



100% LEASED INVESTMENT OPPORTUNITY

25447 Industrial Blvd

locale

NEWMARK

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Executive Summary

25447 Industrial Boulevard presents a rare opportunity to acquire a fully leased, institutional-quality industrial asset in the heart of the East Bay's premier manufacturing and distribution corridor. The 53,808-square-foot facility is strategically located near the San Mateo Bridge, providing immediate access to the Peninsula industrial market, Interstate 880, and the greater San Francisco Bay Area logistics network.

Situated on 2.1 acres, the property features a functional, high-clear warehouse design with significant infrastructure (including solar) to support food production, cold storage, and distribution operations. The building is fully leased to Shop Locale, a specialty meal service operator that recently commenced their tenancy, offering investors stable in-place income backed by a growing business in a resilient sector.

In a market where quality industrial investment opportunities remain exceptionally scarce, this offering provides scale, functionality, and long-term strategic location advantages.

Investment Highlights

- **Fully Leased to Shop Locale** – Established specialty meal service operator with recent occupancy
- **Mission-Critical Improvements** – Significant refrigeration/freezer buildout enhances tenant retention
- **Strategic Bay Area Location** – Immediate access to the San Mateo Bridge and Peninsula industrial markets
- **Scarce Industrial Product Type** – Limited availability of quality industrial investment assets in the San Francisco Bay Area
- **Functional Configuration** – High-clear warehouse with strong loading ratio and ample power along with roof-top solar to reduce energy costs.

25447 Industrial Boulevard combines strong tenancy, specialized infrastructure, and exceptional regional connectivity—delivering a compelling opportunity to acquire a stabilized industrial asset in one of the nation's most supply-constrained markets.



±53,808
SQUARE FEET



±8,000
SQUARE FEET
OFFICE (2 STORY)



441-55-23
PARCEL NUMBER



±2.10
ACRES



1973 / 2003
YEAR BUILT



±20'-22'
CLEAR HEIGHT



±12,500
SQUARE FEET
FREEZER



±12,500
SQUARE FEET
REFRIGERATOR



7 / 2
DOCK DOORS /
DRIVE IN DOORS



±1,600 Amps
ELECTRICAL
SERVICE



FULLY
SPRINKLERED

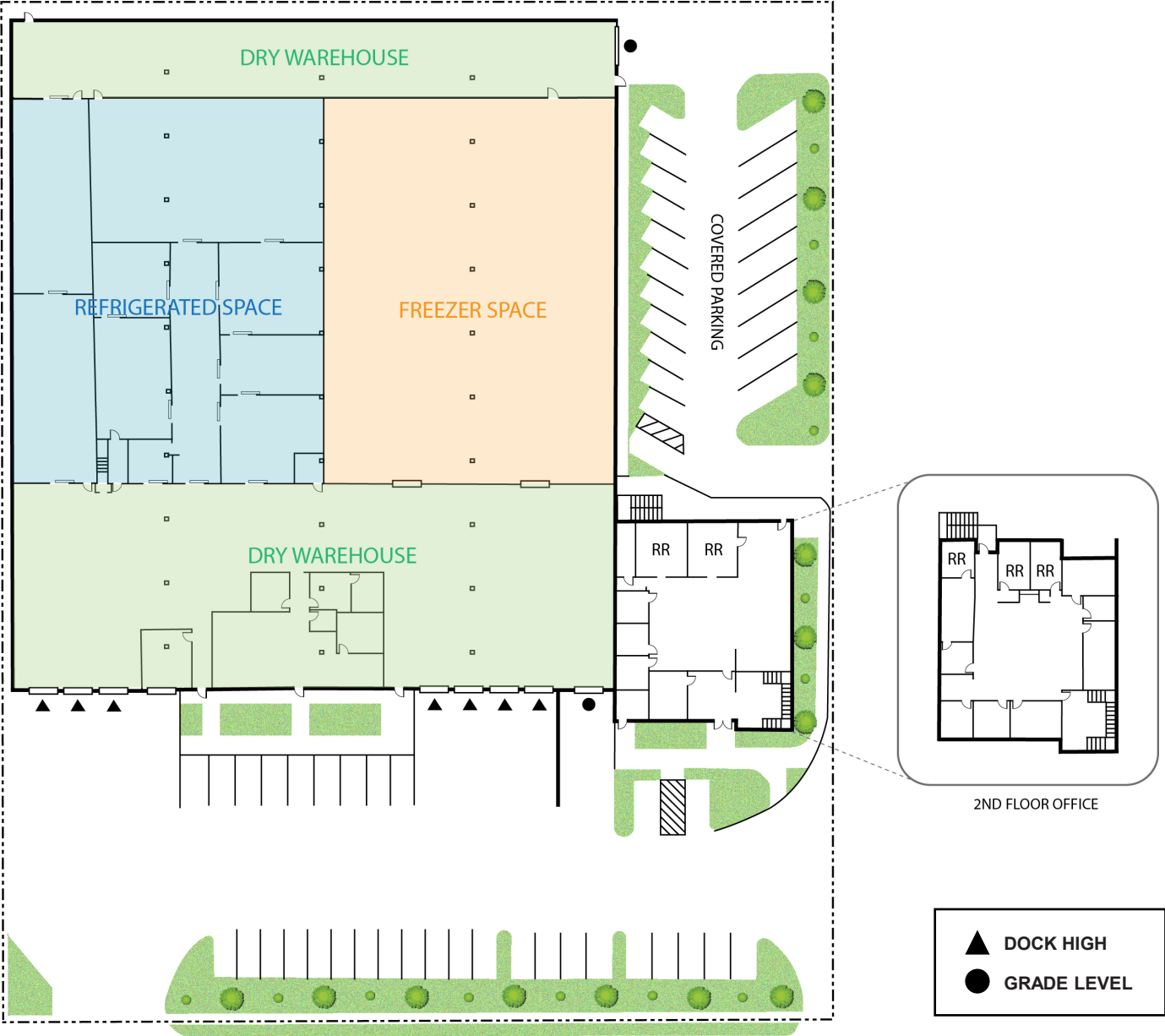


.495
MEGAWATT
SOLAR ARRAY

Location Map

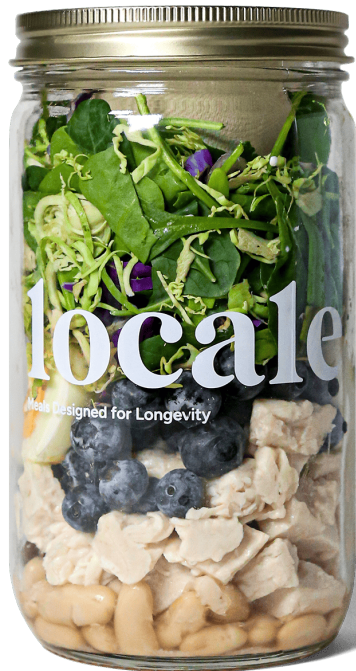


Site Plan



INDUSTRIAL BOULEVARD

Tenant Overview & Lease Summary



LEASE ABSTRACT | SHOP LOCALE

| | |
|--------------------------------|--|
| LESSEE | Shop Locale Inc. |
| ADDRESS | 25447 Industrial Blvd., Hayward, CA |
| SQUARE FOOTAGE | ±53,808 SF |
| LEASE TERM | 60 Months |
| STARTING RENT | \$1.75/SF NNN |
| ANNUAL INCREASES | 3.5% |
| LEASE TYPE | NNN |
| LEASE COMMENCEMENT DATE | March 1, 2026 |
| LEASE TERMINATION DATE | February 28, 2031 |
| RENEWAL OPTION | One (1) Option to Extend for Five (5) Years at Continued 3.5% Annual Increases |
| SECURITY DEPOSIT | \$223,000 |



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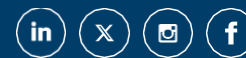
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