



# Dowe Business Park Union City, CA

*For Lease | Warehouse / Manufacturing Space*

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Dowe Business Park | Union City, CA

# Features

Dowe Business Park is the premier multi-tenant business park in Union City. It is designed for the company that takes pride in its place of business, a company which appreciates a high profile identity and unparalleled amenities. The entire project is beautifully landscaped with rolling hills, mature trees and outdoor picnic areas, providing the professional environment for today's business.

The "Class A" business park consists of 353,794 square feet of office, flex office/warehouse, R&D and light industrial buildings that feature state of the art amenities, such as extensive glass-lines, dock and grade level loading, and 277/480v power.



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# Location

The East Bay continues to attract firms across several industries, including the life sciences, healthcare, and financial sectors.

## Accessibility



Airports

**14 mi**

Oakland Int'l

**23 mi**

San Jose Int'l

**25 mi**

San Francisco Int'l



Cities

**20 mi**

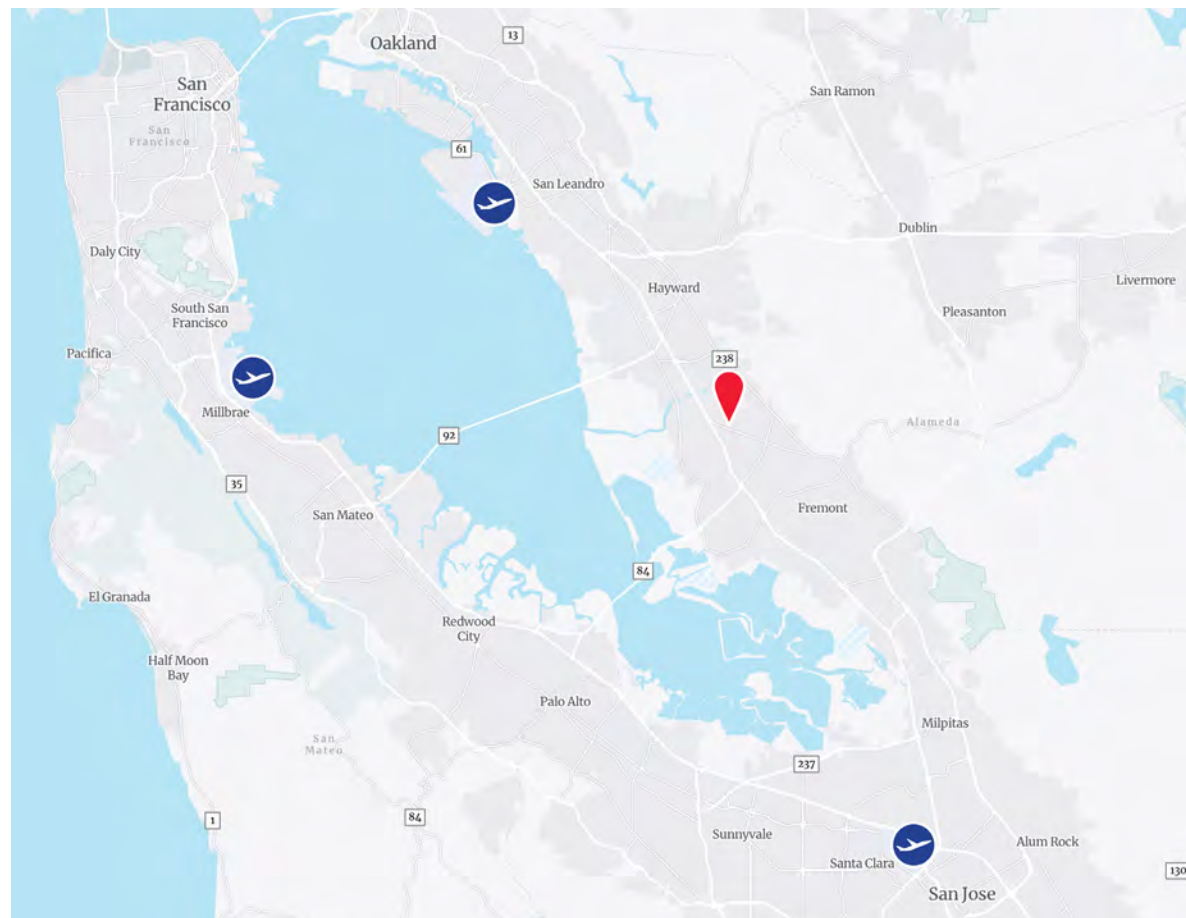
Downtown  
Oakland

**23 mi**

to Silicon Valley

**32 mi**

to Downtown  
San Francisco



## East Bay by the Numbers



# \$300B

East Bay Economy

The East Bay is home to the 52nd-largest economy in the world. At \$300 billion, it is roughly equivalent in size to the countries of Finland and Peru.



# \$3.8B

Venture Capital

As of Q3 2024, the East Bay raised \$3.8B in venture capital, with the largest sectors being technology, life sciences, and manufacturing.



# 1.3M

East Bay Jobs

The total number of jobs located in the East Bay is 1.3 million. Changing a downward trend, jobs are projected to grow by 44k over the next 5 years.



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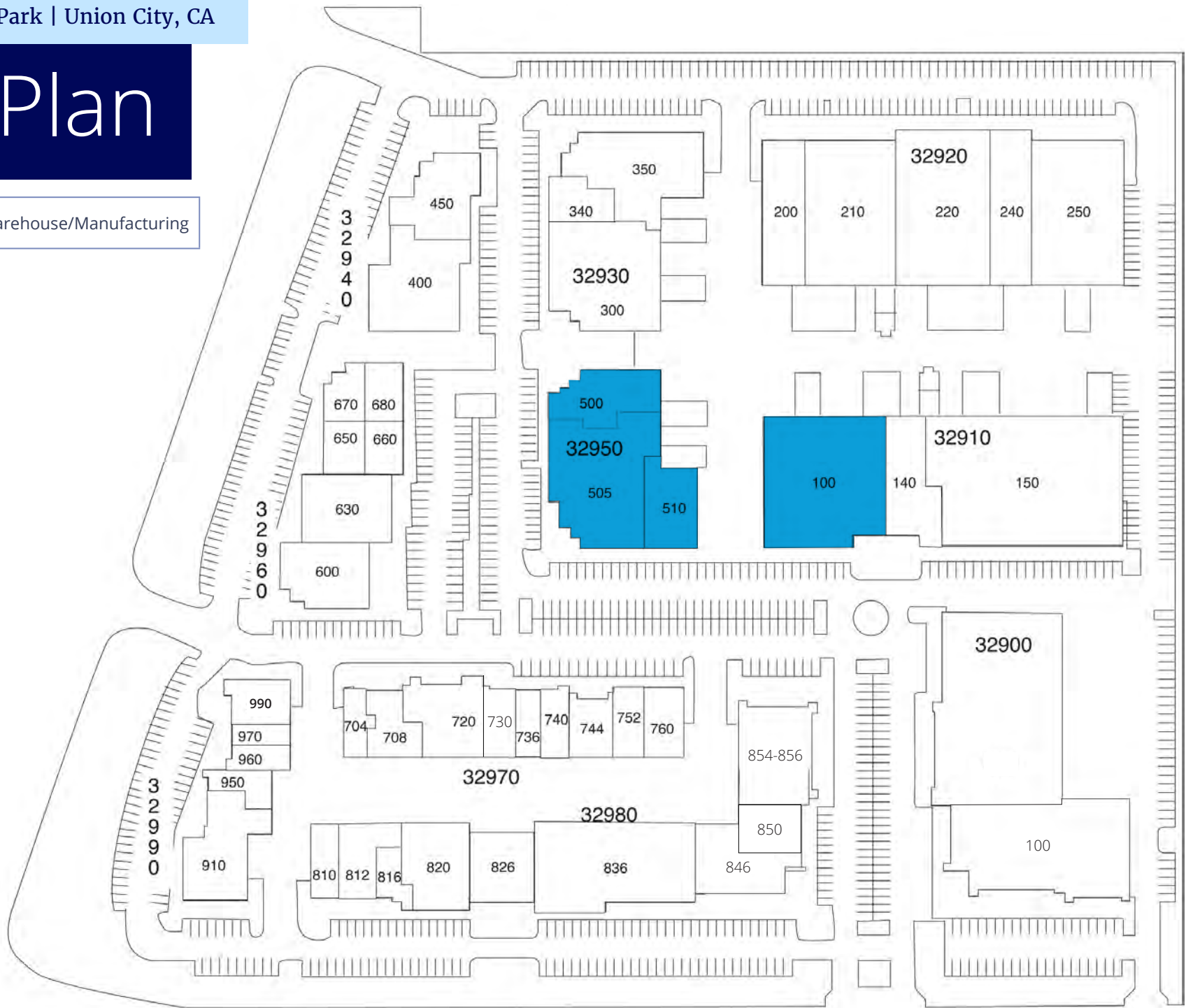
Available For Lease

Address	Suite	RSF	Features
Warehouses/Manufacturing Spaces			
32950 Alvarado-Niles Road (Divisible to ±8,385, ±11,619, & ±4,316)	500-510	±24,320	Four (4) loading docks and three (3) grade level doors
32910 Alvarado-Niles Road	100	±18,221	Warehouse/professional office space, reception, open office space, seven (7) private offices

# Site Plan



Available Warehouse/Manufacturing



# Floor Plan

32950 Alvarado-Niles Road,  
Suite 500-510 | Union City, CA

Total: ±24,320 RSF

- Divisible to ±8,385 RSF, ±11,619 RSF, & ±4,316 RSF

## Buildout

- 70% Office/Production Space
- 30% Warehouse Space

## Loading

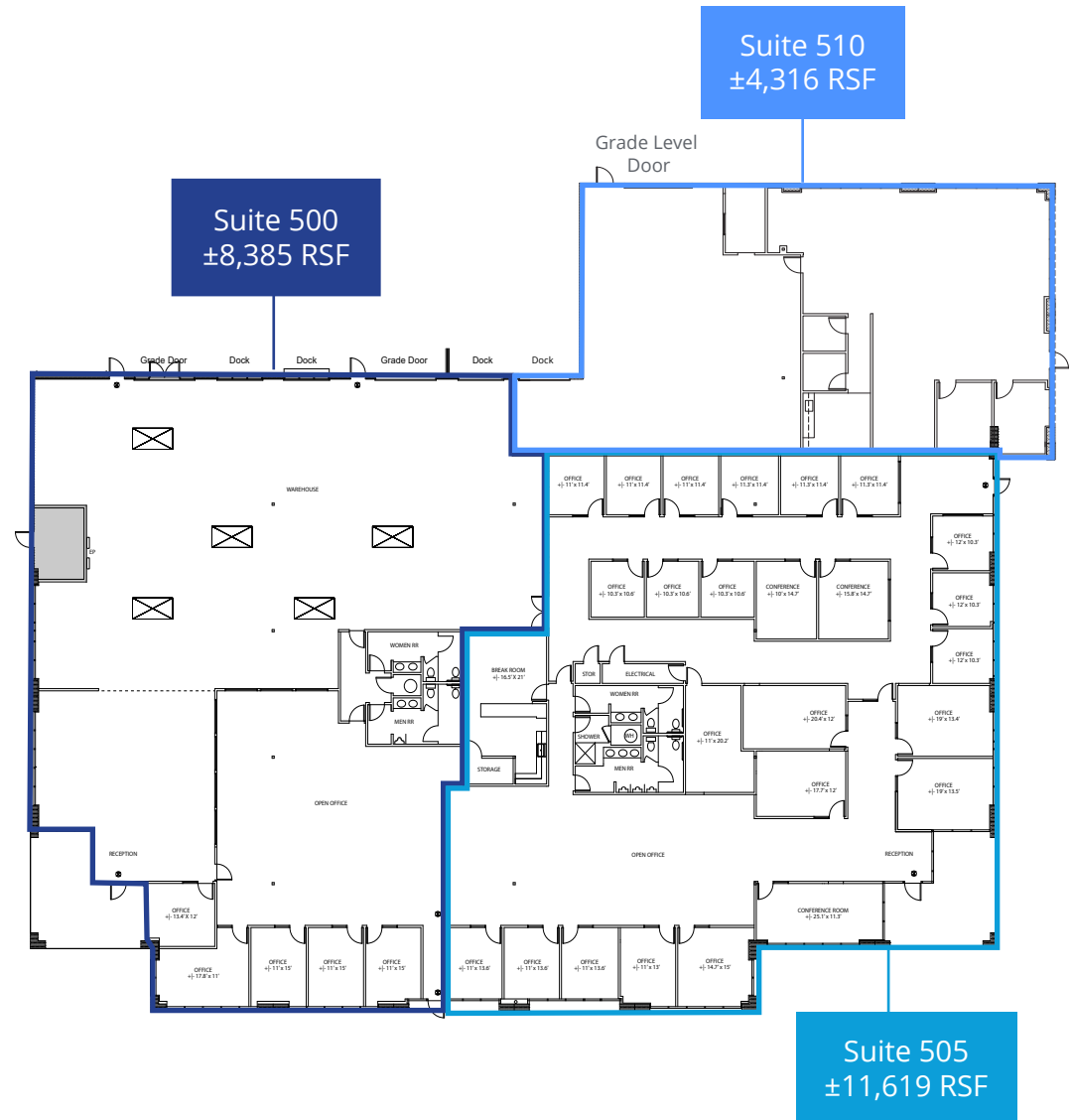
- Four (4) Loading Docks
- Three (3) Grade Level Doors

## Power:

- 1,000 Amps @ 277/480v  
(Subject to Verification)

Rate: \$1.55/SF NNN

(Operating Expenses estimated at ±\$0.41/SF/month)



# Floor Plan

32910 Alvarado-Niles Road,  
Suite 100 | Union City, CA

±18,221 RSF Warehouse Space

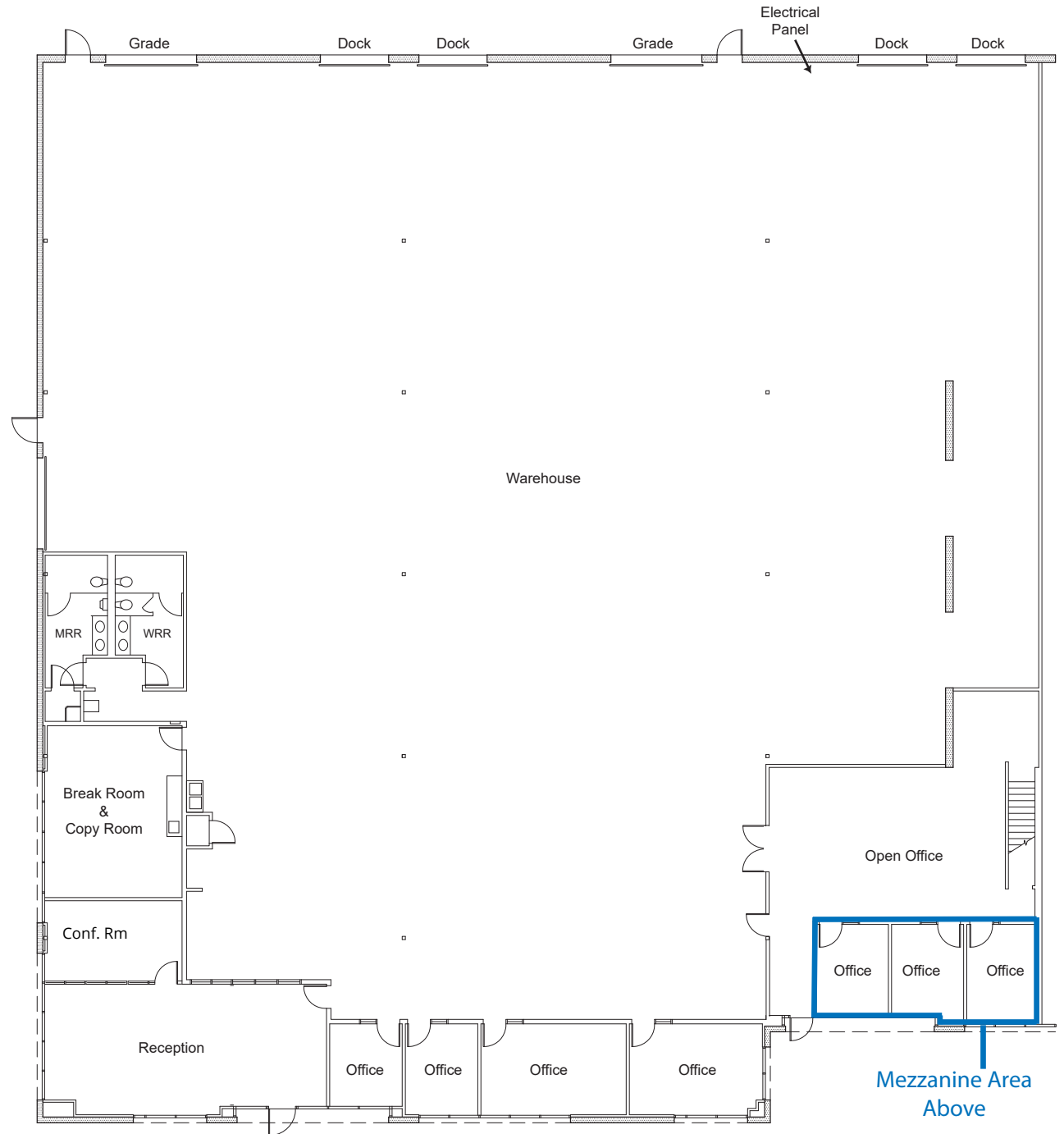
- 15% Office Buildout
- Reception
- Open Office Space Area
- Seven (7) Private Offices
- Small Mezzanine Area *(Not Included in SF)*

## Loading

- Four (4) Loading Docks
- Three (3) Grade Level Doors

Rate: \$1.35/SF NNN

*(Operating Expenses Estimated at ±\$0.33/SF/Month)*







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