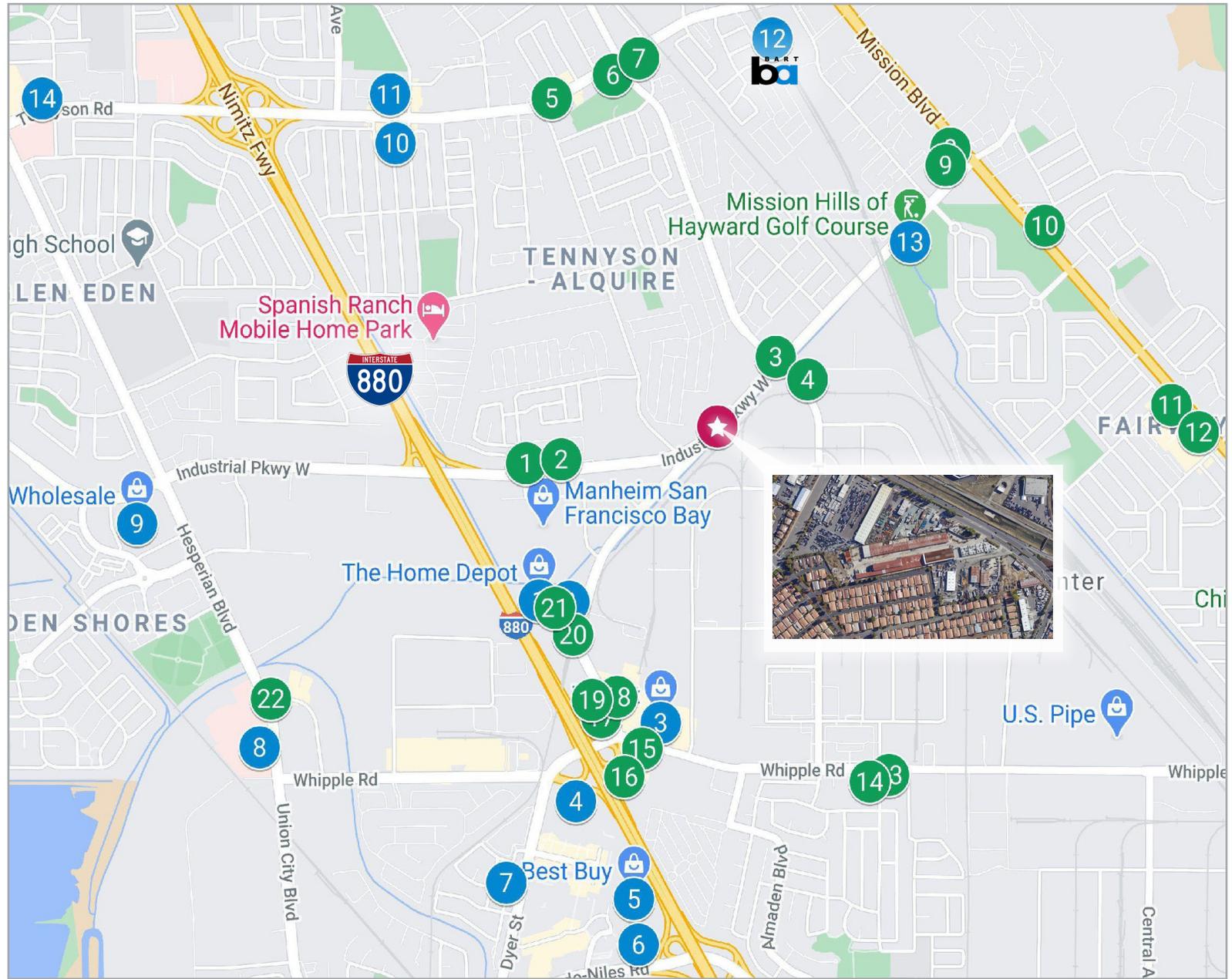
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## Nearby Amenities

- 1 The Home Depot
- 2 FoodMaxx
- 3 Target
- 4 Walmart
- 5 Best Buy
- 6 Lowe's Home Improvement
- 7 Michaels
- 8 Kaiser Union City
- 9 Costco Wholesale
- 10 Walgreens
- 11 dd's DISCOUNTS
- 12 South Hayward Bart
- 13 Mission Hills Golf Course
- 14 Kaiser Hwd-Sleepy Hollow

## Food & Beverage

- 1 Starbucks
- 2 Straw Hat Pizza
- 3 Tacos Uruapan
- 4 Fanale Drinks
- 5 Don Polvoron Bakery
- 6 Little Caesars Pizza
- 7 Taqueria Senaida's
- 8 Red Chili Thai Restaurant
- 9 Bob's Hoagy Steaks
- 10 Pupuseria Las Cabañas
- 11 Jack in the Box
- 12 Sonic Drive-In
- 13 Whipple Taqueria
- 14 Pepper Tree Lounge
- 15 Starbucks
- 16 Wingstop
- 17 Denny's
- 18 Panda Express
- 19 McDonald's
- 20 Taco Bell
- 21 Uncle Yu 永康又一家
- 22 Kabila



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