

Warehouse Improvements in Process

84 | DECOTO BUSINESS PARK

INDUSTRIAL FOR SALE OR LEASE
WAREHOUSE/DISTRIBUTION USES ALLOWED

±51,934 SF
TOTAL WAREHOUSE

±2,500 SF
TOTAL OFFICE

±2.31 AC
TOTAL LAND

±28 FT
CLEARANCE

34343 ZWISSIG WAY
UNION CITY, CA 94587

Owned By

 Lift Partners

Listed by

 Kidder
Mathews



±51,934 SF warehouse with office space available for sale or lease in North Silicon Valley

±2.31 acre site

±2,500 SF office Space, 5% front corner

10 dock highs and 1 drive-in

152+ feet truck staging exclusive use

Large truck/parking lot

Clearance ±28 ft

ESFR Sprinkler System (Early Suppression Fast Response)

800 AMPS @ 480V, 3Q and 4W

Warehouse/distribution uses allowed

PRICING

Lease rate - Contact agent (Available 9/1/24)

Sale price - Contact agent

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LIC N° 01438182

34343 ZWISSIG WAY

PLANNED IMPROVEMENTS



ESFR SPRINKLER SYSTEM
(Early Suppression Fast Response)



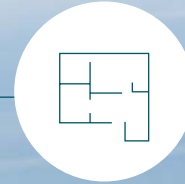
**NEW BUILDING
ROOF**



**PROPERTY LOT
RESURFACING**



**NEW LED
LIGHTING**



**NEWLY RENOVATED
WAREHOUSE & OFFICE**



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

HIGHLY- ACCESSIBLE LOCATION

In 84/Decoto Business Center between I-880, I-680, Hwy 84 and Hwy 238

Easy access to Dumbarton and San Mateo Bridges

Near Union City BART and one block away from Union City Transit

Located near Downtown Area with full range of services including Union Shopping Center, Union Marketplace and more

Convenient access to San Francisco, San Jose and Oakland International Airports

PLANNED AREA DEVELOPMENT

974 units of multifamily space

±30,000 SF commercial space

2026 estimated completion

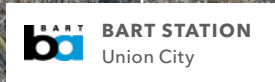
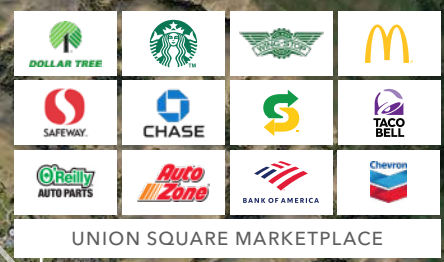


34343 ZWISSIG WAY



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



34343
ZWISSIG WAY

➡ TO PLEASANTON

⬅ TO SF PENINSULA

⬇ TO SILICON VALLEY

84 | DECOTO BUSINESS PARK

*For more information
on this property, contact*

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Owned By



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KIDDER.COM

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