

33589 Central Ave

UNION CITY, CA 94587

FOR LEASE



±62,331 SF
LIFE SCIENCE BUILDING

CBRE



HARRISON STREET



TARLTON

Project Highlights



POWER

2500 Amps @480 Volts



HVAC TONNAGE

160 Tons for Lab + 110 Tons for Office
= 270 Total



PARKING

169 Spaces



CLEAR HEIGHT

19'5"



DOCK DOORS

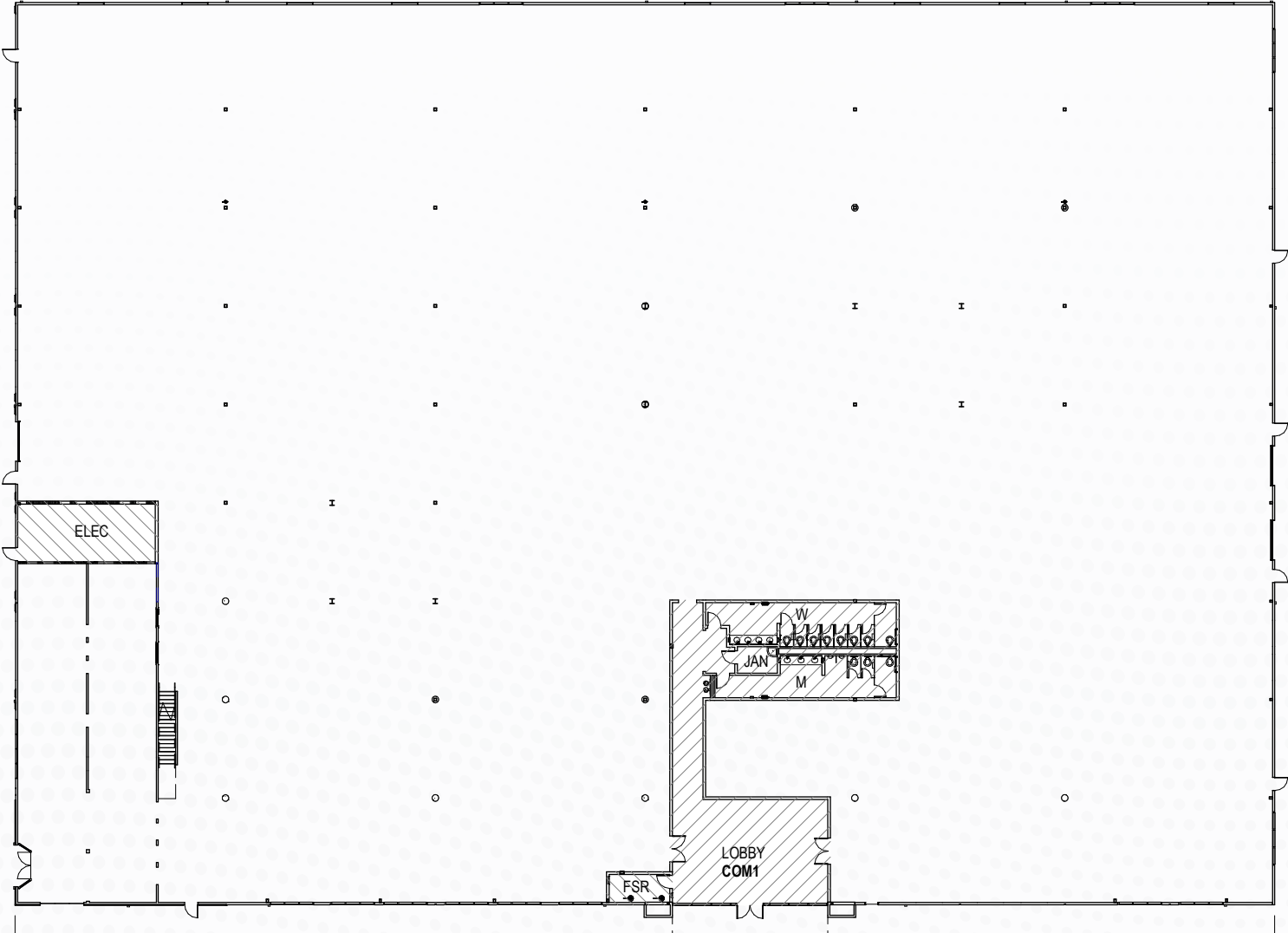
3 Dock Doors

Floor Plan

AS IS

1ST FLOOR | ±59,795 SF

2ND FLOOR | ± 2,536 SF

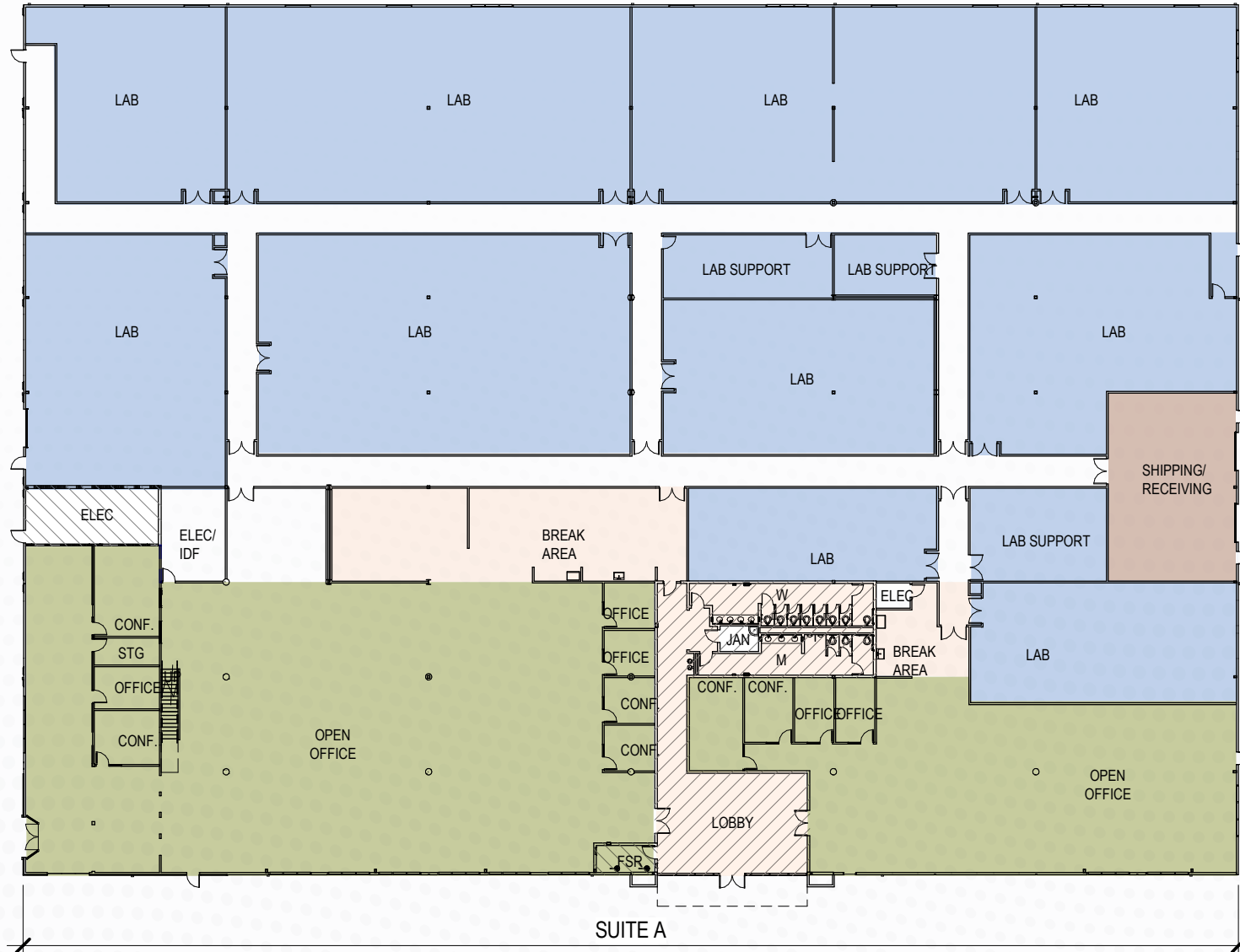


Test Fit

1 TENANT – POTENTIAL FLOOR PLAN

1ST FLOOR – ±59,795 SF

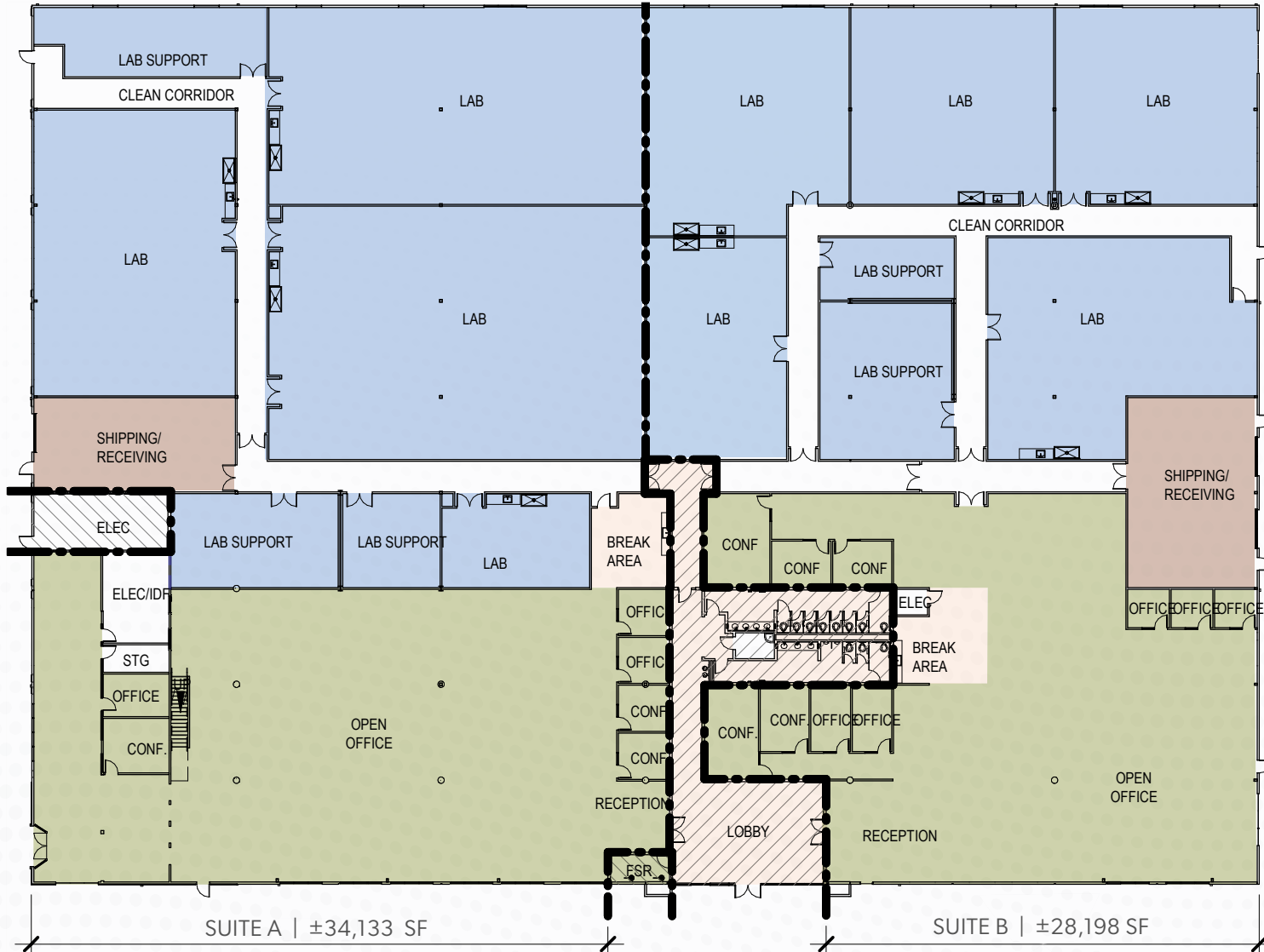
- Lab
- Office/Conference
- Common Area
- Shipping/Receiving



Test Fit

2 TENANT – POTENTIAL FLOOR PLAN

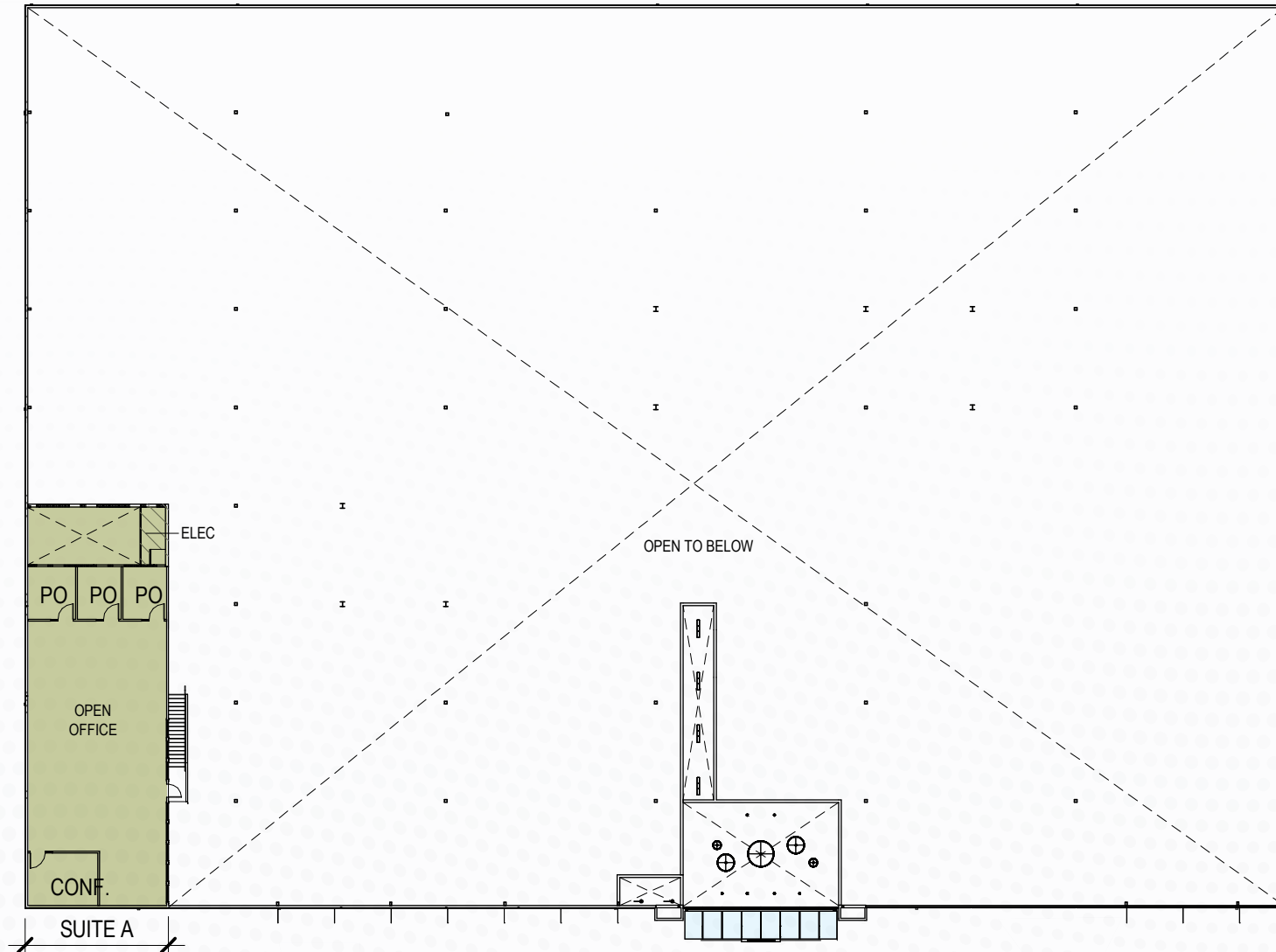
- Lab
- Office/Conference
- Common Area
- Shipping/Receiving



Test Fit

2 TENANTS – MEZZANINE

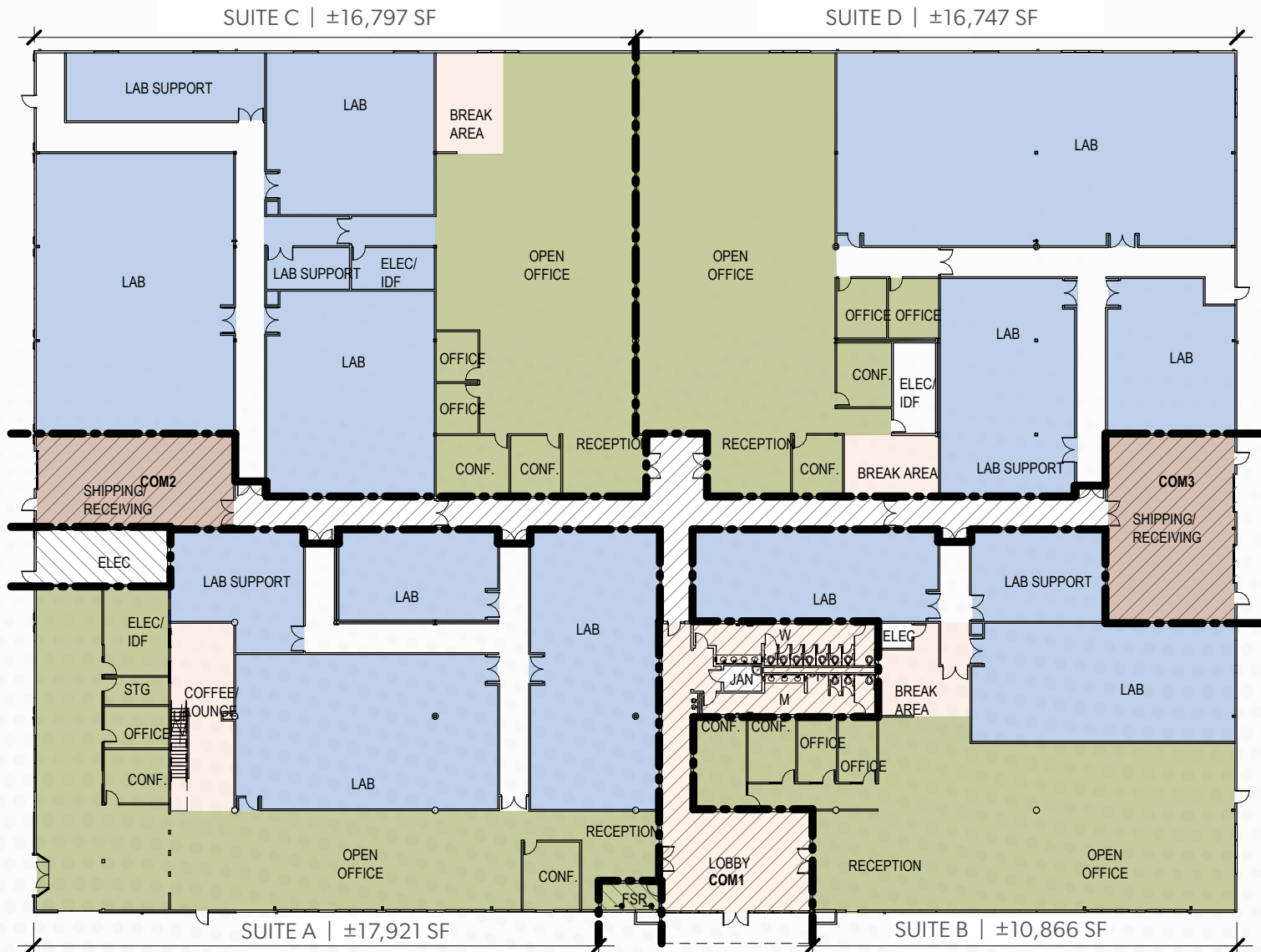
- Lab
- Office/Conference
- Common Area
- Shipping/Receiving



Test Fit

4 TENANT – POTENTIAL FLOOR PLAN

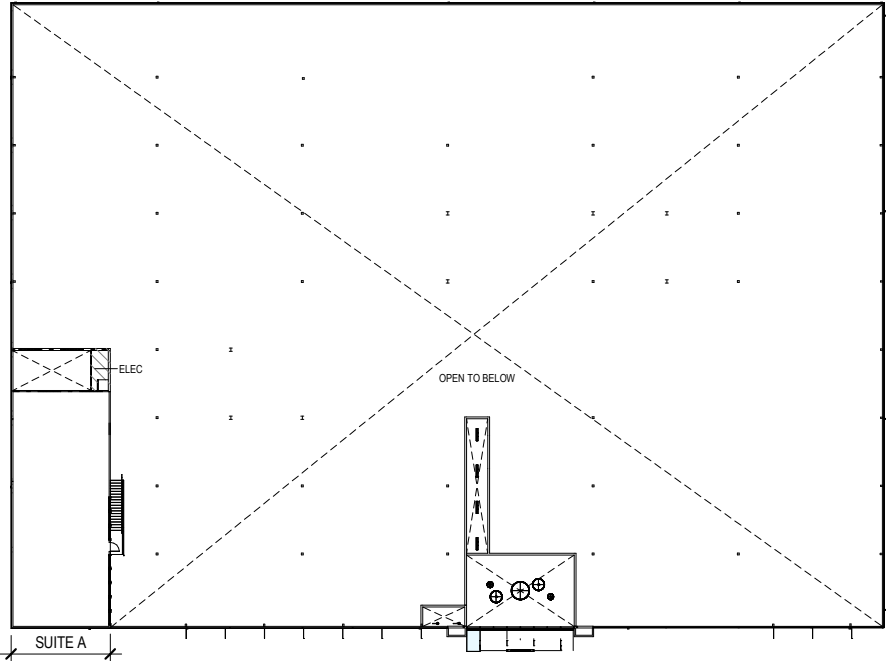
- Lab
- Office/Conference
- Common Area
- Shipping/Receiving



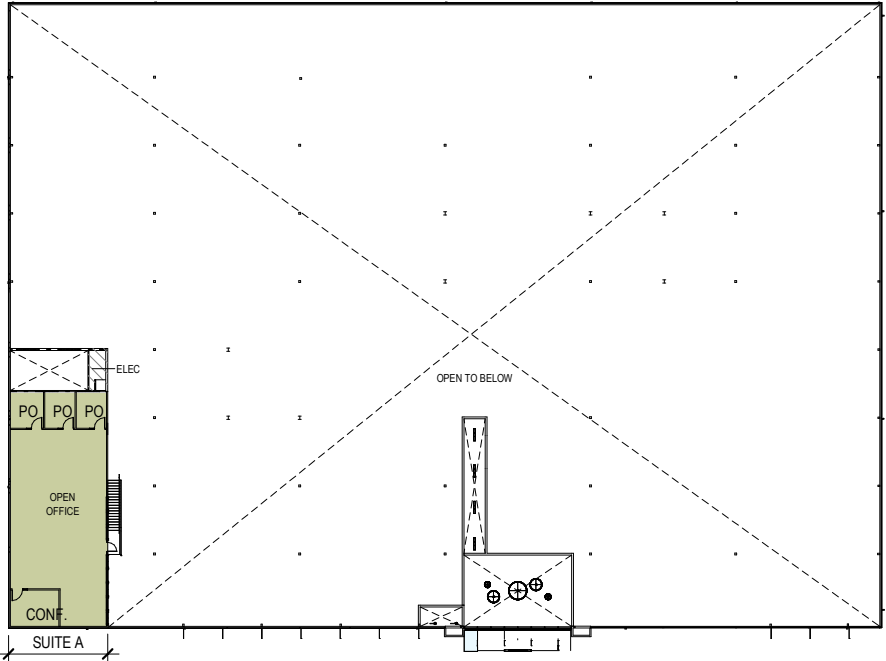
Floor Plan

2ND FLOOR – ±2,536SF

AS IS



TEST FIT – 1, 2 & 4 TENANT



Portfolio Map

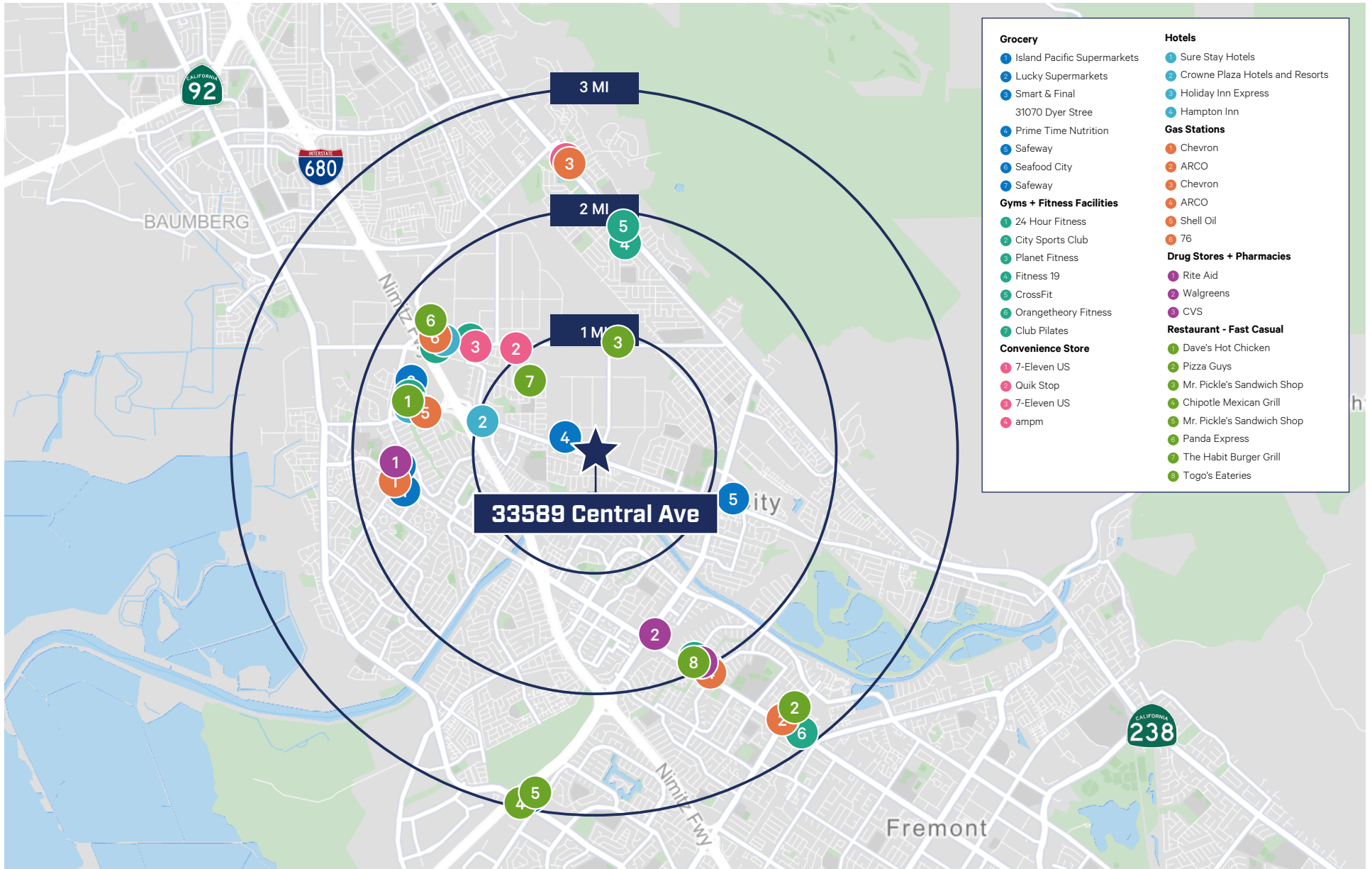


UNION LANDING

SHOPPING	DINING	HOTELS	SERVICES	
Ana Furniture	Michaels	Andersen Bakery	In-N-Out Burger	Extended Stay America
Best Buy	Music Exchange	Backyard Bayou	Jamba Juice	Holiday Inn Express
Burlington	Petco	Baskin Robbins	Jollibee	Hampton Inn
Game Stop	Ross	Chevy's Fresh Mex	Krispy Kreme	
Games Workshop	Sally Beauty	Chili's Grill & Bar	Lulu Poke	
La-Z-Boy	Smart & Final	Chipotle	Mountain Mike's Pizza	
Lowe's	Walmart	Cold Stone	Nick The Greek	
Mancini's Sleepworld	Waggin Tails	Dave's Hot Chicken	Ocean Bar	
Mattress Firm	Video Only	Gerry's Grill	Texas Roadhouse	
				Chase Bank
				Chevron Gas
				FedEx
				Wells Fargo

767,767 ± Total Portfolio SF

Amenity Map



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