

For Sale | NNN Leased Investment

±18,528 SF Manufacturing Building

33439 Western Avenue | Union City, CA

Contact Brokers

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Investment Summary

Property Specifications

Price: \$8,700,000

Building Size: ±18,528 SF

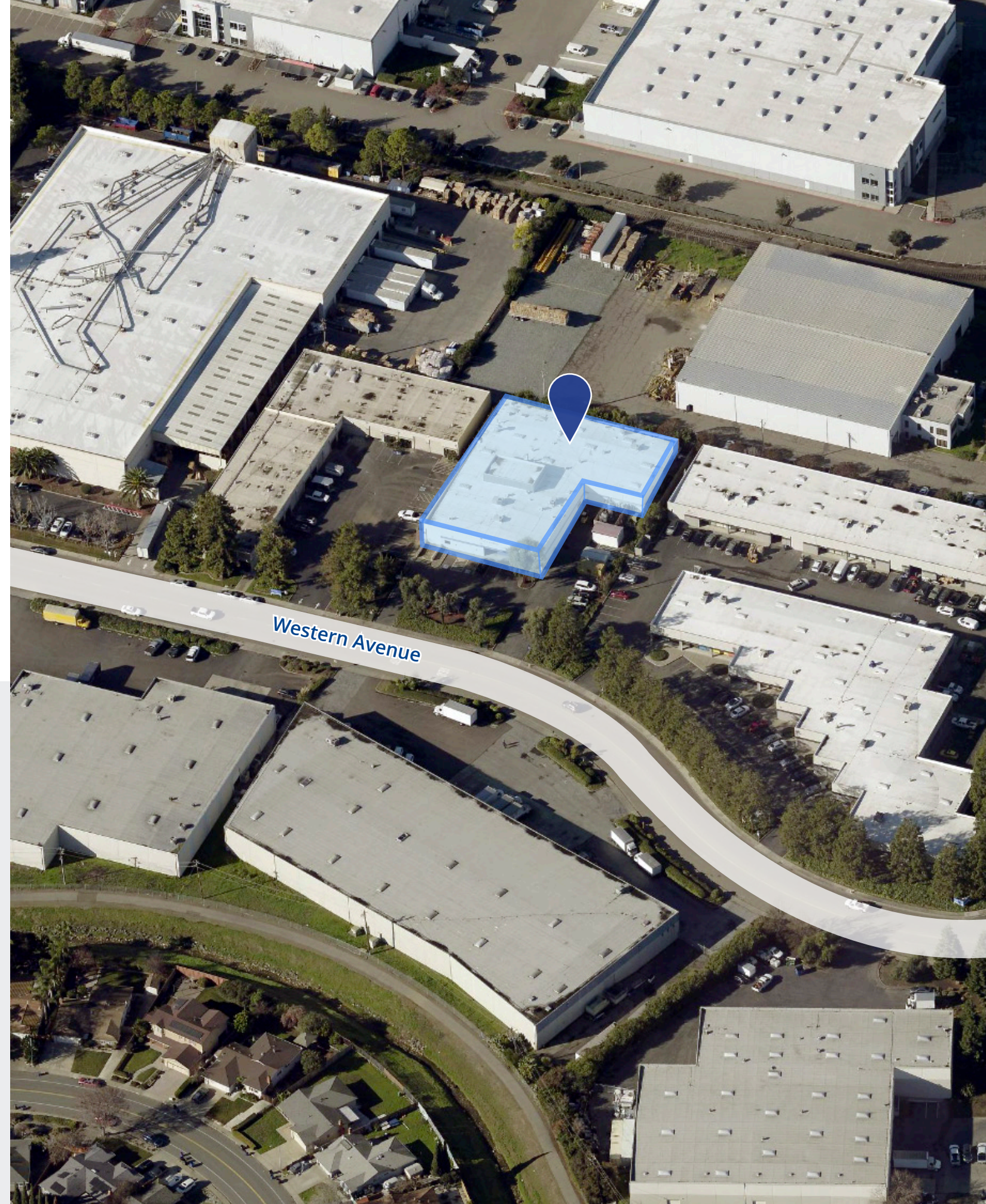
Lot Size: ±1 Acre

Tenant: WESTPAK, Inc.

Lease Type: NNN

Lease Term: 10 Years

Cap Rate: 6.00%



Zoning
ML



Construction
Concrete Tilt-Up



Loading
2 Grade Level
Doors



Clear Height
±18'



Sprinklers
Yes



Power
3,000 amps @ 480V
(Buyer to Verify)



Build Out
Heavy R&D
Infrastructure



Cranes
2 Gantry Cranes

Tenant Profile



WESTPAK, Inc. is a 3rd-party, independent test laboratory specializing in product and package testing. Our facilities are accredited to ISO/IEC 17025 by the American Association for Laboratory Accreditation (A2LA) as well as certified by the International Safe Transit Association (ISTA) to perform a wide variety of testing. Founding Westpak in 1986, Herb Schueneman placed integrity and customer service at its core. Over 35 years later, and now 100% employee-owned, we proudly continue that tradition.



Testing Services

- Product Reliability Testing Services
- Sustainability
- Package Testing
- Accelerated Aging Testing
- Cold Chain Testing
- Real-Time Aging for Medical Devices
- Customized Testing Services Lab
- Material Analysis: Materials Testing Services
- ASTM & ISTA Test Standards Lab
- Dangerous Goods Packaging Testing

Industry Solutions

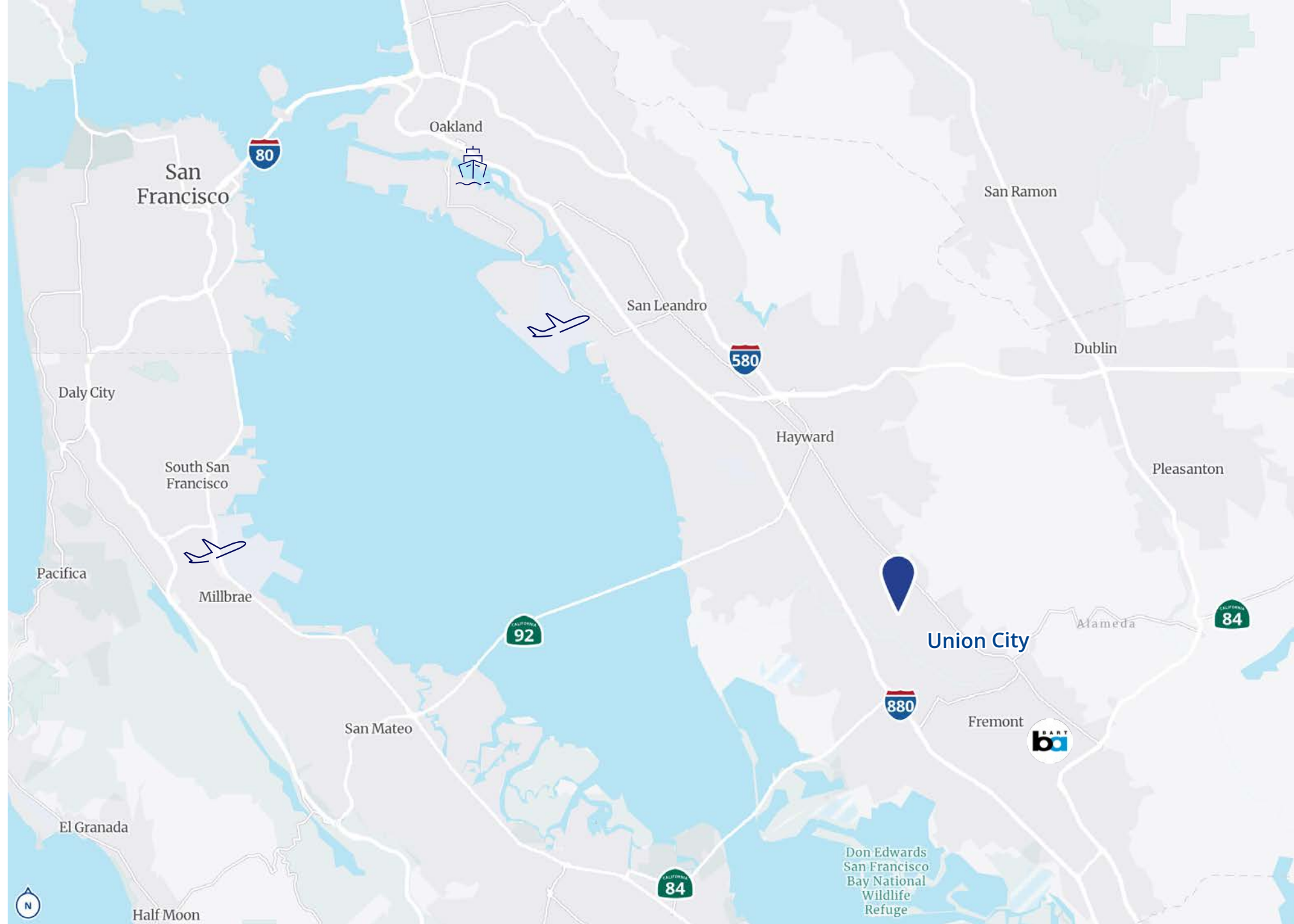
- Medical Device
- Pharmaceutical Packaging Testing
- Computer Electronics Package Testing
- Food Packaging Testing
- Beverage Package Testing
- Aerospace Test Solutions: Military & Aerospace Product Testing
- Consumer Product Testing

Location Overview

Union City, CA

Union City is situated between the cities of Hayward to the north and Fremont to the south. It's conveniently located near major highways, making it accessible to other Bay Area cities and Silicon Valley. It has a mix of residential, commercial, and industrial areas. It hosts several corporate headquarters and industrial parks, contributing to its economic stability and growth. Union City is well-connected via public transportation, including BART (Bay Area Rapid Transit) stations, AC Transit bus routes, and easy access to major freeways.

Overall, Union City offers a suburban feel with urban amenities, making it an attractive place to live for families, professionals, and individuals seeking a diverse community within the Bay Area.



Union City | California Rankings (niche.com)



#190 / 526

Best Suburbs to live in California



#153 / 526

Best Suburbs for Young Professionals in California



#200 / 526

Suburbs with the Best Public Schools in California

Proximity



Airports

15.5 miles to OAK
21.9 miles to SFO
26.9 miles to SJC



Ports

20.7 miles to Port of Oakland



Bart

5.6 miles to Fremont Station



Downtowns

15.9 miles to Pleasanton
20.8 miles to Oakland
24.2 miles to San Jose

Area Demographics

	1 Mile	5 Miles	10 Miles
2024 Population			
	20,482	351,519	744,145
2024 Average Household Size			
	3.16	3.18	3.10
2024 Median Household Income			
	\$141,760	\$146,320	\$140,077
2024 Median Home Value			
	\$1,156,889	\$1,155,502	\$1,157,367
2024 Median Age			
	36.6	35.8	37.8
2024 Esitmated Total Employees			
	11,021	185,223	389,564
2024 Population by Race/Ethnicity			
White	13.5%	16.5%	20.5%
Black	3.5%	4.2%	5.1%
American Indian	1.7%	1.1%	1.1%
Asian	50.2%	51.6%	47.3%
Pacific Islander	1.2%	1.6%	1.3%
Other	23.0%	21.0%	14.9%
Two or More Races	11.1%	10.5%	10.9%
Hispanic Origin	33.8%	26.3%	26.2%
Diversity Index	82.3	80.0	81.7
2024 Population by Sex			
Males	10,389	178,006	374,625
Females	10,093	173,513	369,520

