

2975

VOLPEY WAY UNION CITY

Owned and Operated by:



ALERE
PROPERTY GROUP LLC



» AVAILABLE FOR LEASE

Freestanding ±60,080 SF Industrial on ±2.4 Acre Corner Parcel

NEWMARK

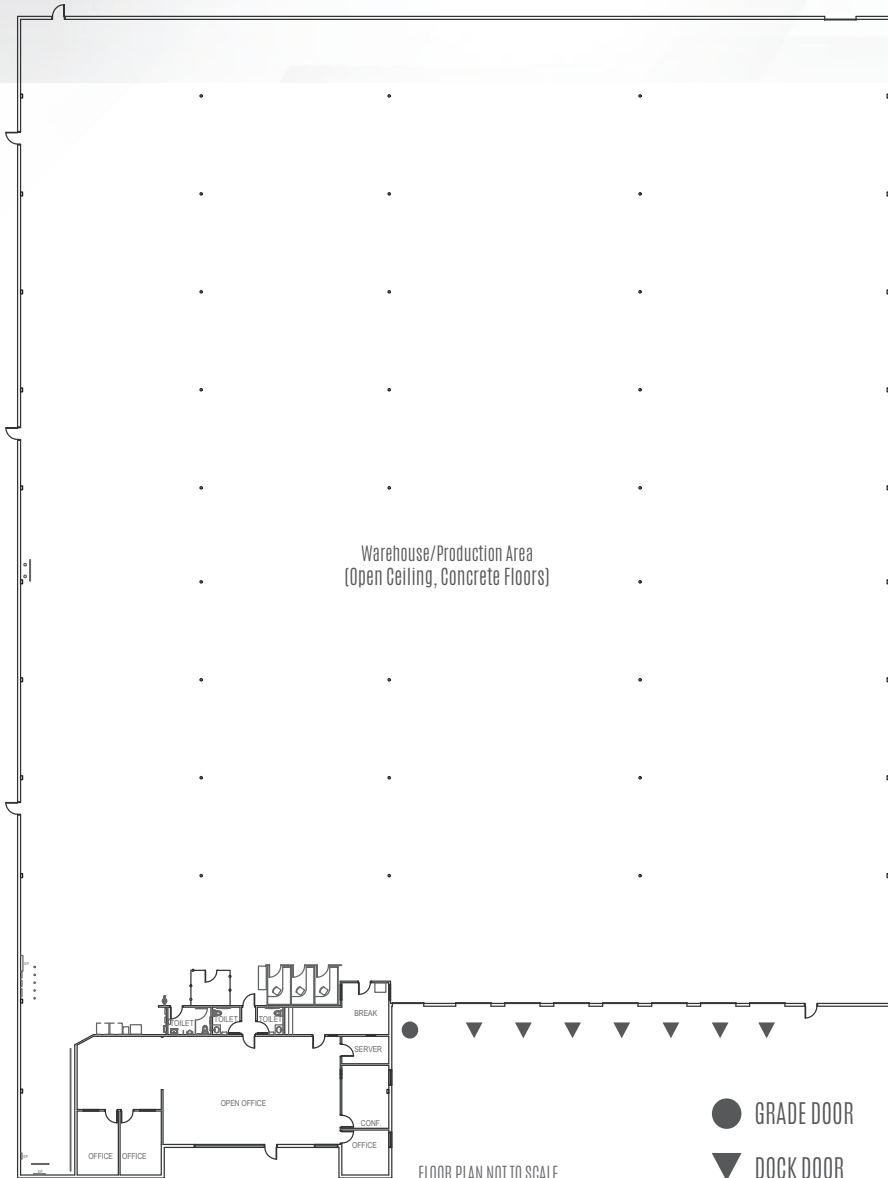
MIKE SPIRO | 510.681.7918 | mike.spiro@nmrk.com | CA RE Lic #01433395

» PROJECT HIGHLIGHTS

- » Freestanding $\pm 60,080$ SF Industrial building on a ± 2.4 acre parcel
- » Prime Corner Location at Ahern Ave Volpey Way
- » $\pm 2,600$ SF of Modern Offices with Upgraded Finishes
- » Upgraded Restrooms in Office & Warehouse Areas
- » Modern Break Room with Upper/Lower Cabinetry
- » 1,600 Amps @ 277/480 Volt Power Service
- » Secure Yard Area
- » 24'-26' Clear Height
- » Seven (7) Dock High Doors (4 with Kelly Load Levelers)
- » Sprinklered
- » Energy Efficient T-5 Lighting System with Motion Sensors in Warehouse Area
- » Skylights in Warehouse Area
- » ± 0.9 miles to I-880 (± 3 minute drive)
- » **Lease Rate: Contact Listing Agent**

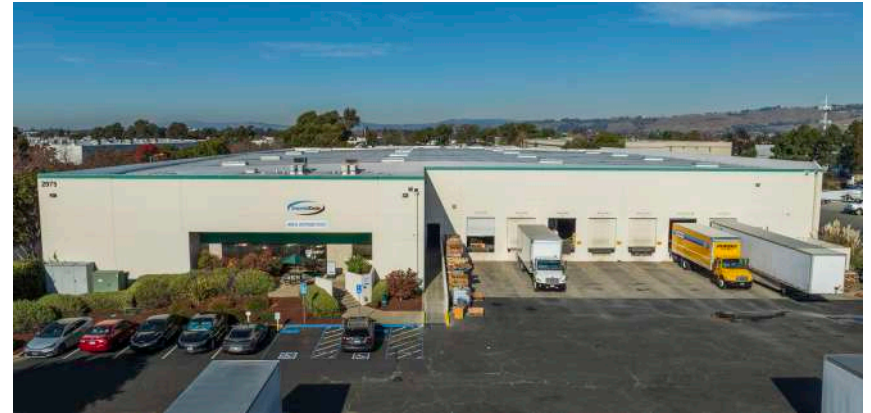
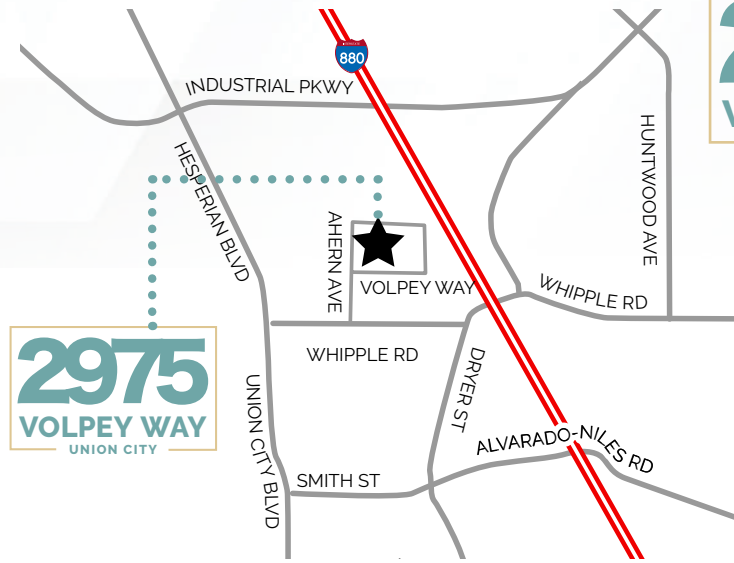
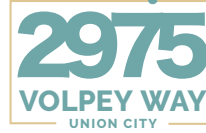


» FLOOR PLAN



FLOOR PLAN NOT TO SCALE

< VOLPEY WAY >



» AMENITIES MAP



2975

VOLPEY WAY

UNION CITY



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