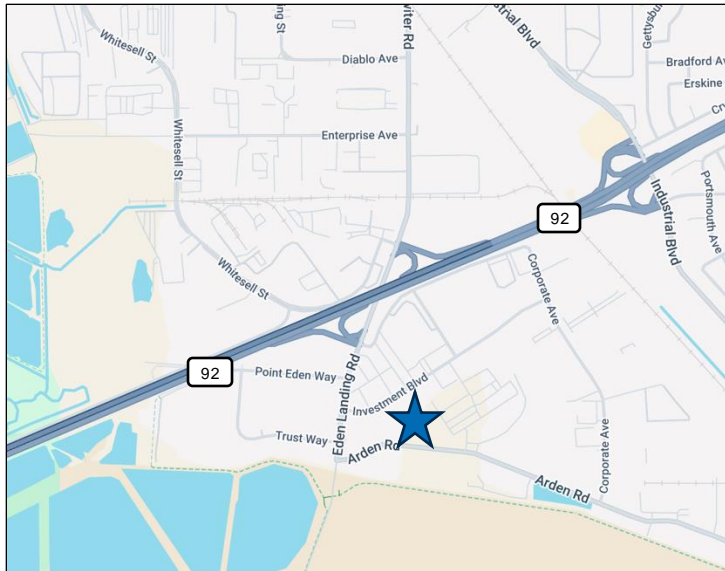# Food Processing & Cold Storage

3524 INVESTMENT BLVD
HAYWARD, CA

Subject Property
±41,280 SF on ±1.96 AC

Location Highlights
- Zoning: Industrial Park (IP)
- Ingress and Egress via Investment Blvd & Arden Rd
- ±1.5 miles to I-880
- ±0.5 miles to CA-92

Property Highlights
- ±3,000 SF of Office (Additional bonus mezzanine)
- ±24' Clear Height
- 2,000 Amps @ 277/480 (please verify)
- Four (4) Dock Doors
- One (1) Grade-Level Door
- Fully sprinklered (0.37/2,000sf) (please verify)
- ±6,600 SF of Freezer
- ±8,142 SF of Refrigeration
- ±972 SF of Conditioned Processing Area
- Floor Drains Throughout
- Skylights and Solar Panels Throughout

Lease Term
- Available Q1 2025
- Call Brokers for Pricing

For information, please contact:

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Senior Managing Director
CA RE Lic. #00896726
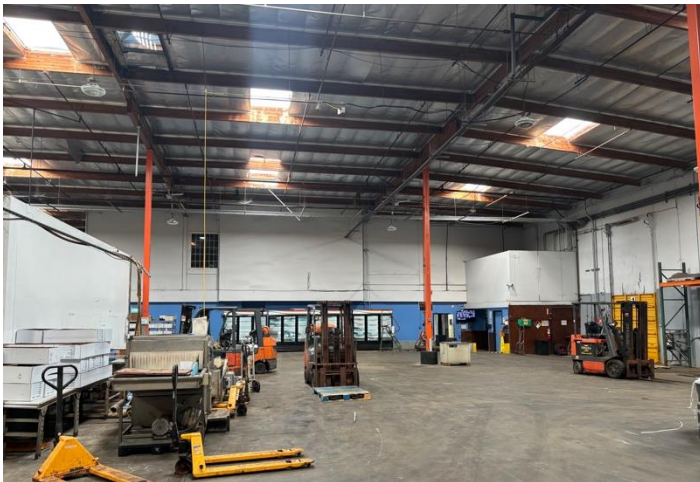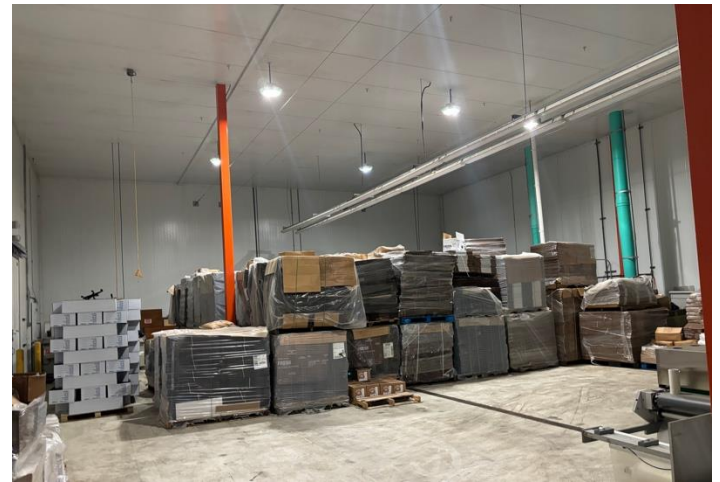t 510-300-0216
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NEWMARK

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