

# WIEGMAN DISTRIBUTION CENTER

30746-30750 Wiegman Road  
Hayward, CA 94544

FOR LEASE

±236,945 SF Divisible



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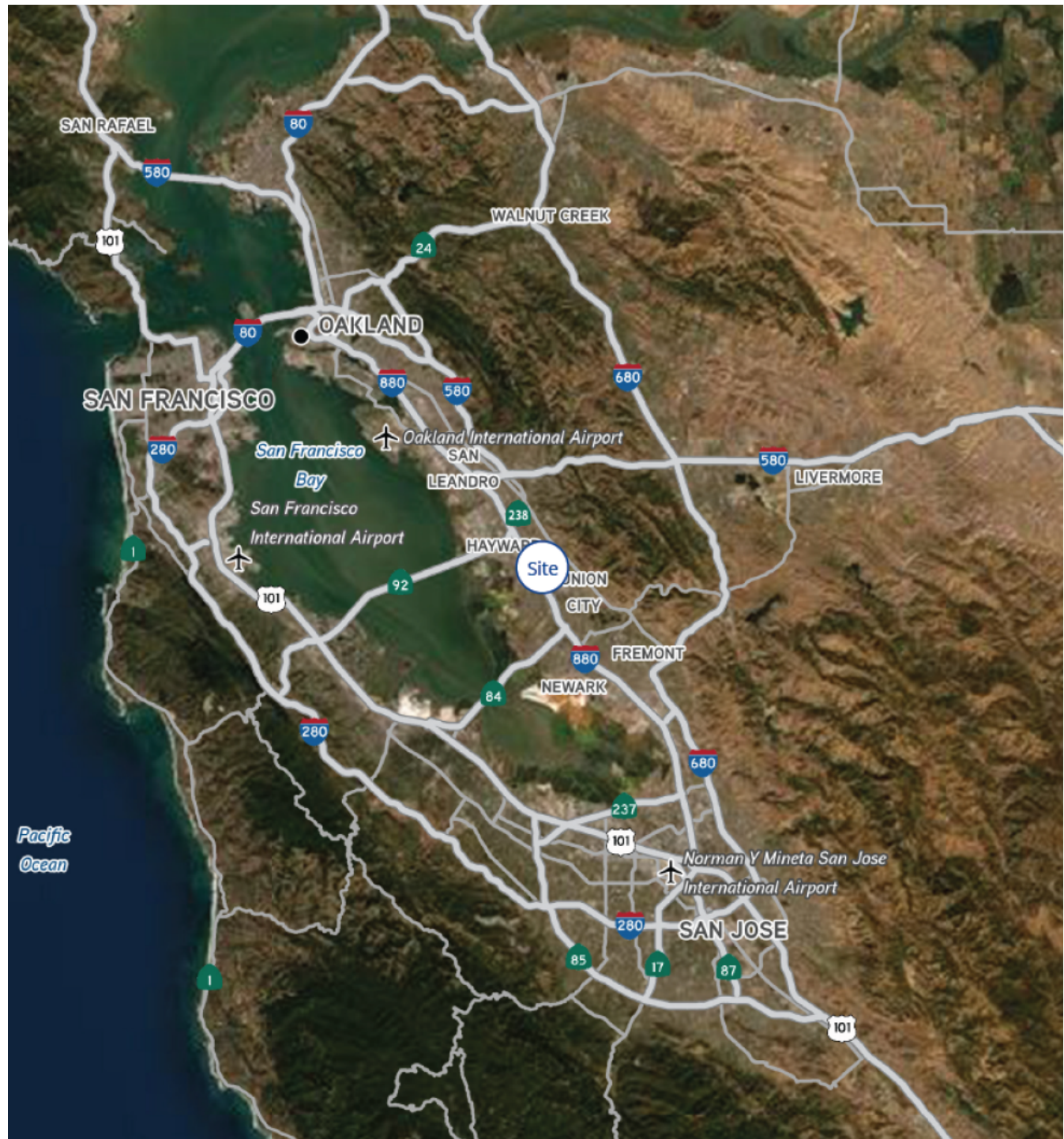


# PREMIER INDUSTRIAL/ MANUFACTURING FACILITY

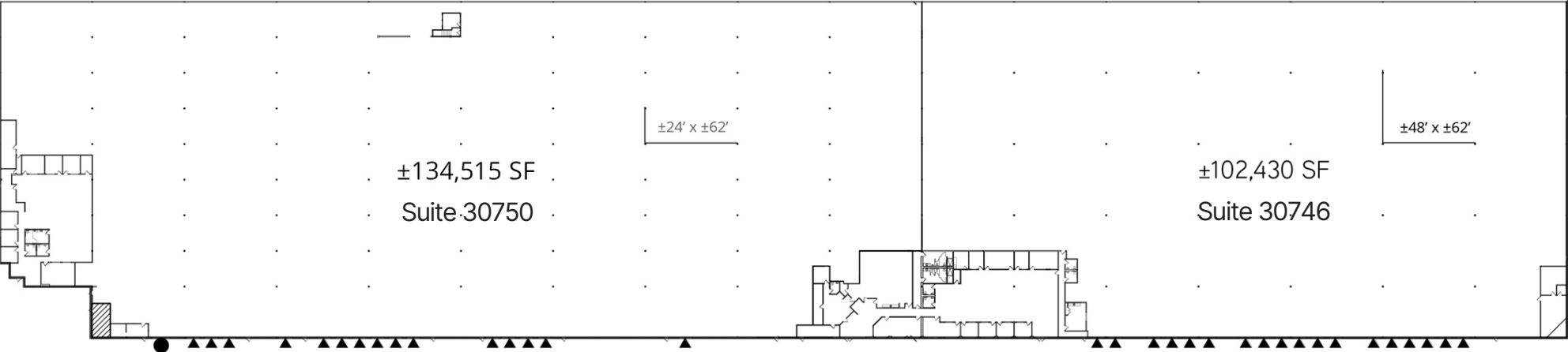
Rarely available warehouse/distribution facility located in the prestigious Hayward Crocker South Industrial Park. This facility benefits from many exceptional features including generous interior clear height, dock high loading, high image office, and a location that provides convenient access to I-880 via the Whipple Road interchange. This property is ideally suited to serve as a regional distribution or light manufacturing facility. This "bulls-eye" location is ideally suited to service customers throughout the San Francisco Bay Area.

## BUILDING HIGHLIGHTS

- ±102,430-236,945 SF warehouse/manufacturing facility
- ±10,000 SF of office (Suite 30750)
- ±5,000 SF of office (Suite 30746)
- ±32' - ±36' ceiling height (Suite 30750)
- ±28' - ±32' ceiling height (Suite 30746)
- One (1) grade level door (1 more to be added by Landlord in Suite 30750)
- Thirty Two (32) dock high doors – 8' x 10' (most equipped with dock levelers)
- LED Lighting
- Ample Power
- Fully Sprinklered - ±.495 GPM/2,000 SF (Suite 30750)
- ESFR Sprinklers (Suite 30746)
- Ample employee parking
- Available 8/1/26 \*estimated (Suite 30750)
- Available 2/1/27 (Suite 30746)



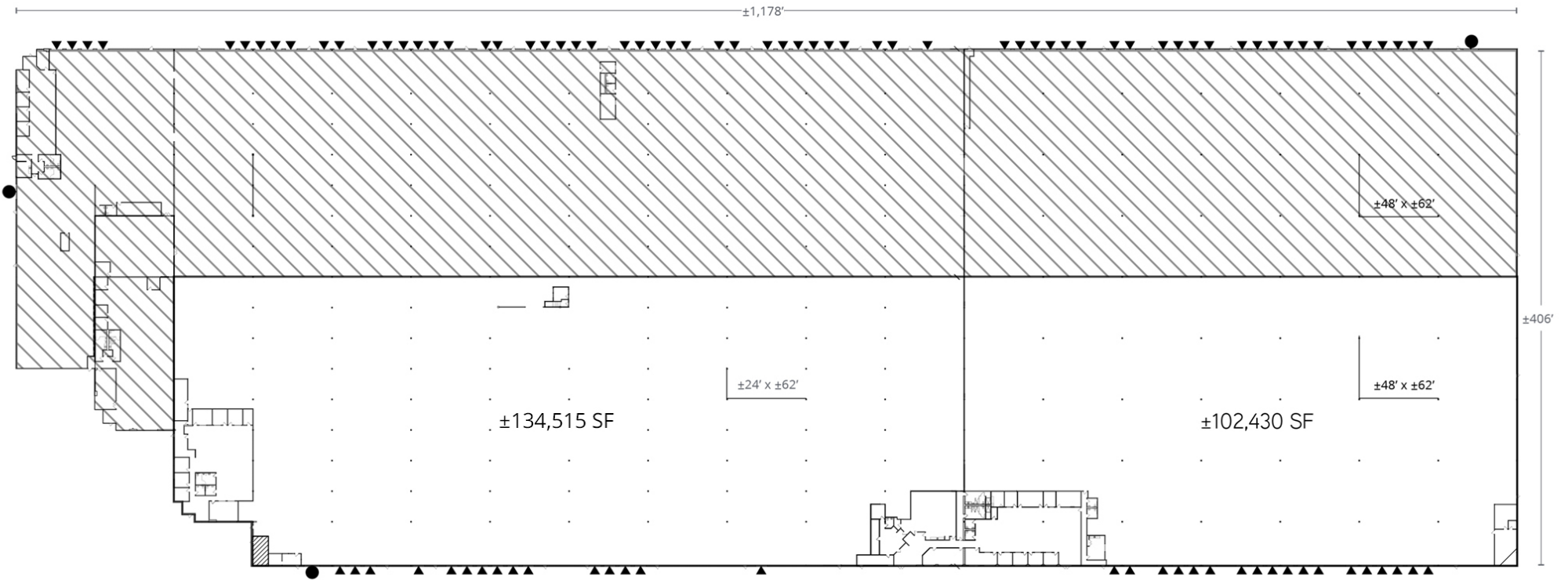
# Floor Plan



Wiegman Road

- ← N
- = Grade Level Door
- ▲ = Dock High Door

# Site Plan



- ← N
- = Grade Level Door
- ▲ = Dock High Door

Wiegman Road



# CONTACT INFORMATION

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