



NEXUS INNOVATION CENTER

25500 CLAWITER RD, HAYWARD, CA



YOUR PATH TO POWER
[CLICK HERE](#)



Property Video

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

CONNECTING VISION AND POWERING INNOVATION



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SITE SPECIFICATION



Net site area:
+/- 20.99 AC



EV charging:
31 EV charging spaces
- 14 dual head EV chargepoints
- 3 single head EV chargepoints



Car parking:
199 stalls

[View super parking plan](#)

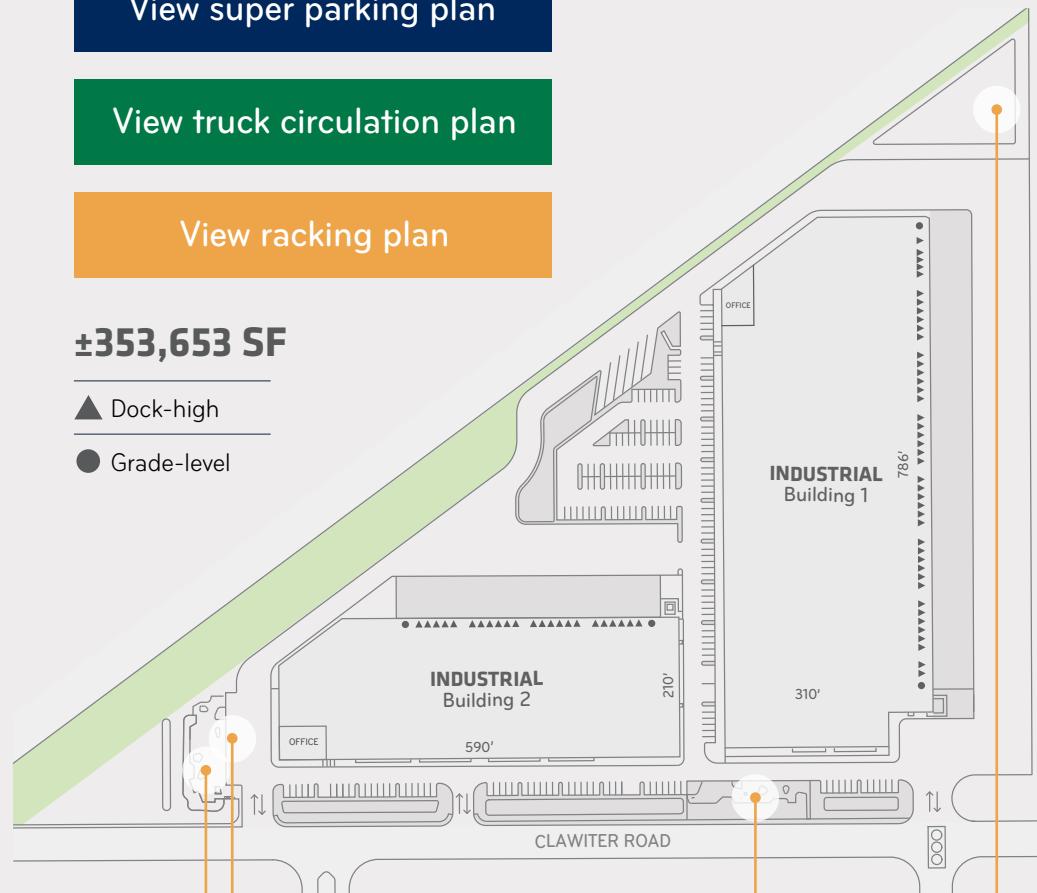
[View truck circulation plan](#)

[View racking plan](#)

±353,653 SF

▲ Dock-high

● Grade-level



OUTDOOR
DINING SPACE



LANE FOR FOOD
TRUCK PARKING



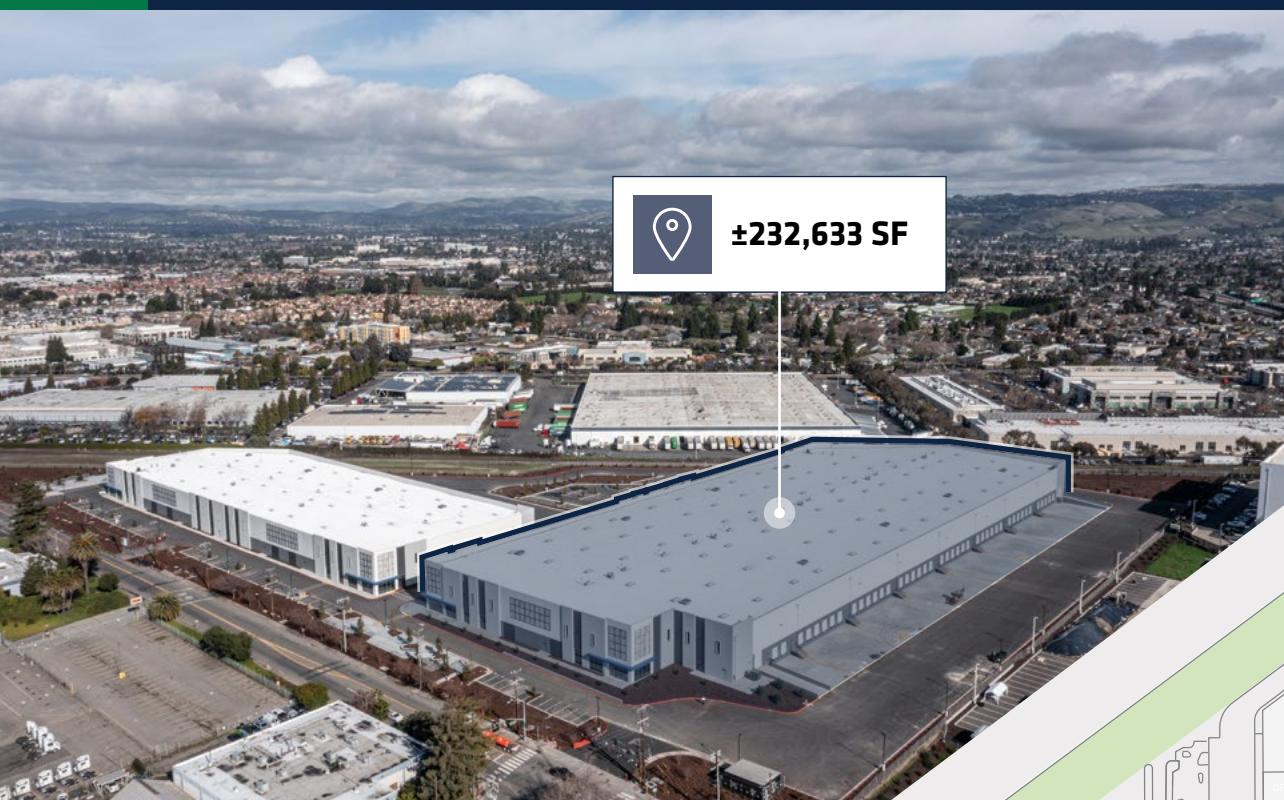
OUTDOOR MEETING



EXTENSIVE LANDSCAPING
PLANNED

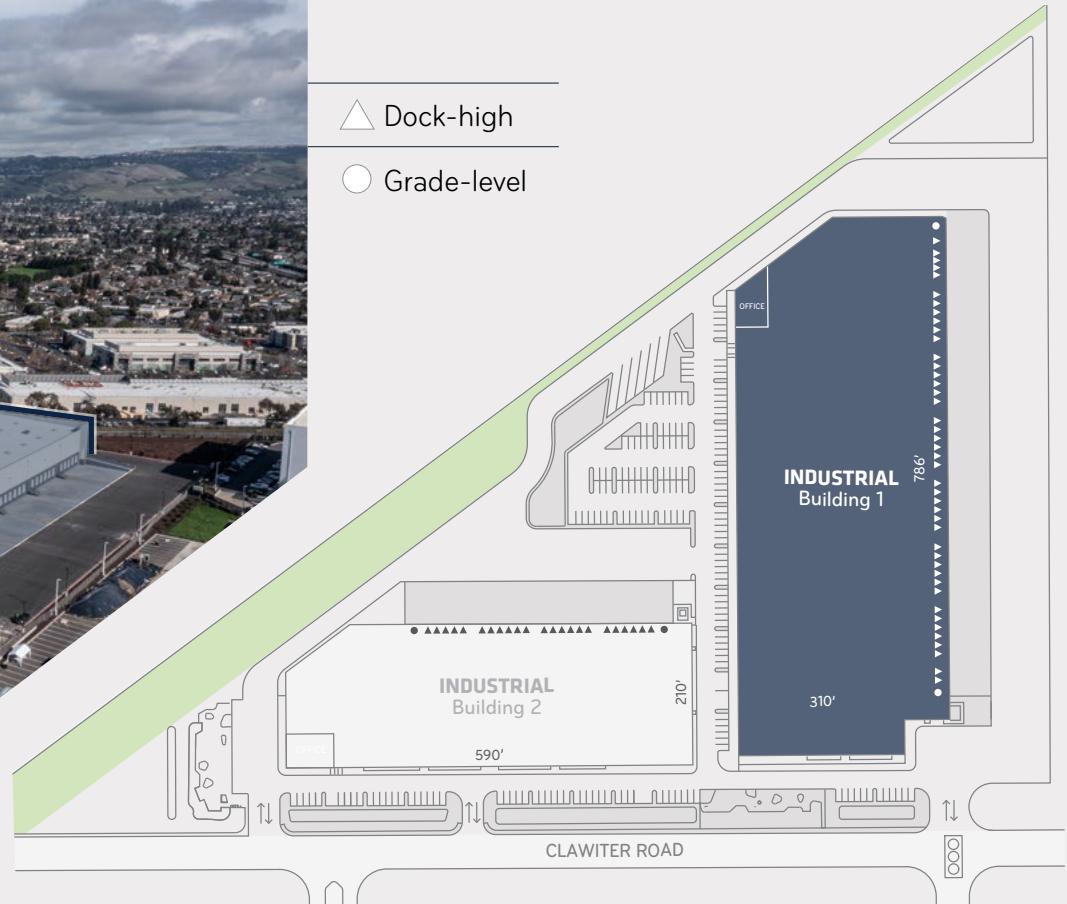


BUILDING 1



△ Dock-high

○ Grade-level



[View matterport](#)

[View office plan](#)



Office:
±3,370 SF



Slab:
7" reinforced



Grade-level doors:
2



Dock equipment:
Interior pit mechanical levelers
(35,000 lbs) at every 3rd door.



Clear height:
36'



Lighting:
25' candle width



Truck court depth:
136'



Column spacing:
52' x 50' (typ)



Dock-high doors:
43



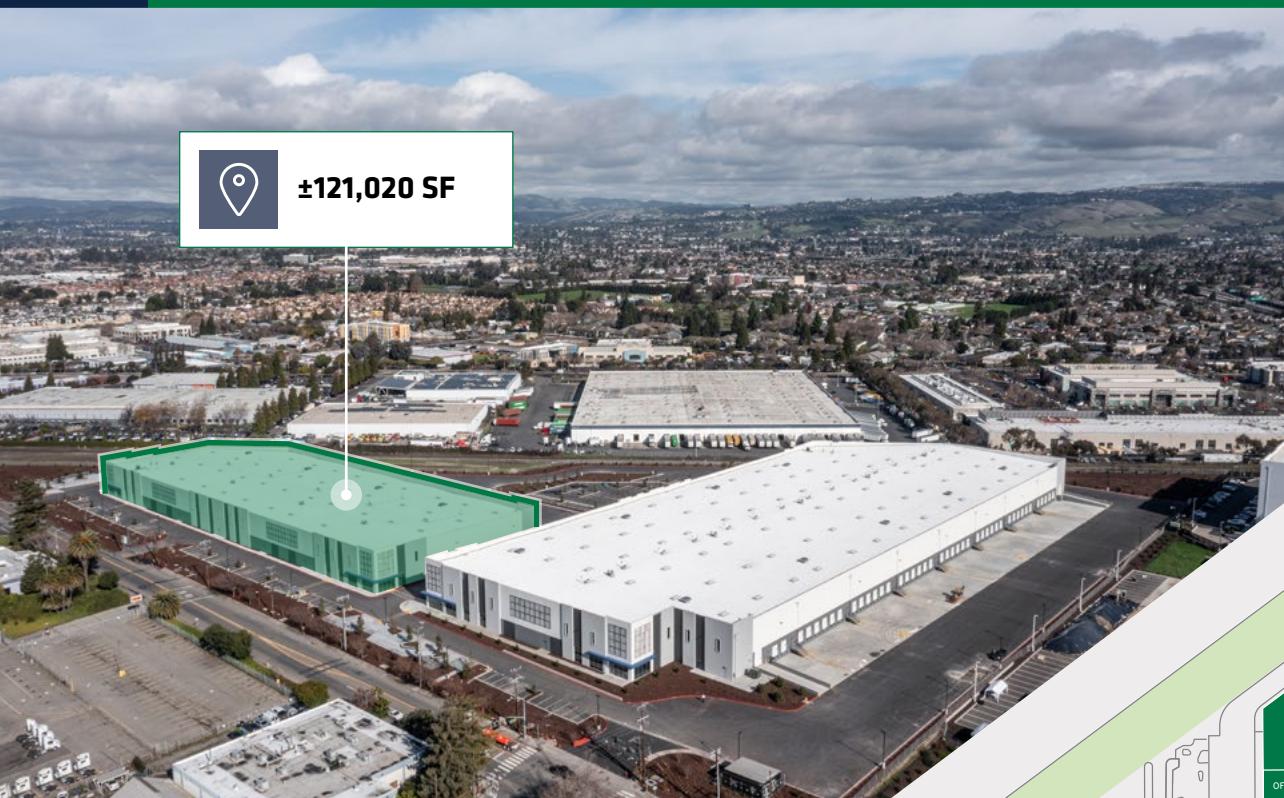
Power:
±4,000 Amps live
(expandable to 19,000)



EV charging:
20 EV charging spaces
- 9 dual head EV chargepoints
- 2 single head EV chargepoints

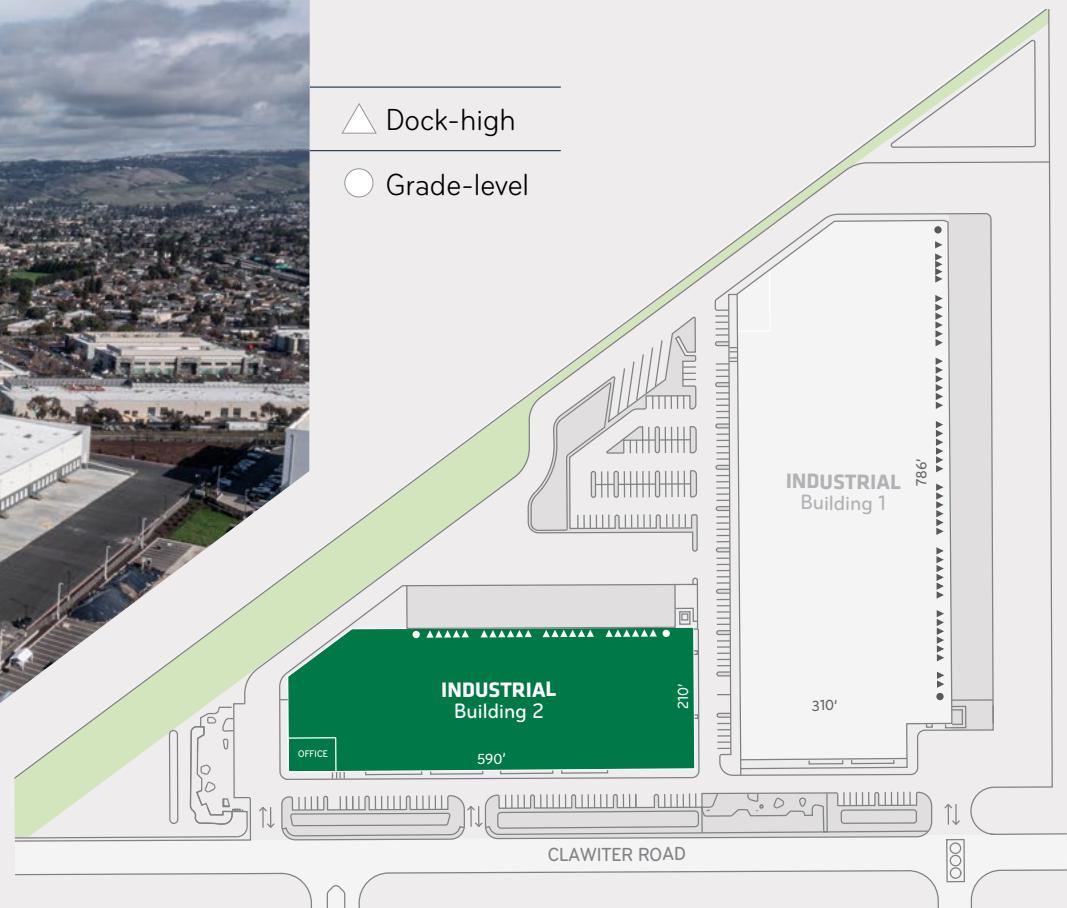


BUILDING 2



△ Dock-high

○ Grade-level



View matterport

View office plan

Office:
±3,503 SF

Slab:
6" reinforced

Grade-level doors:
2

Dock equipment:
Interior pit mechanical levelers
(35,000 lbs) at every 3rd door.

Clear height:
32'

Lighting:
25' candle width

Truck court depth:
135'

EV charging:
11 EV charging spaces
- 5 dual head EV chargepoints
- 1 single head EV chargepoints

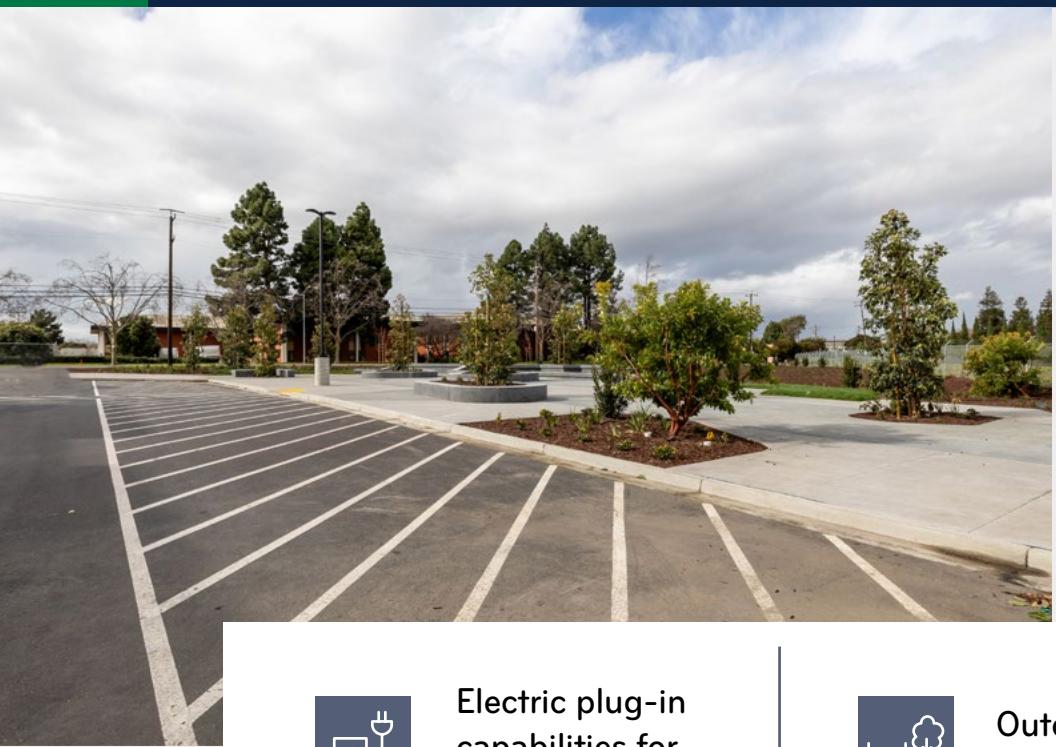
Column spacing:
52' x 50' (typ)

Dock-high doors:
23

Power:
±2,500 Amps
(expandable to 6,500)



AMENITY SPACE



Electric plug-in
capabilities for
multiple food trucks



Outdoor space
for meetings

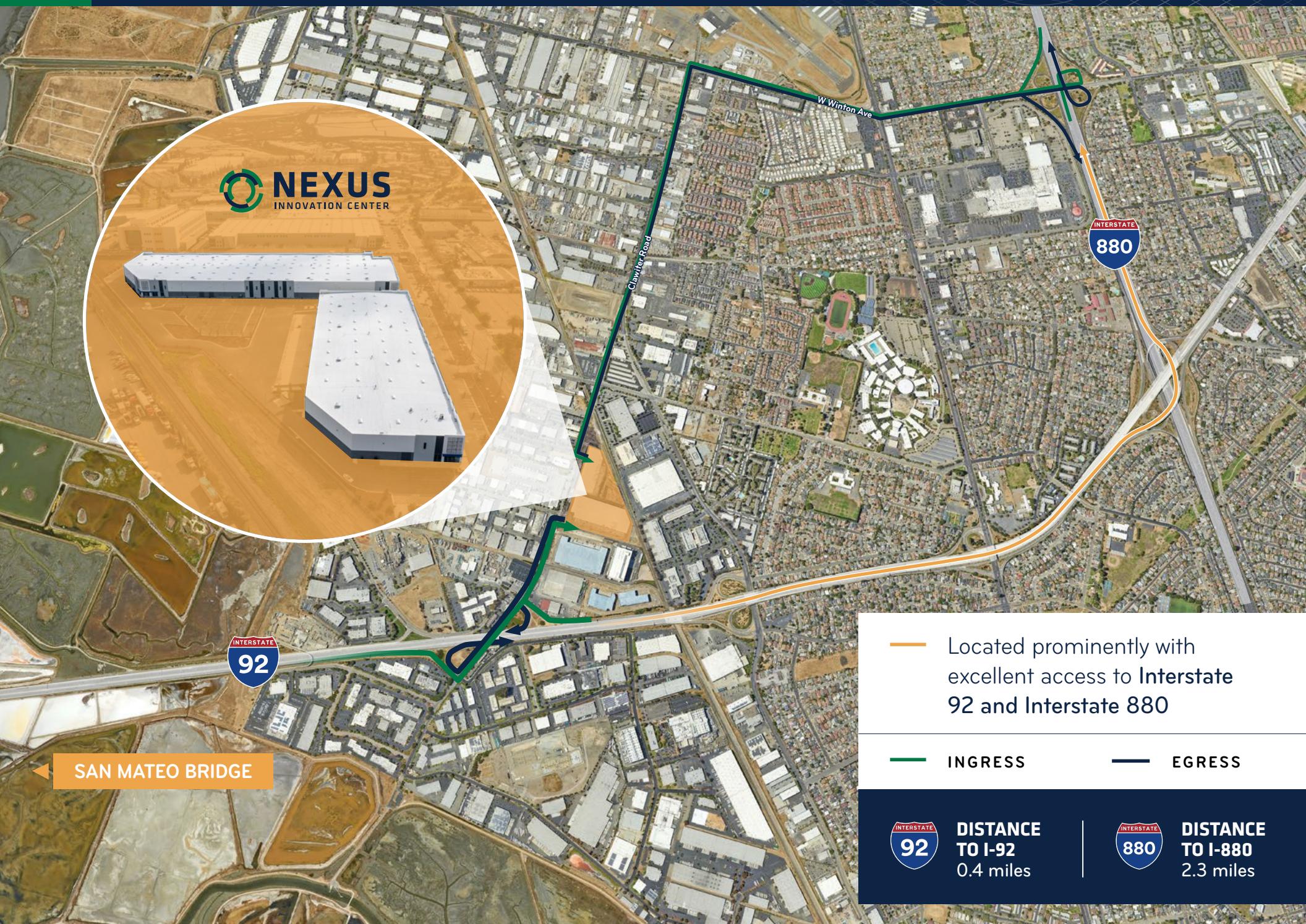


Thoughtfully
landscaped





AT THE NEXUS





LOCATION

PORTS & TRANSPORTATION

-  Port of San Francisco
25 miles
-  Port of Richmond
30.5 miles
-  Port of Redwood City
20.5 miles
-  Port of Oakland
21 miles
-  Oakland Airport
12 miles
-  SFO International Airport
18.5 miles
-  San Jose Airport
28 miles
-  Hayward BART Station
4 miles

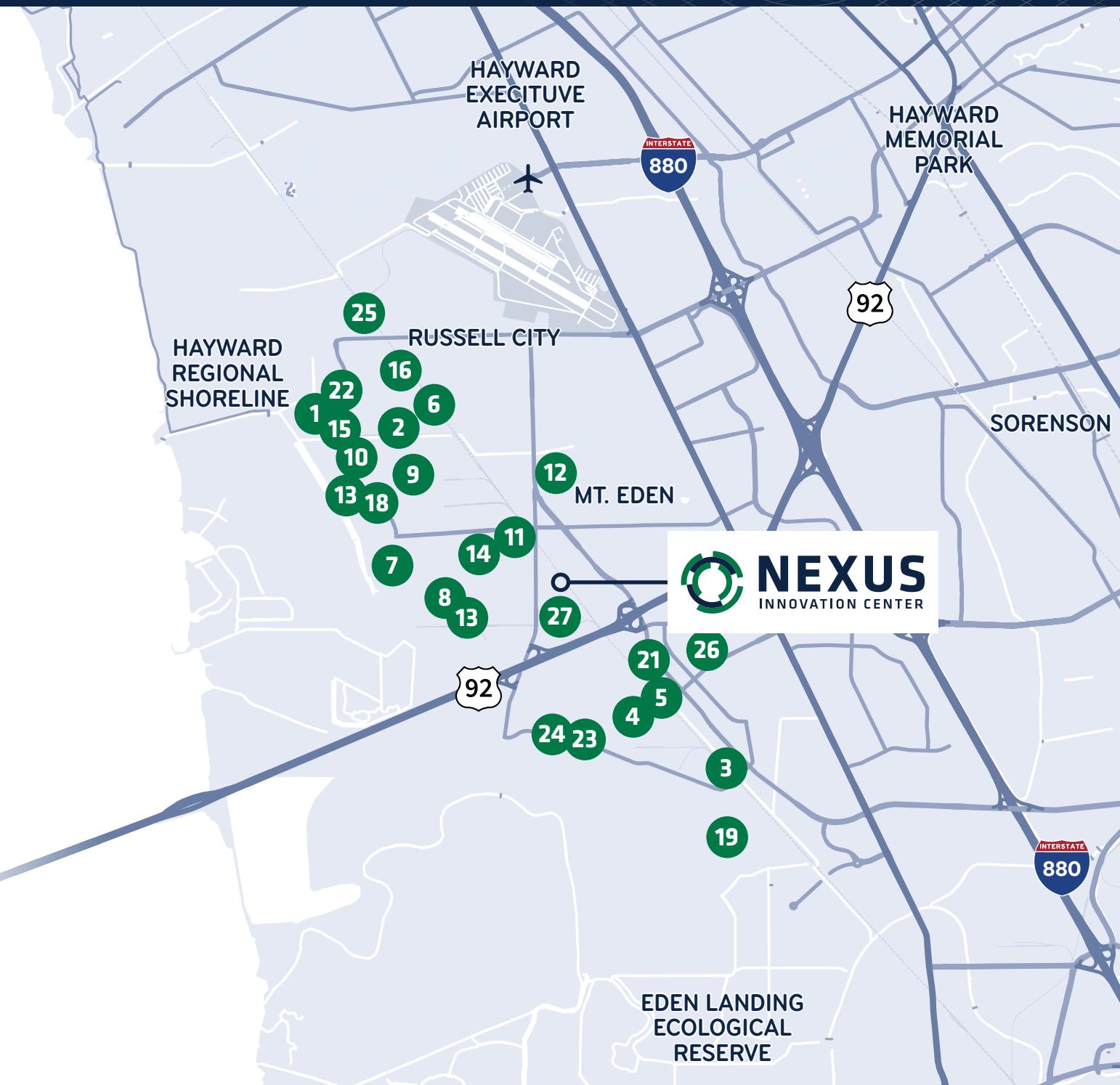




CORPORATE NEIGHBORS

ID COMPANY

- 1 HD Supply
- 2 Tesla
- 3 Mygrant Glass
- 4 Columbus Craft Meats
- 5 NorCal Moving
- 6 United Rentals
- 7 Calpine
- 8 Sonoco Protective Solutions
- 9 H2O Precision
- 10 Heat and Control
- 11 Aaron Metals
- 12 PG&E
- 13 Mag Trucking
- 14 Davis Instruments
- 15 Uni Tile & Marble
- 16 Milwaukee Electric Tool
- 17 Corporation
- 18 Farasis Energy
- 19 Mission Foods
- 20 FedEx
- 21 Shasta Beverage
- 22 Ferguson
- 23 PODS
- 24 Alexander Moving
- 25 Compass/Canteen
- 26 Cort Furniture
- 27 Zoxo



NEXUS
INNOVATION CENTER



DEMOGRAPHICS

ACCESS TO A BROAD SET OF CONSUMERS AND RELIABLE WORKFORCE



TOTAL POPULATION

30-min drive	45-min drive
1,857,477	4,813,047



MILLENNIAL POPULATION (% OF TOTAL)

30-min drive	45-min drive
492,398	1,287,895



2022 GENERATION X POPULATION (% OF TOTAL)

30-min drive	45-min drive
376,459	984,982



MEDIAN HOUSEHOLD INCOME

30-min drive	45-min drive
\$113,945	\$125,193



HOUSEHOLD INCOME OF \$100,000 & GREATER (2023)

30-min drive	45-min drive
111,269	292,940



MANUFACTURING WORKERS (2023)

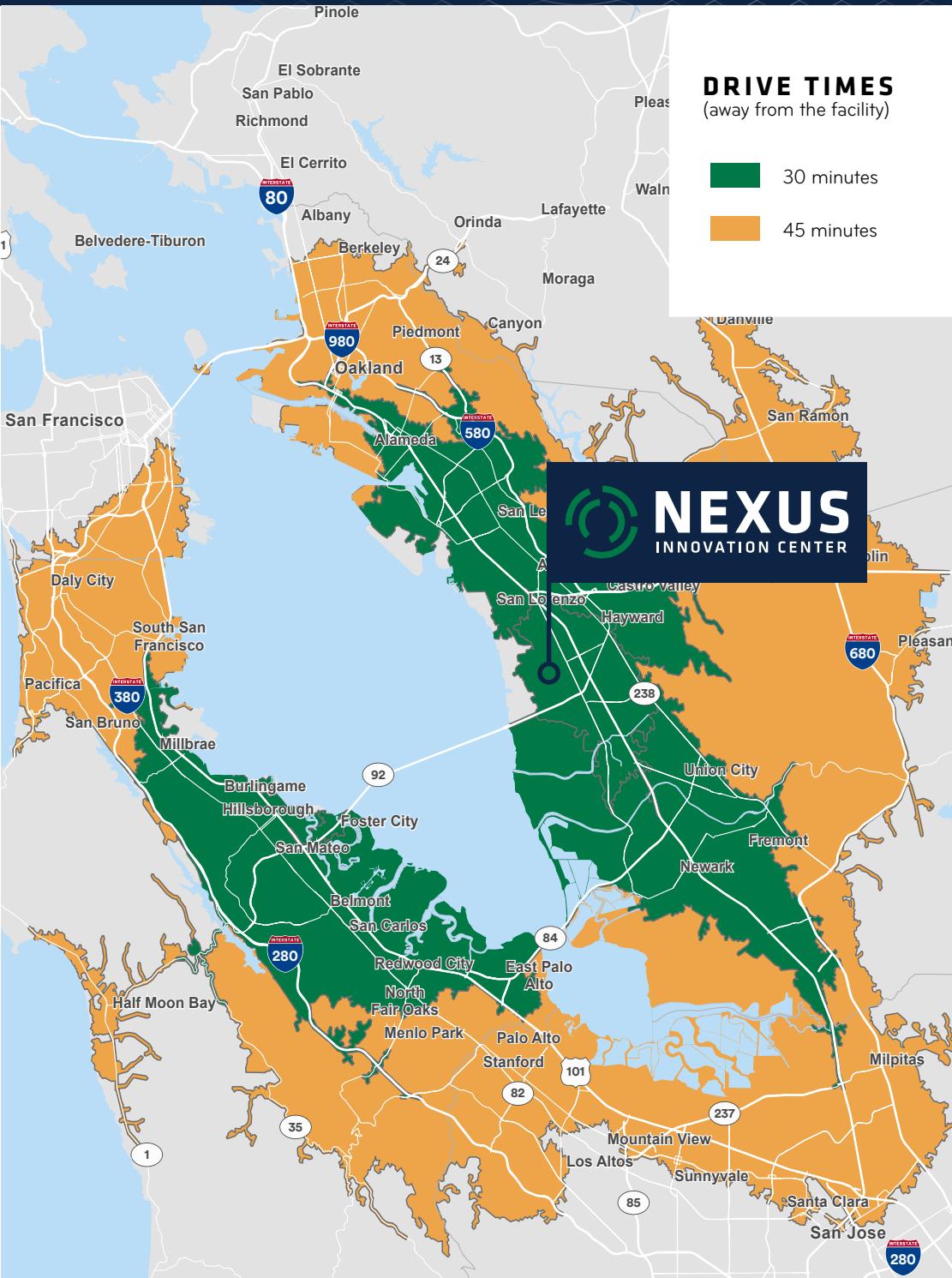
30-min drive	45-min drive
49,045	105,284



WAREHOUSE/DISTRIBUTION WORKERS (2023)

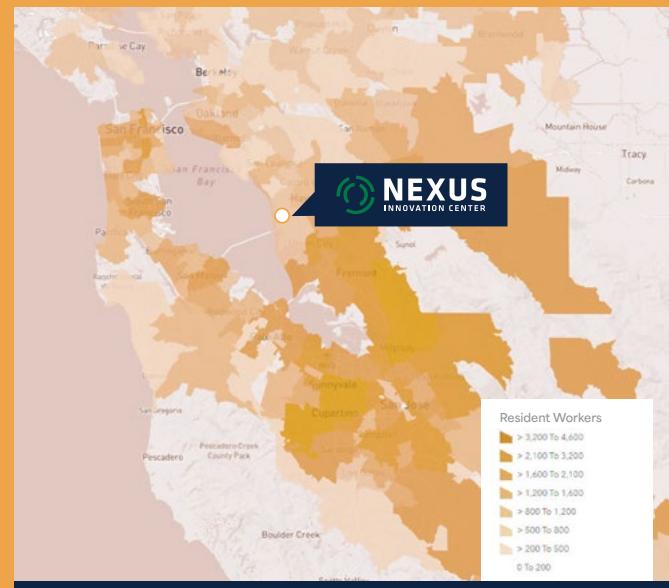
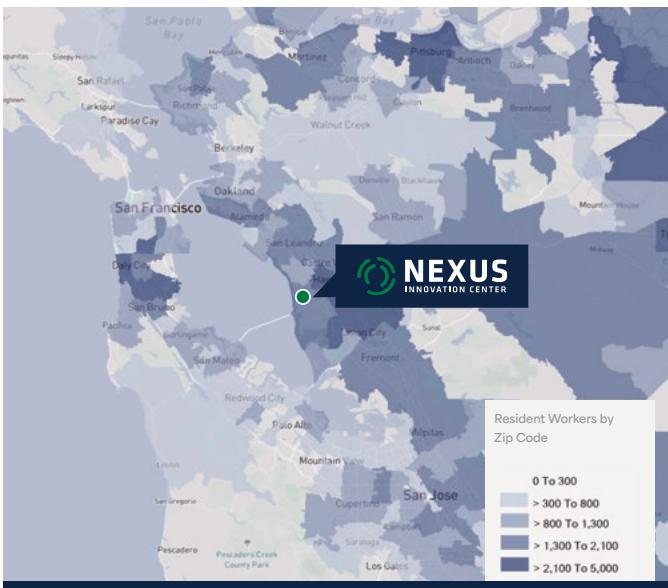
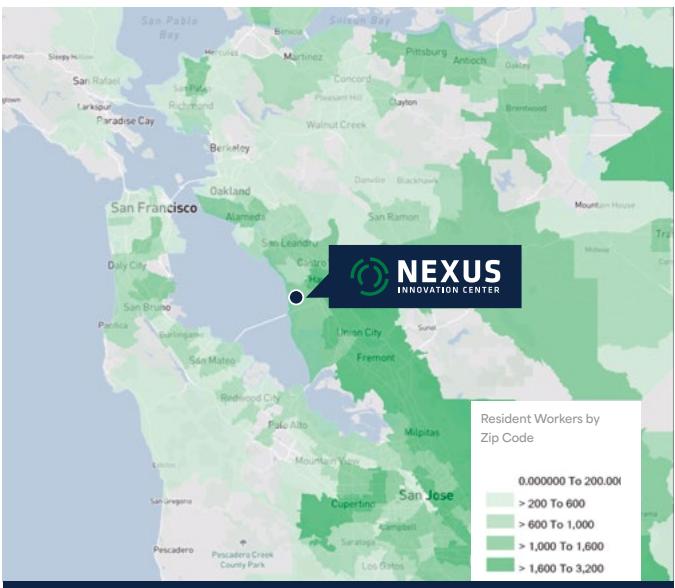
30-min drive	45-min drive
70,195	142,132

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WHY CHOOSE HAYWARD?



HAYWARD: A LOGISTICS CENTER



131.5

Warehouse/
Distribution
industry jobs per
square mile



58%

Warehouse/
Distribution headcount
growth rate
(2013 to 2023)



8,267

Warehouse/
Distribution 2023
resident workers

LABOR DEMOGRAPHICS

Within a 45 min drive time



ADVANCED INDUSTRIES JOBS

360,752



ENGINEERS

21,337



WAREHOUSE RESIDENT WORKERS

62,463



STEM RESIDENT WORKERS

220,400



AVG. HOURLY ENGINEERING EARNINGS

\$69.63



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