

# AVAILABLE FOR SALE OR LEASE

2034-2038 AMERICAN AVENUE | HAYWARD, CA

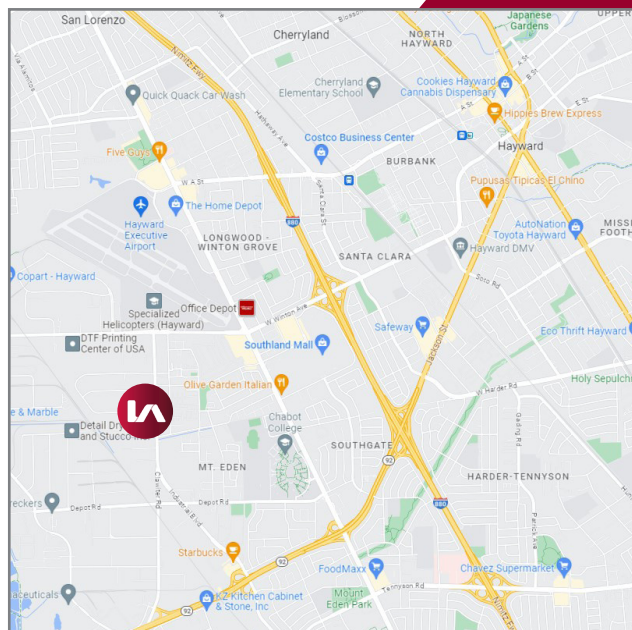


## LISTING DATA:

- 10,150± SF Industrial Building on 0.46± Acres
- 750± SF Office Area
- 3 Drive-In Doors (12' x 14') (Brand New 2023)
- 400 Amps @ 120/240 Volts, 3 Phase Power
- 2 Handicapped Restrooms
- New Warehouse Lighting
- New Warehouse Interior Ceiling Insulation
- Newly Remodeled Office Space w/ Kitchenette, Sink, Cabinets, Etc.
- Fenced Yard Area

## ECONOMIC DATA:

- Lease Rate: \$1.50/SF, NNN
- Sale Price: \$3,995,000



## EXCLUSIVE AGENT:

Ryan Martens, Principal

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