

1833 STEARMAN AVENUE, HAYWARD

FOR SALE OR LEASE | STANDALONE INDUSTRIAL WAREHOUSE ON \pm 4.42 ACRES

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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1833 STEARMAN AVENUE

EXECUTIVE SUMMARY

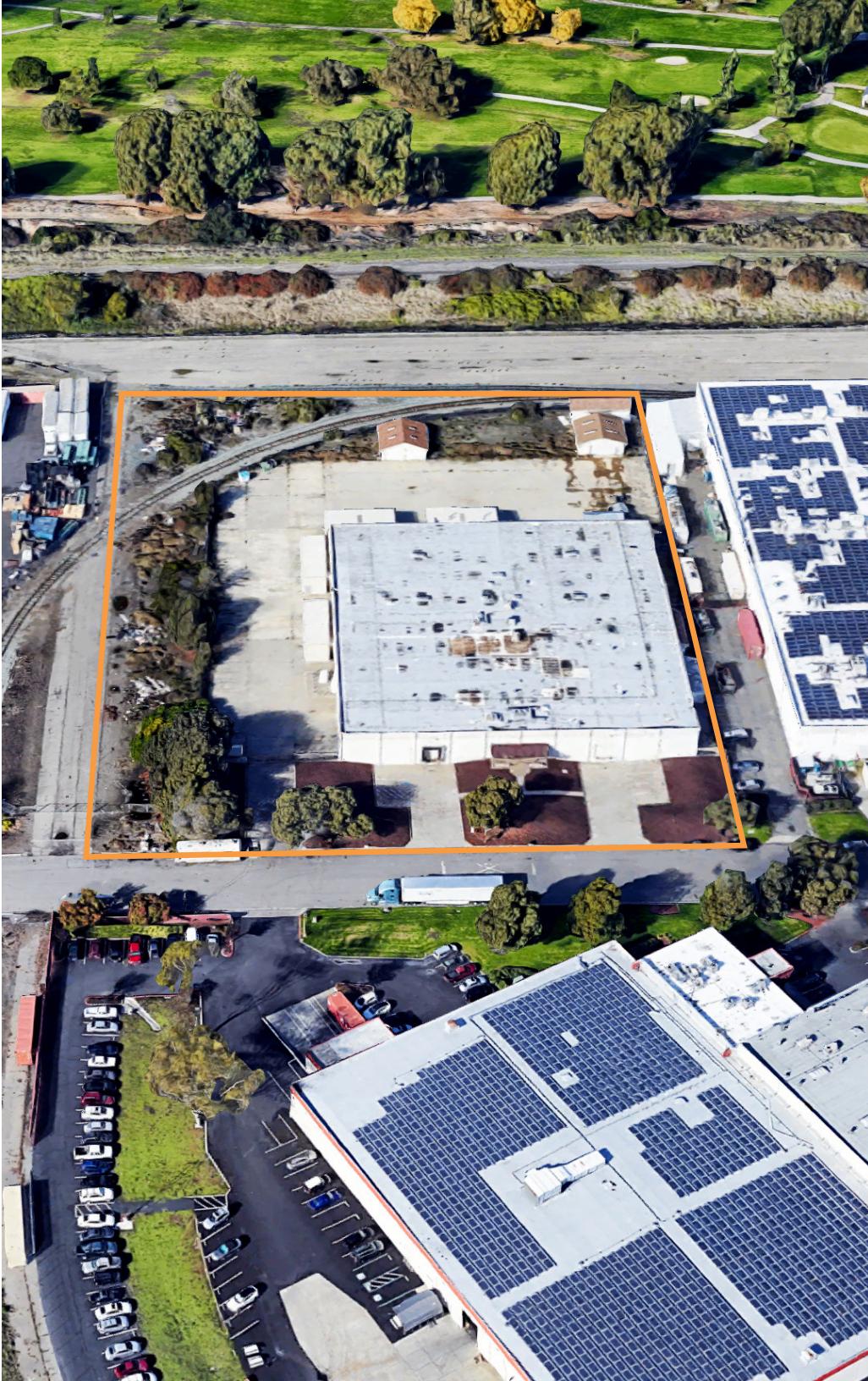
Touchstone Commercial Partners is pleased to offer the opportunity to lease or purchase the fee simple interest in 1833 Stearman Avenue, Hayward, California 94545.

1833 Stearman Avenue is approximately 44,280 square feet of building sitting on \pm 4.42 acres of land in the highly desired Hayward industrial district.

The Hayward submarket is particularly appealing as it is centered along the I-80 / I-880 Corridor and provides immediate access to all major interstates for shipments and deliveries. Its close proximity to the Oakland and San Francisco Airports, as well as, the Port of Oakland make it highly desirable to users in all industries.

PROPERTY SUMMARY

ADDRESS	1833 Stearman Avenue, Hayward, CA 94545
APN	432-0114-040
BUILDING SIZE	\pm 44,280 Square Feet
PARCEL SIZE	\pm 4.42 Acres
ZONING	AT-IP: Air Terminal - Industrial Park
AVAILABLE	Immediately
SALE PRICE	\$11,000,000 / \$248 PSF Owner Will Consider Seller Financing
RENTAL RATE	\$1.00 / Square Foot / Month, NNN Nets Estimated at \$.20/ft



1833 STEARMAN AVENUE

BUILDING DESCRIPTION

YEAR BUILT / ADDITION	1977 / 1984
CONSTRUCTION TYPE	Mix of CTU and Wood
CLEAR HEIGHT	16.5' to Beams, 19 to Ceiling
ELECTRICAL SERVICE	3-Phase, 1200 AMPS, Tenant/Buyer to Confirm
BUILDING ACCESS	Two (2) Dock-High Loading Doors Six (6) Drive-In Roll-Up Doors
FIRE SUPPRESSION	Fully Sprinklered
OUTDOOR AREA	Secured Yard with Ample Staging Area

INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase Industrial Property In The Heart of The East Bay



VALUE-ADD POTENTIAL

Potential to Drive Value Through Renovation



YARD SPACE

Abundant, Fully Secured Yard Space



LOCATION

Strategically Located with Exceptional Access to the Greater Bay Area

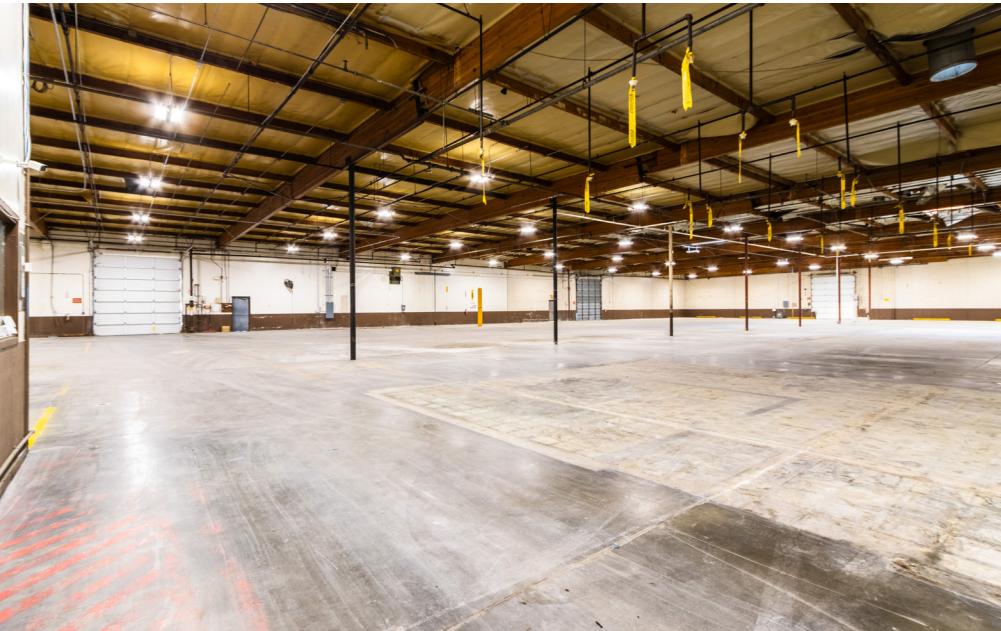
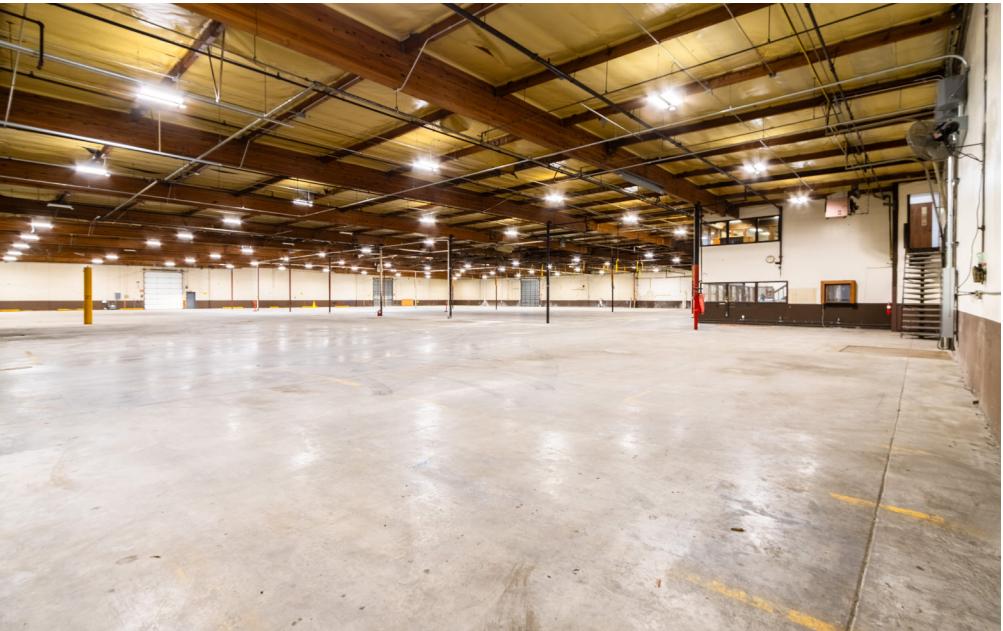


PROPERTY ATTRIBUTES

- +/- 5% Office, 95% Warehouse
- New Roof Installed May 2023
- Heavy Power, Tenant/Buyer to Confirm
- Updated Electrical Systems
- High-Bay Motion - Activated LED Lighting Installed In Warehouse
- Exterior Recently Painted
- Fenced and Secured Yard Area
- Automatic Gate Access



1833 STEARMAN AVENUE

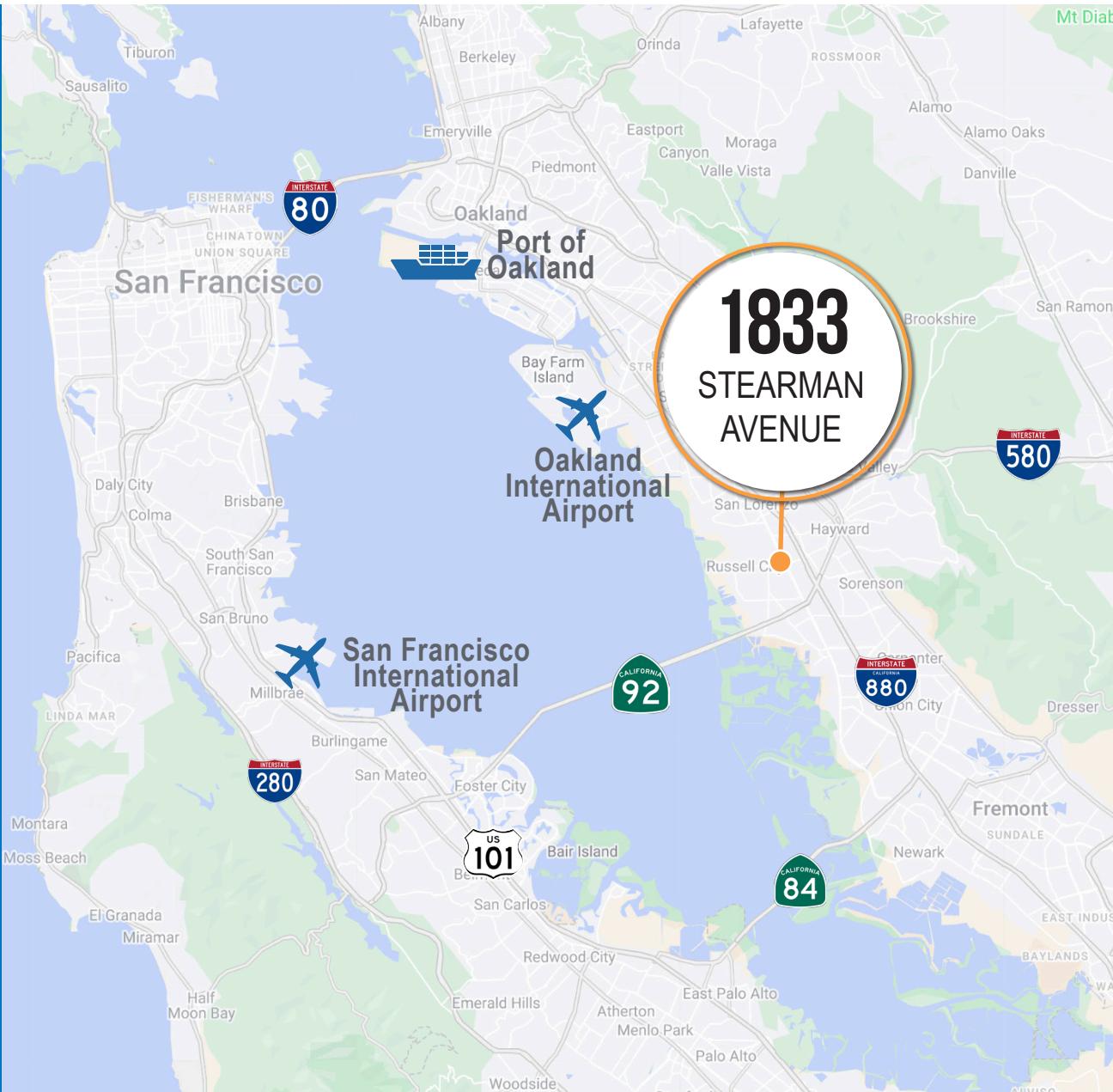


1833 STEARMAN AVENUE

LOCATION OVERVIEW

Desirable location in the city of Hayward, centrally located along the I-80 / I-880 corridor with easy access to all corners of the greater Bay Area.

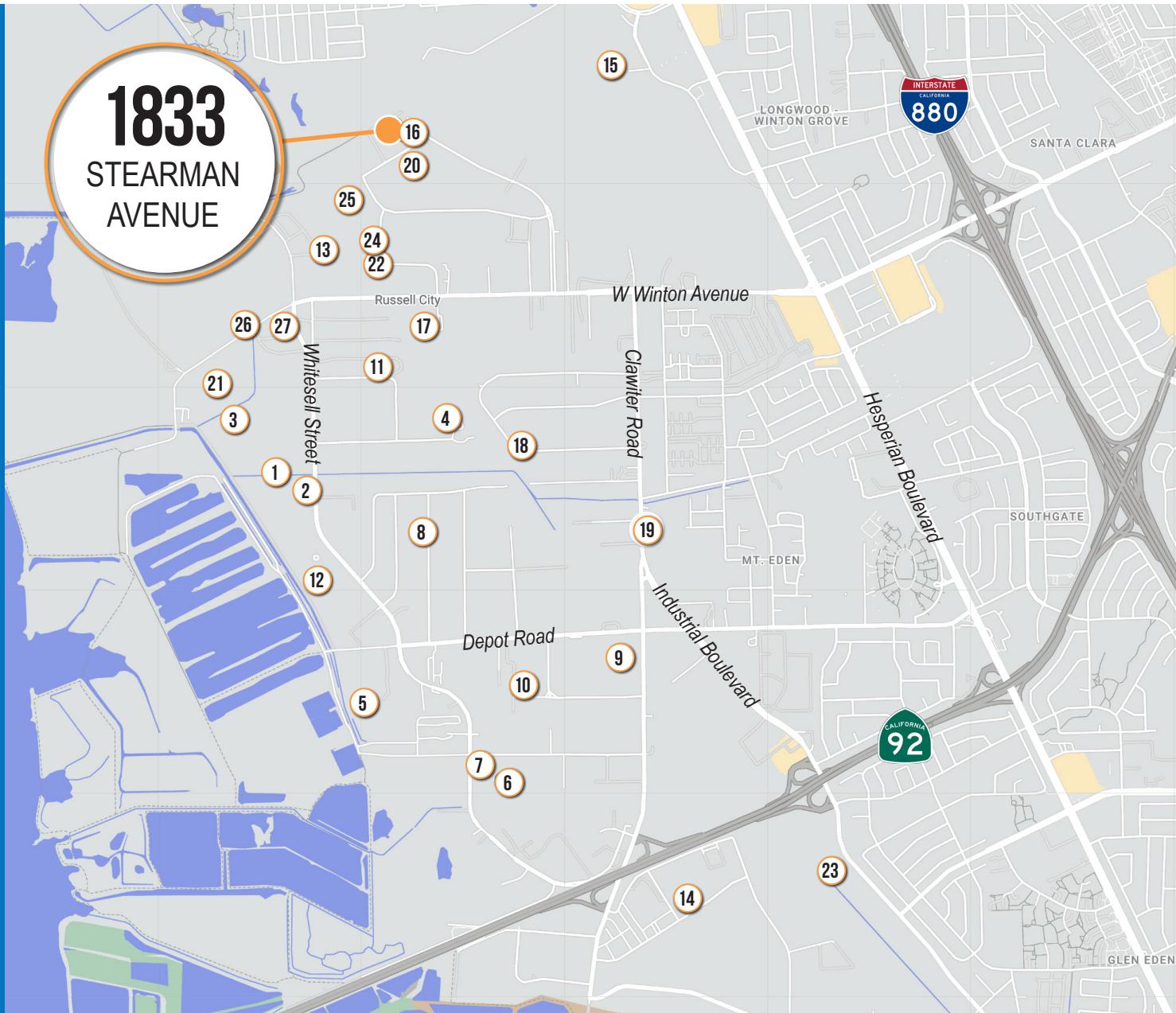
- + SAN FRANCISCO - 28 Miles
- + SFO AIRPORT - 21 Miles
- + OAKLAND AIRPORT - 10 Miles
- + PORT OF OAKLAND - 16 Miles
- + SAN MATEO - 16 Miles
- + OAKLAND INTERMODAL FACILITY - 17 Miles
- + HIGHWAY I-880 - 2.4 Miles
- + HIGHWAY 84-DUMBARTON BRIDGE - 7.7 Miles
- + HIGHWAY I-680 - 16 Miles



1833 STEARMAN AVENUE

CORPORATE NEIGHBORS

- 1.....Uni Tile & Marble
- 2.....Heat and Control
- 3.....HD Supply
- 4.....United Rentals
- 5.....Calpine
- 6.....Sonoco Protective Solutions
- 7.....Mag Trucking
- 8.....H2O Precision
- 9.....Aaron Metals
- 10.....Davis Instruments
- 11.....Milwaukee Tool
- 12.....Farasis Energy
- 13.....CORT Furniture Rental
- 14.....Therm X
- 15.....Hayward Executive Airport
- 16.....Sugar Bowl Bakery
- 17.....Pentagon Technologies
- 18.....Ajinomoto Foods Inc.
- 19.....PG&E
- 20.....The Montague Company
- 21.....Transpak
- 22.....Halco USA
- 23.....Ferguson
- 24.....Azuma Foods
- 25.....Copart
- 26.....VEEV
- 27.....Eaton Corp



1833 STEARMAN AVENUE



OFFERING TERMS

1833 Stearman Avenue is being offered for sale. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow.

ASKING PRICE

\$11,000,000 / \$248 PSF
Seller Financing Available

OFFERING SUMMARY // LEASE

1833 Stearman Avenue is being offered for lease with an asking rate as outlined below. All prospective tenants should assume the subject property can be delivered either on an "As-Is" basis or with a tenant improvement allowance subject to negotiation.

LEASE ASKING RATE

\$1.00 / Square Foot / Month, NNN
Nets Estimated at \$.20/ft

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Touchstone Commercial Partners (TCP) as part of TCP's efforts to market for sale the property located at 1833 Stearman Avenue, Hayward, CA 94545 (the "Property"). TCP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Ryan Gallagher at (415) 676-8645.