



SMALL BAY LIGHT INDUSTRIAL SUITES

2066-2094 AMERICAN AVENUE

HAYWARD, CA

Subject Property

±19,300 SF Demised in 14 Industrial Units

Property Highlights

- Each Unit is ±1,200 SF of Warehouse
- Additional bonus mezzanine in some units
- ±15-16' Clear Height
- ±100-200 Amps per unit (please verify)
- Approximately 10% Office in each unit
- One (1) Grade-Level Door per unit
- Two (2) Parking Spots per unit
- Fresh paint, landscaped grounds and upgraded asphalt

Unit	SF	Price/Month
2066	±1,200	\$2,500
2072	±1,200	\$2,500
2078	±1,200	\$2,500
2086	±1,200	\$2,500
2094	±1,200	\$2,500

For information, please contact:

Paul Mueller, SIOR

Senior Managing Director

CA RE Lic. #00896726

t 510-300-0216

paul.mueller@nmrk.com

Spencer Jenkins

Associate Director

CA RE Lic. #02029699

t 510-300-0350

spencer.jenkins@nmrk.com

1111 Broadway, Suite 100
Oakland, CA 94607

nmrk.com

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