

ALVARADO BUSINESS PARK

FOR LEASE: ±65,673 SF

WAREHOUSE/MANUFACTURING BUILDING

30180
AHERN AVE.
UNION CITY, CA

OWNER WILL ENTERTAIN A SALE



**PRICE
REDUCED!**

CONTACT FOR MORE INFORMATION:

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PROPERTY HIGHLIGHTS



±65,673 SF

Warehouse/Manufacturing Building



±13,468 SF

Executive Office Area on Two Floors



±3 (±130,680 SF)

Acre Lot



±24' min

Clear Height

LOADING: Six (6) Dock-High Doors / Four (4) Drive-In Doors

PARKING: One Hundred and Three (103) Parking Spaces

POWER: ±1,200 Amps, 208 Volts (Tenant to Confirm)

YARD: Fenced Rear Parking / Loading Area

SPRINKLER: Yes

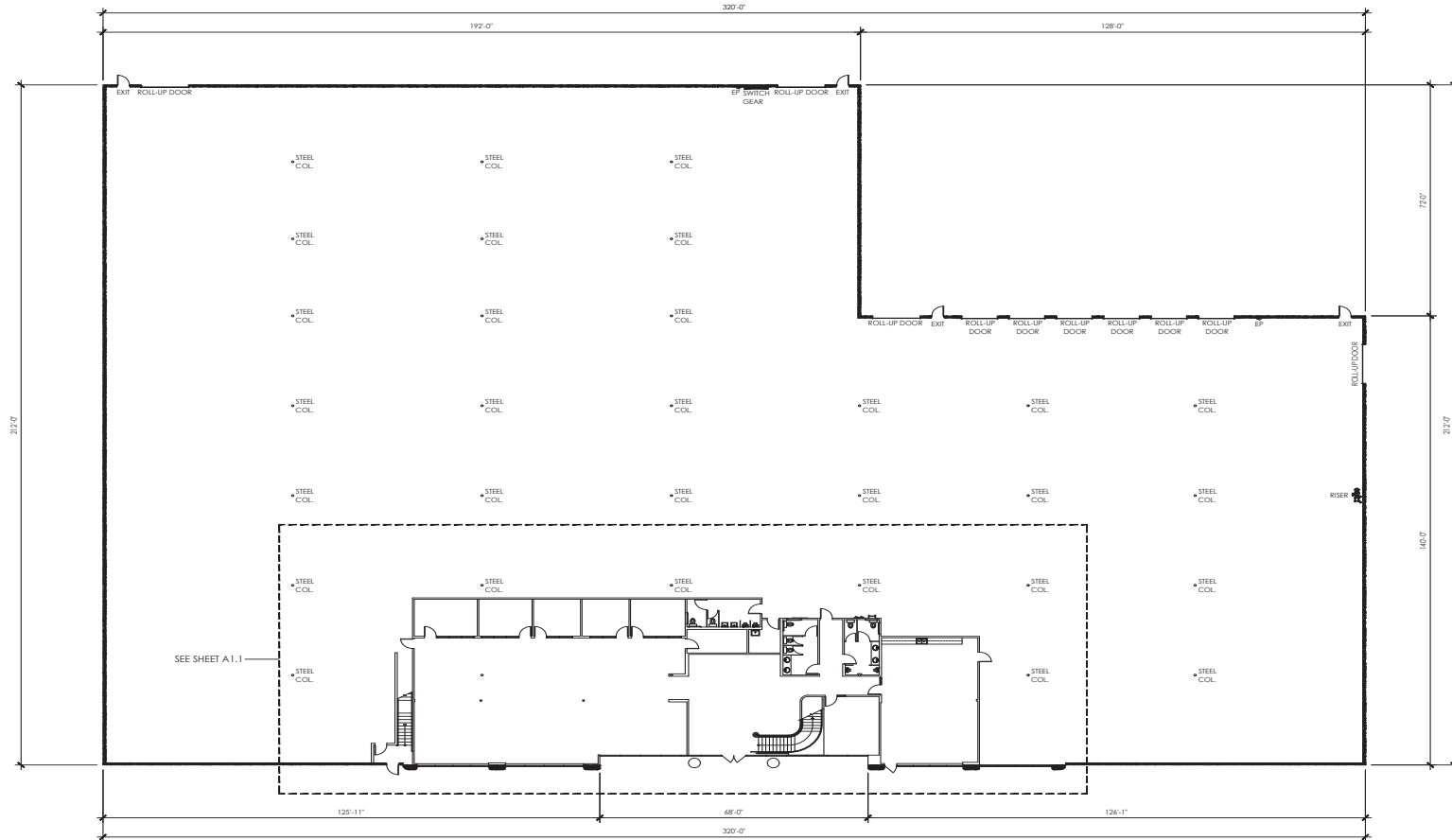
LEASE RATE: PRICE REDUCTION! ~~\$1.45 NNN~~ \$1.35 NNN
(Op Ex are ±\$.25 psf)

SALE PRICE: \$270 PSF

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SITE PLAN



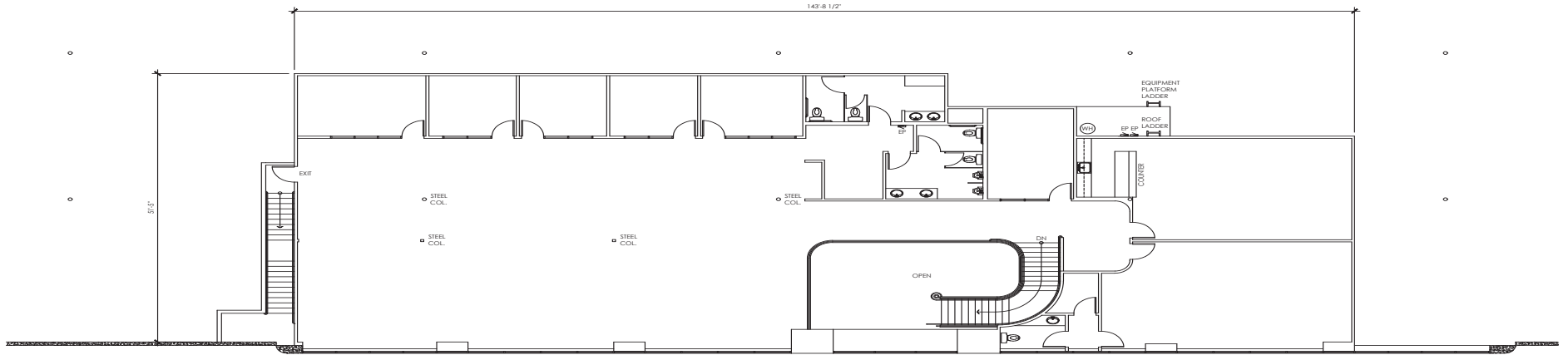
AS-BUILT FLOOR PLAN

SCALE: 1/16" = 1'-0"



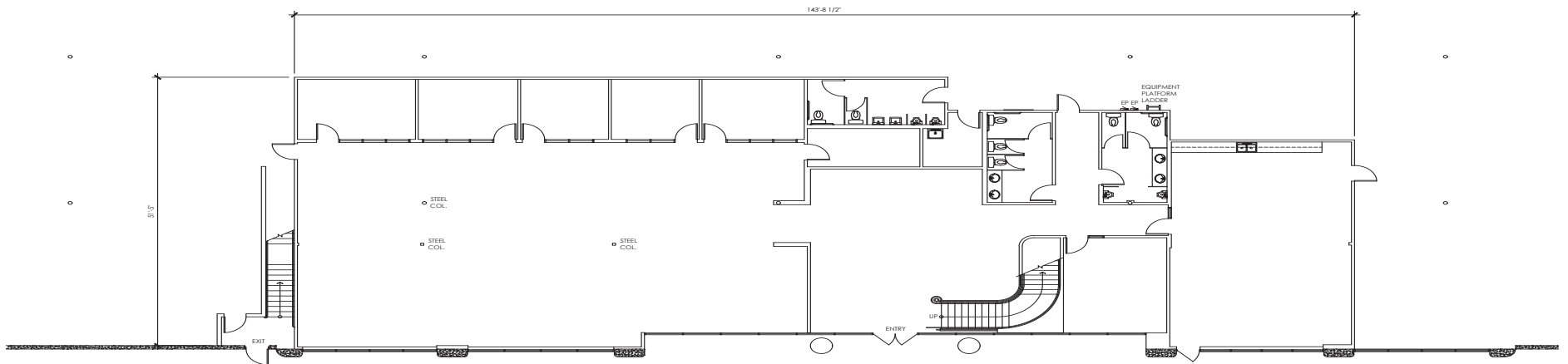
| TENANT GROSS SQ. FT. | |
|--------------------------------|------------------|
| GROUND FLOOR OFFICE (FINISHED) | 6,304 SF |
| MEZZANINE OFFICE (FINISHED) | 7,164 SF |
| WAREHOUSE (UNFINISHED) | 52,205 SF |
| TOTAL | 65,673 SF |

OFFICE FLOOR PLANS



MEZZANINE OFFICE

SCALE: 1/8" = 1'-0"

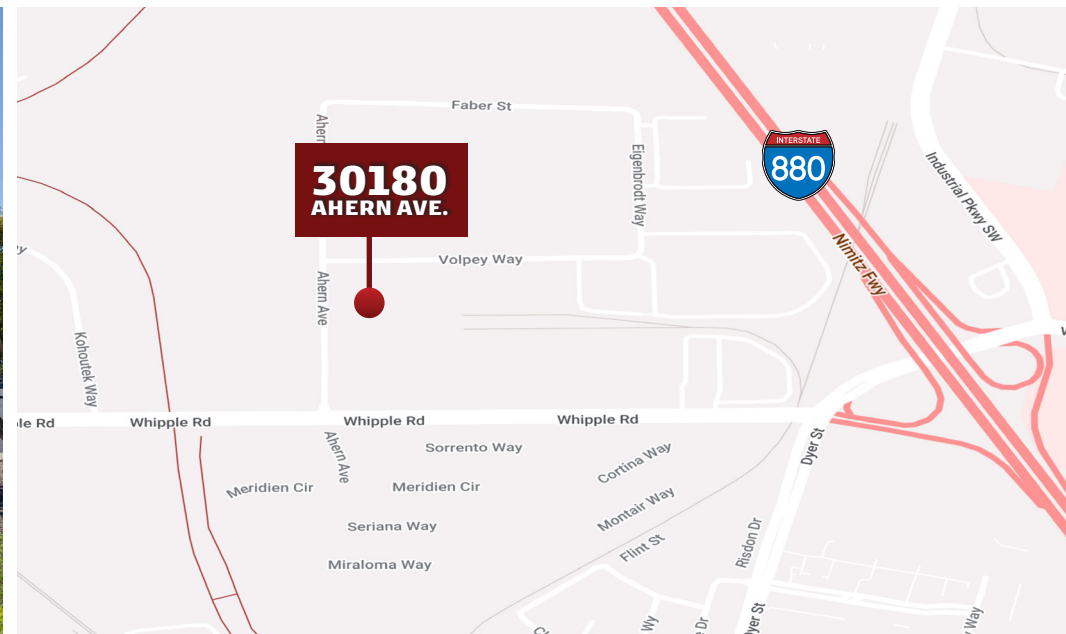


GROUND FLOOR OFFICE

SCALE: 1/8" = 1'-0"

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