

1586 Zephyr Avenue

HAYWARD, CA

±42,270 SF
Available for Lease



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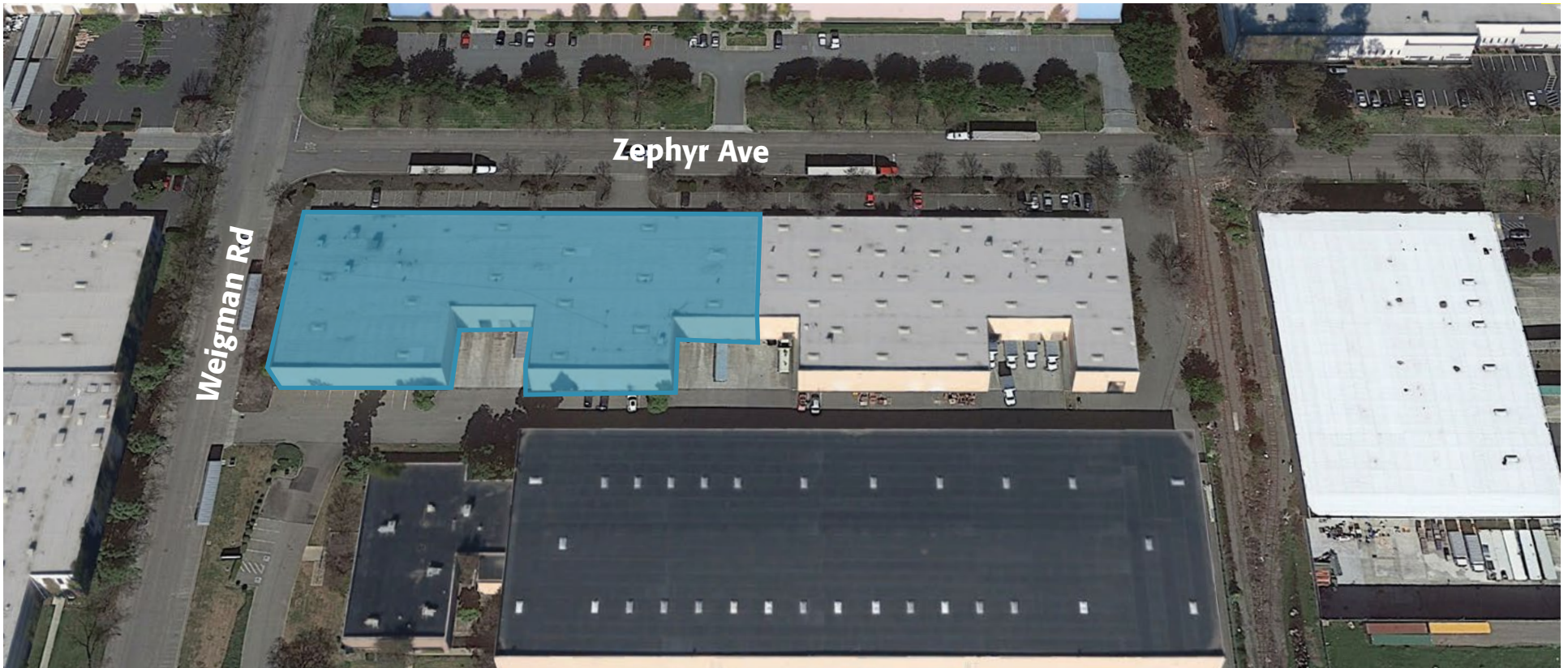
EASTGROUP
PROPERTIES

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

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Premises features

±42,270 SF total

±8,640 SF of Office Area

1st Floor Office: ±3,840 SF

2nd Story Office: ±4,800 SF (Bonus Mezz)

Eight (8) Dock-high doors

Three (3) Grade-level doors

Skylights throughout, LED warehouse lighting

±20' - ±22' minimum Clear Height

Fully sprinklered (.33/3750) Warehouse,
(.19/1500) Mezzanine

±1 mile to I-880 via Whipple Rd

Minimum ±600 Amps @ 277/480 Volt
3 phase power (subject to confirmation)

New interior and exterior paint

±24' - ±60' Column Spacing

\$1.00 PSF Broker bonus on top of
the full fee

6 months Free with 5yr lease term



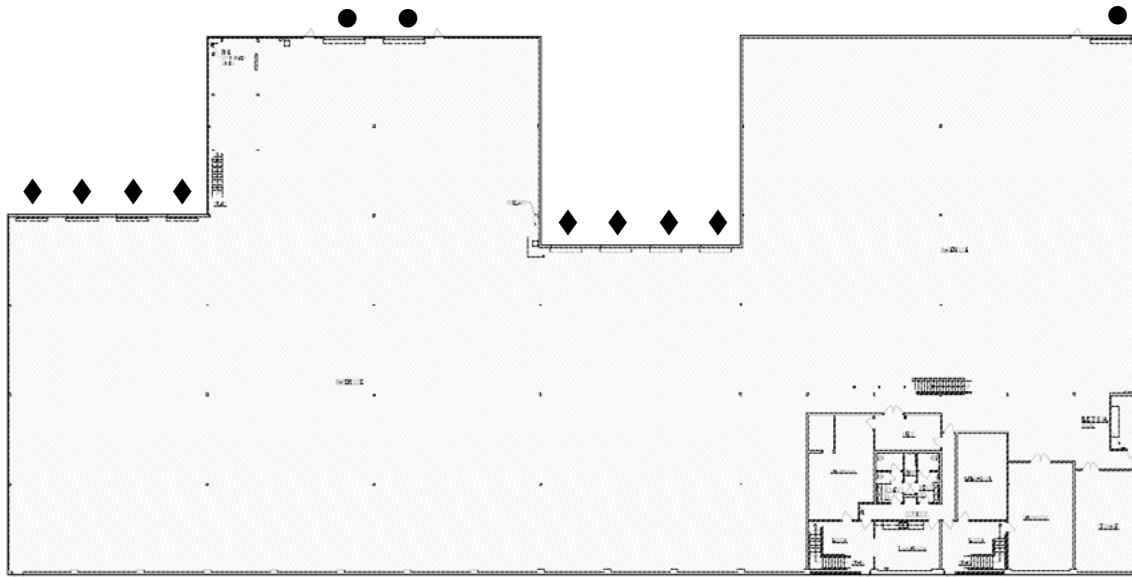
VIRTUAL TOUR

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Floor Plans



- = Grade Level Loading
- ◆ = Dock High Loading

First Floor
Includes ±3,840 SF Office Space

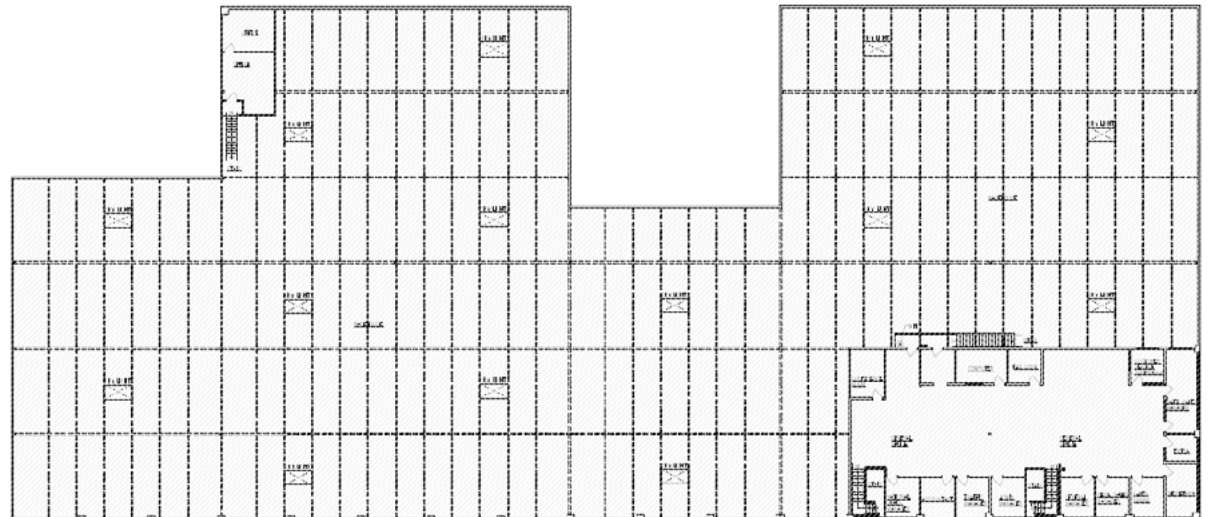


VIRTUAL TOUR

Second Floor
Includes ±4,800 SF Bonus Mezz Space



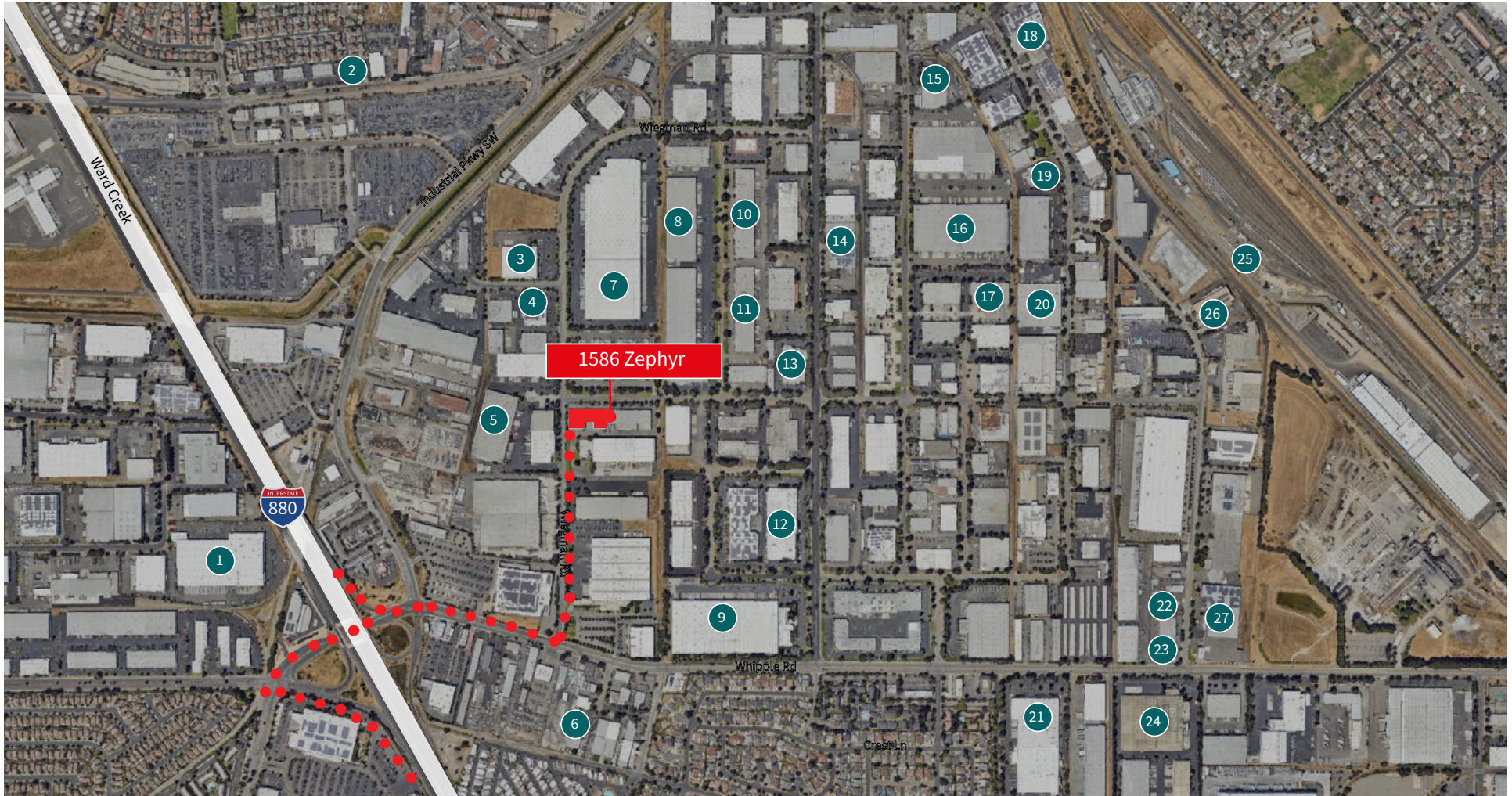
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|----------------------------|----------------------------|-------------------------------|-------------------------|
| 1. Forward Air, Inc | 8. Kuehne Nagel | 15. Samuel | 22. Autowise |
| 2. Xcapade | 9. Tesla | 16. J.B. Hunt | 23. RW Garage Doors |
| 3. Gallo Sales Company | 10. Renewal by Andersen | 17. Move-Pros | 24. Rich's |
| 4. Allure Labs | 11. MDC Precision | 18. Yaneng | 25. Hayward Training |
| 5. NorCal Moving & Storage | 12. Chalk | 19. Armenino | 26. Kwan Wo Ironworks |
| 6. Semano | 13. Johnson Computer, Inc. | 20. Standard Event Rentals | 27. IMT Precision, Inc. |
| 7. Keeco | 14. Plant Terra | 21. American Licorice Company | |

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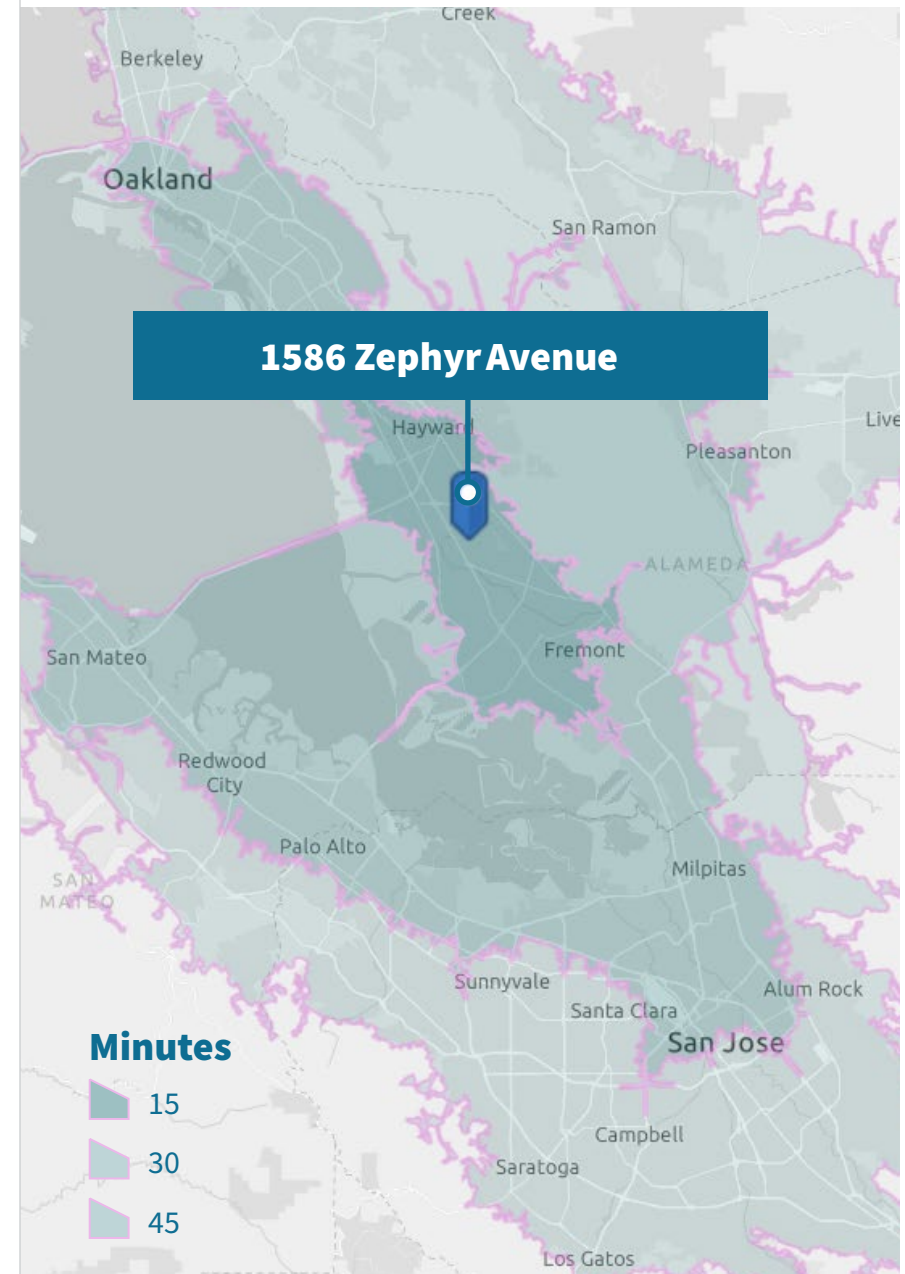
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Demographics

Access to consumers	15 minutes	30 minutes	45 minutes
Total Population	397,930	1,983,498	5,000,685
Total Households	122,523	691,141	1,750,595
Millennial Population (Born 1981 to 1998)	105,093	528,141	1,276,719
Median Home Value	\$868,960	\$997,480	\$1,128,694
Ordered any item online in last 6 months	235,955	1,222,549	3,166,671
Spent \$500+ on Internet orders in last 12 months	133,433	724,160	1,912,579
Median Household Income	\$122,221	\$124,420	\$135,280
Median Disposable Income	\$100,910	\$101,753	\$106,283
Household Income 100K+	75,691	419,855	1,107,560
Manufacturing Employees	15,695	56,669	125,009
Warehousing & Distribution Employees	15,375	60,121	131,030

Source: Esri 2022



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Strategic location

Port

Port of Redwood City	17.6 miles
Port of Oakland	19.2 miles

Airport

Oakland Airport	13.5 miles
SFO International Airport	24.5 miles
San Jose Airport	21.5 miles

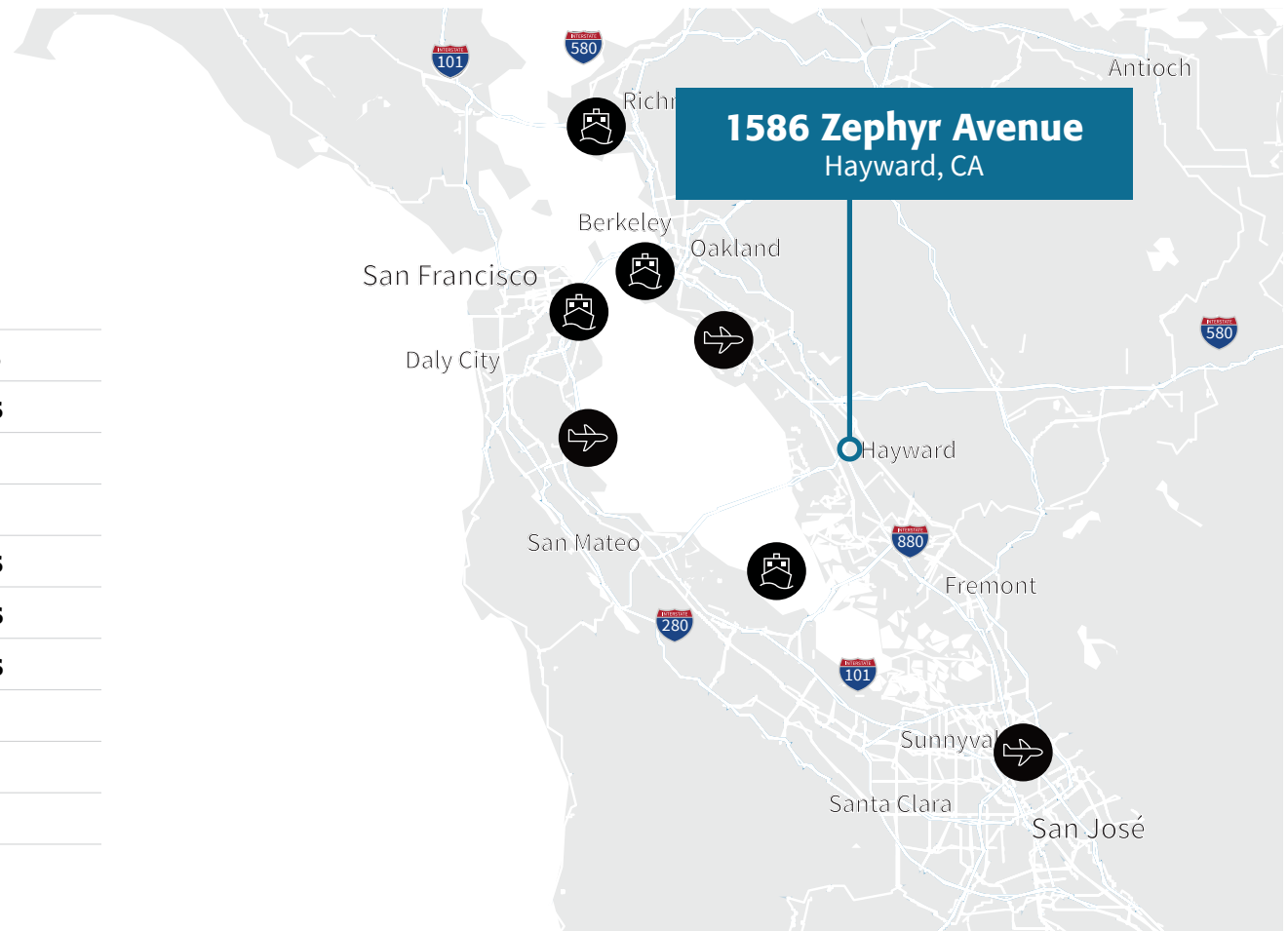
BART

Hayward BART Station	6.7 miles
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Contact

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