



SMALL BAY LIGHT INDUSTRIAL SUITES

**31162 SAN CLEMENTE STREET
HAYWARD, CA**

Subject Property

±14,040 SF Demised in Multiple Industrial Units

Property Highlights

- Additional bonus mezzanine in some units
- ±14' Clear Height
- ±100-200 Amps per unit (please verify)
- Approximately 10% Office in each unit
- 1-2 Grade Level Door(s) per unit
- Two (2) Parking Spots per unit
- Refreshed office, upgraded paint and lighting in warehouse

Unit	SF	Price/Month
#101	±3,100	\$6,000
#104	±950	\$2,000
#110	±2,500	\$5,000

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