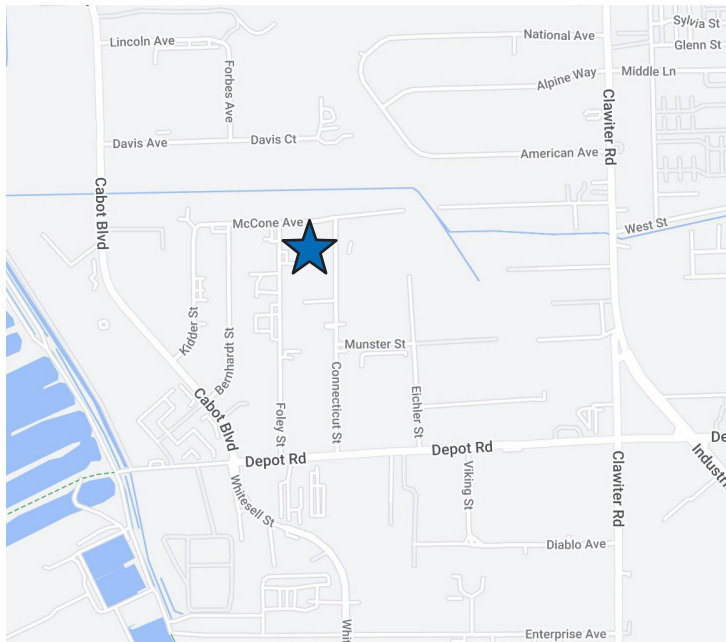




# WAREHOUSE BUILDING FOR SALE OR LEASE

**23002 FOLEY STREET  
HAYWARD, CA**



**Property:** ±20,296 SF on ±1.10 Acres

**Property Highlights:**

- ±2,000 SF of remodeled office space
- ±24' clear height
- 4 dock high doors
- 3 drive-in doors
- Fully sprinklered ±.45/3,000SF (please verify)
- ±600 Amps Service (please verify)
- Column spacing at ±20' x ±60'
- Fully-fenced and gated, secure parking/yard area
- Building designed to demise into two spaces, if desired
- Freestanding building on individual parcel

**Location Highlights:**

- Corner lot on Foley Street and McCone Avenue
- ±2 Miles to HWY 92 (to West Bay)
- ±3 Miles to I-880 (North and South)

**Availability:** 4th Quarter 2024

**Pricing Guidance:**

- For Sale - Call Brokers
- For Lease - \$1.50/SF NNN (net to gross is ±\$0.18/SF)

*For information, please contact:*

**Paul Mueller, SIOR**

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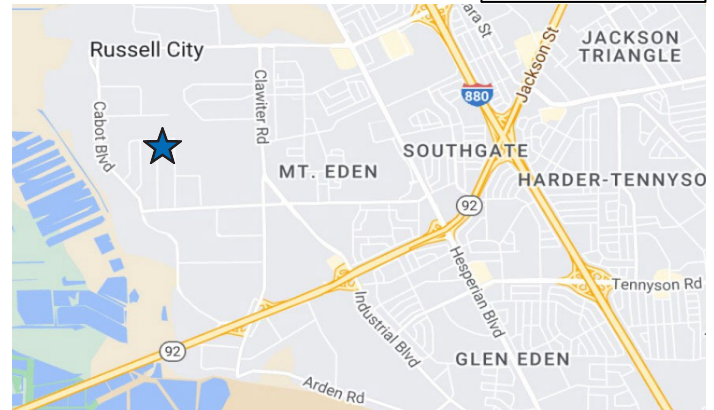
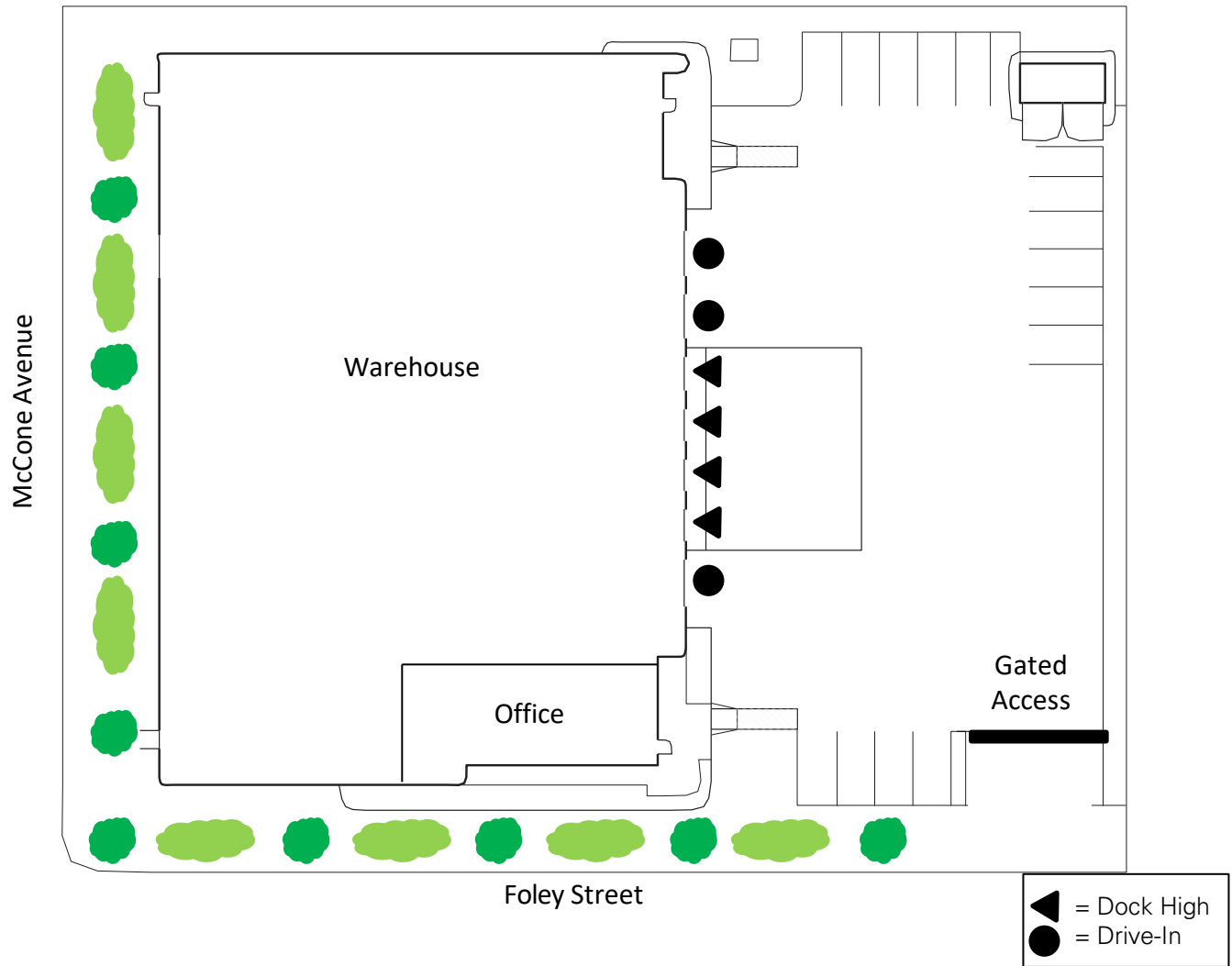
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**NEWMARK**

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