

# FOR SUBLEASE

## 1983-1987 Alpine Way

### Hayward, CA



PRICE

\$1.68/SF MG



AVAILABLE SIZE

± 24,870 SF



LOT SIZE

± 1.33 Acres



SPRINKLER

100%



LOADING

4 Dock High, 3 Grade Level Doors



THE IVY GROUP  
COMMERCIAL & INVESTMENT REAL ESTATE

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CA DRE #01526603

# PROPERTY HIGHLIGHTS

- ▶ Lease Expiration Date (LED): 9/30/2027
- ▶ Total Available Size: ± 24,870 SF
  - Minimum Divisible: ± 12,435 SF
- ▶ Lot Size: ± 58,065 SF, or ± 1.33 acres
- ▶ Warehouse / Office Combo:
  - Warehouse: 80%, ± 19,870 SF
  - Office: 20%, ± 5,000 SF
- ▶ Dock High Doors: Four (4)
- ▶ Grade Level Doors: Two (2) oversized doors, 18 FT x 14 FT
- ▶ Accessibility: Three (3) ingress / egress
- ▶ Clear Height: ± 18 to 20 FT
- ▶ Sprinklers: 100% sprinklered
- ▶ Power: 400 Amps, 120/208 Volts, 3 Phase
- ▶ Yard: Fully fenced and secured rear and side yards
- ▶ Column Spacing: ± 55 FT x 22 FT
- ▶ Location:
  - ± 2.3 miles to Interstate 880
  - ± 3.2 miles Hayward BART Station
  - ± 16 miles to Port of Oakland



## Contact Exclusive Agent for Details and Tour

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