

NORTH CABOT INDUSTRIAL PARK



19707 - 19845 CABOT BLVD | HAYWARD, CA 94544

FOR MORE INFORMATION:

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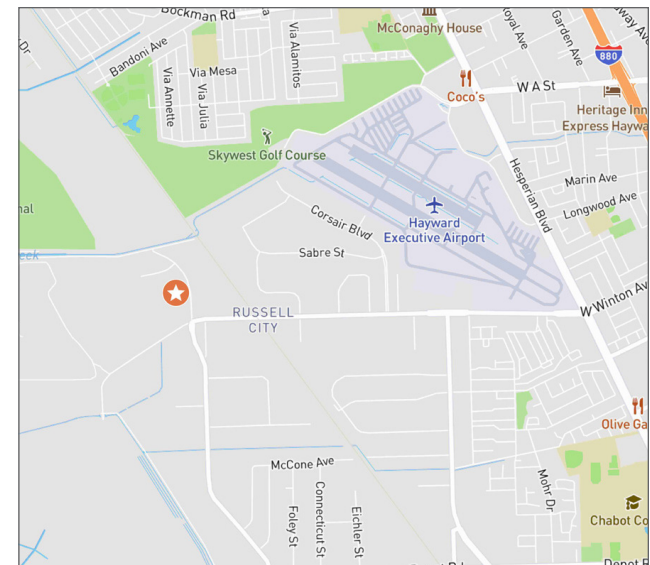
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LEE & ASSOCIATES OAKLAND
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555 12th Street, Suite 1725
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PROPERTY FEATURES

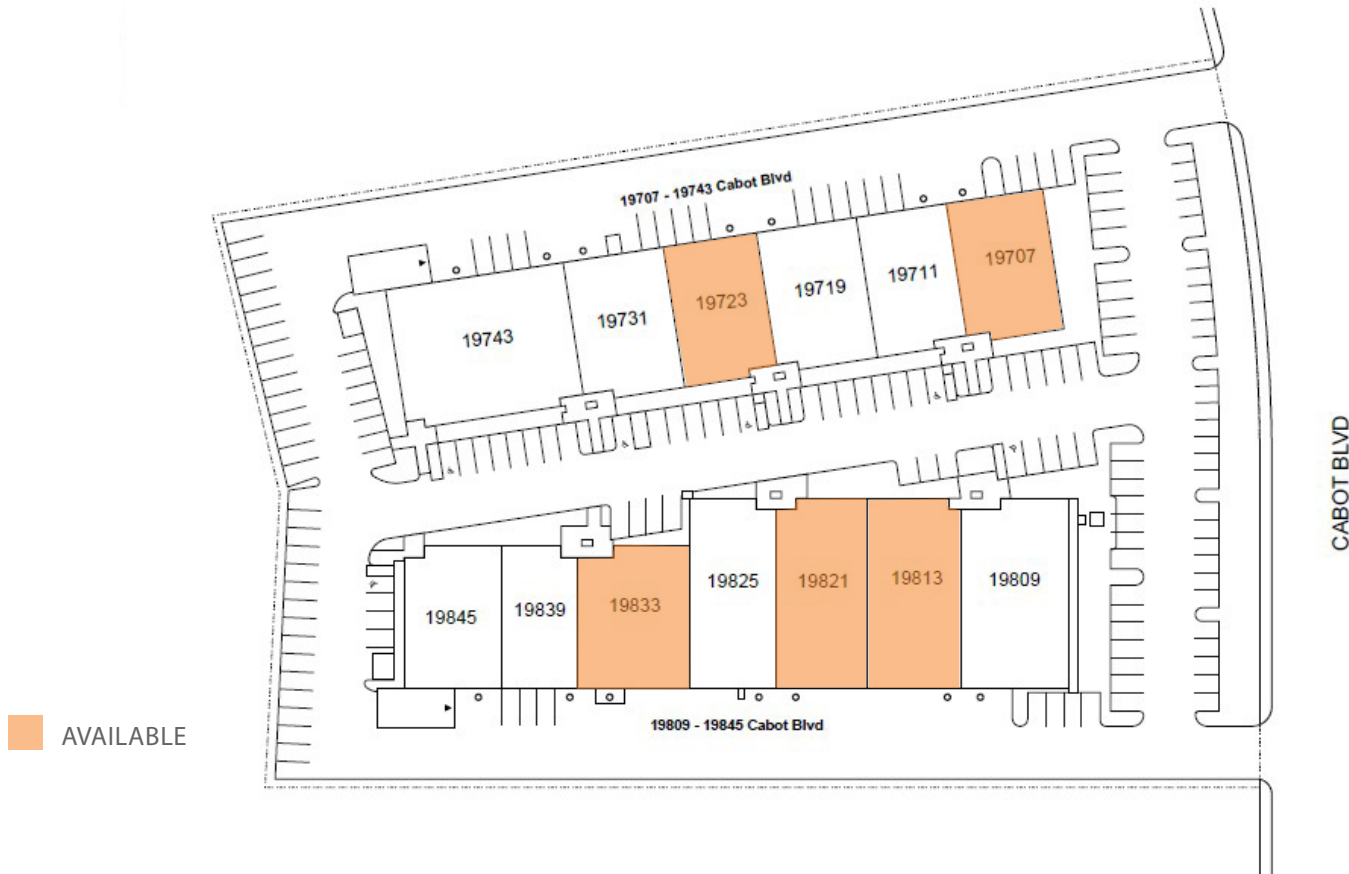
- 52,992± SF light industrial project
- Suites are move-in ready with new improvements including carpet, LVT, paint, and LED lighting
- New exterior paint
- Fully sprinklered
- 15' clear height
- Dock & drive loading
- 2/1,000 parking ratio
- New landscaping
- Ability to expand within business park



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or land lord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

NORTH CABOT INDUSTRIAL PARK

SITE PLAN



AVAILABILITIES

SUITE	TOTAL SF±	OFFICE SF ±	FEATURES	AVAILABLE
19707	3,271	1,625	1 grade level door, 2 private offices, open area	Now
19723	3,493	973	1 grade level door, 1 private office, open area	Now
19813	4,696	1,753	1 grade level door, contiguous with 19821	Now
19821	4,590	1,095	1 grade level door, contiguous with 19813	2/1/2026
19833	3,482	420	1 grade level door, reception area	2/1/2026

UNDER NEW OWNERSHIP



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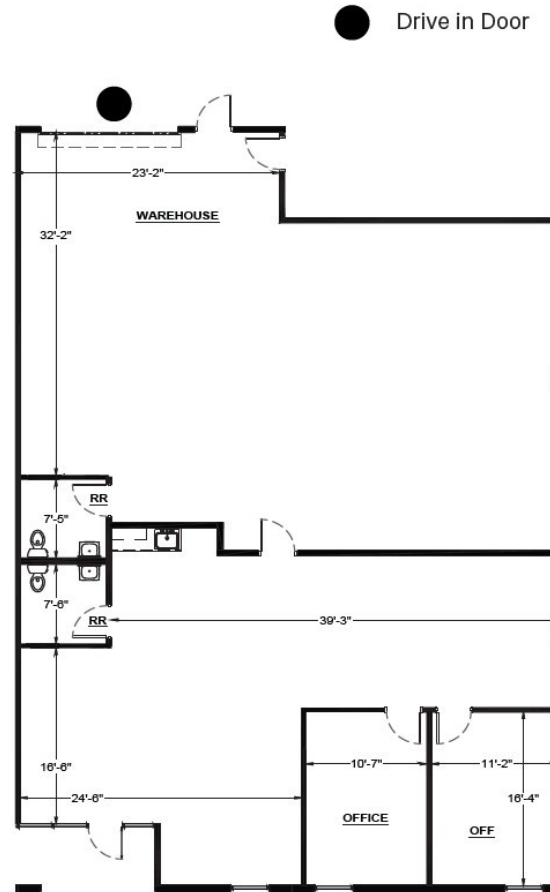
19707 CABOT BLVD.

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 3,271 SF±
- 1,645 SF± warehouse
- 1,625 SF± office
- Two restrooms
- 15' clear height
- One rear drive-in door
- 200 amps (to be verified by Tenant)
- Ability to expand within business park



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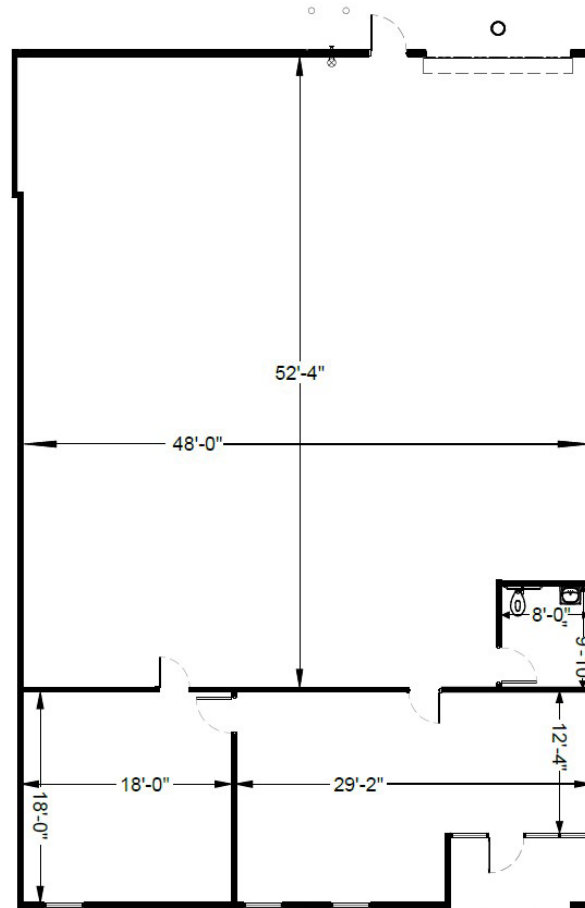
19723 CABOT BLVD.

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 3,493 SF±
- 2,520 SF± warehouse
- 973 SF± office
- 15' clear height
- One grade level door
- 200 amps (to be verified by Tenant)
- Ability to expand within business park



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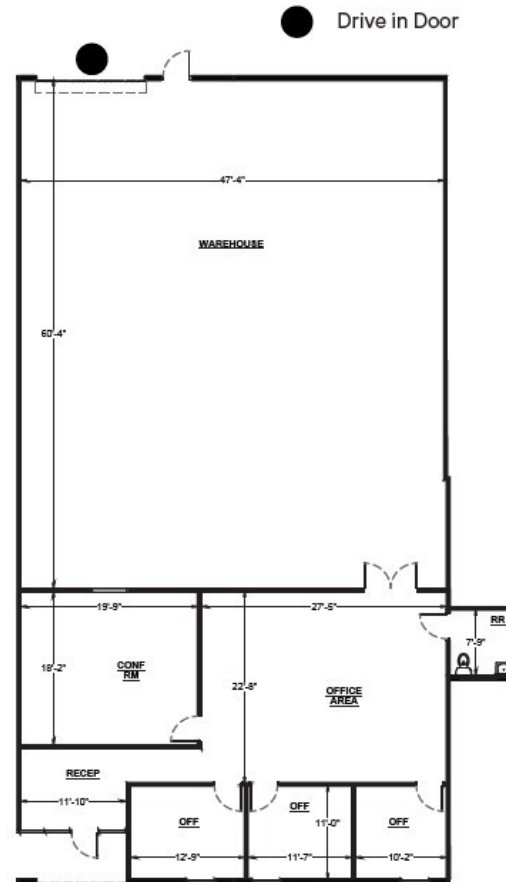
19813 CABOT BLVD.

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 4,696 SF±
- 2,943 SF± warehouse
- 1,753 SF± office
- Contiguous with 19821 - Totaling 9,286 SF±
- 15' clear height
- One drive-in door
- 200 amps (to be verified by Tenant)
- Ability to expand within business park



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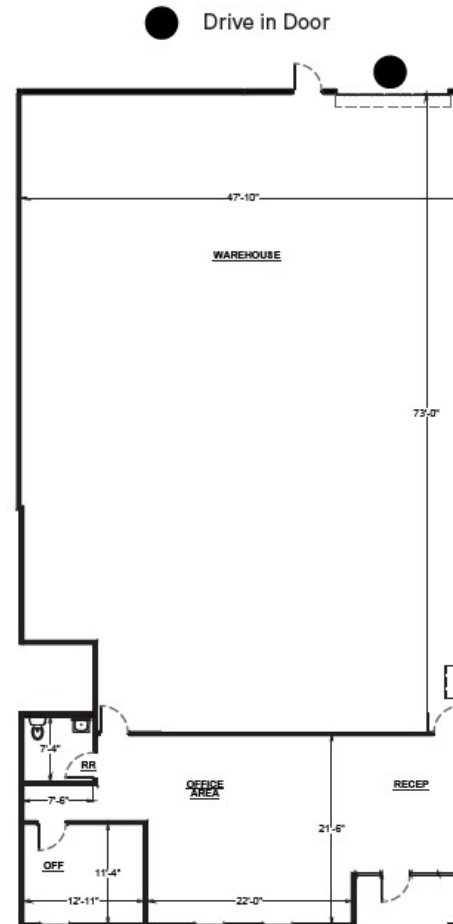
19821 CABOT BLVD.

UNDER NEW OWNERSHIP



SPACE FEATURES:

- 4,590 SF±
- 3,348 SF± warehouse
- 1,095 SF± office
- Contiguous with 19813 - Totaling 9,286 SF±
- 15' clear height
- One drive-in door
- 200 amps (to be verified by Tenant)
- Ability to expand within business park



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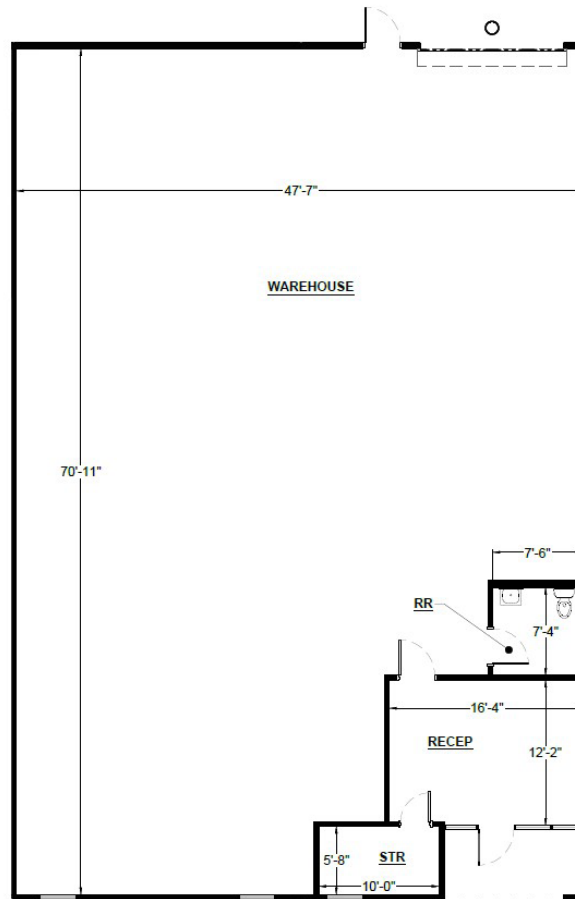
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19833 CABOT BLVD.

SPACE FEATURES:

- 3,482 SF±
- 3,062 SF± warehouse
- 420 SF± office
- 15' clear height
- One grade level door
- 200 amps (to be verified by Tenant)
- Ability to expand within business park



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