

FOR LEASE

34501 7TH ST

*Class A Spacious Warehouse/
Light Manufacturing Facility
with Modern Office Space*

UNION CITY, CA 94587

34501 7TH ST

CORNER CORPORATE IDENTITY/TECH MANUFACTURING IMAGE

Contact Broker For Price



PROPERTY INFORMATION

±27,000 SF warehouse space

±18,000 SF Office (mostly open office)

New Carpet & Paint in Office!

2 loading docks (declining),

2 grade level doors (14' height)

Clear Height ±23 feet

2,500 amps @ 480V, 3-Phase

Parking - Approximately 1.75 spaces/1,000

Adjacent Expansion Opportunity

Close proximity/walking distance to Union City
BART Station

+44,879

TOTAL SF

+2.4

LOT ACREAGE

HIGHLY *ACCESSIBLE* LOCATION

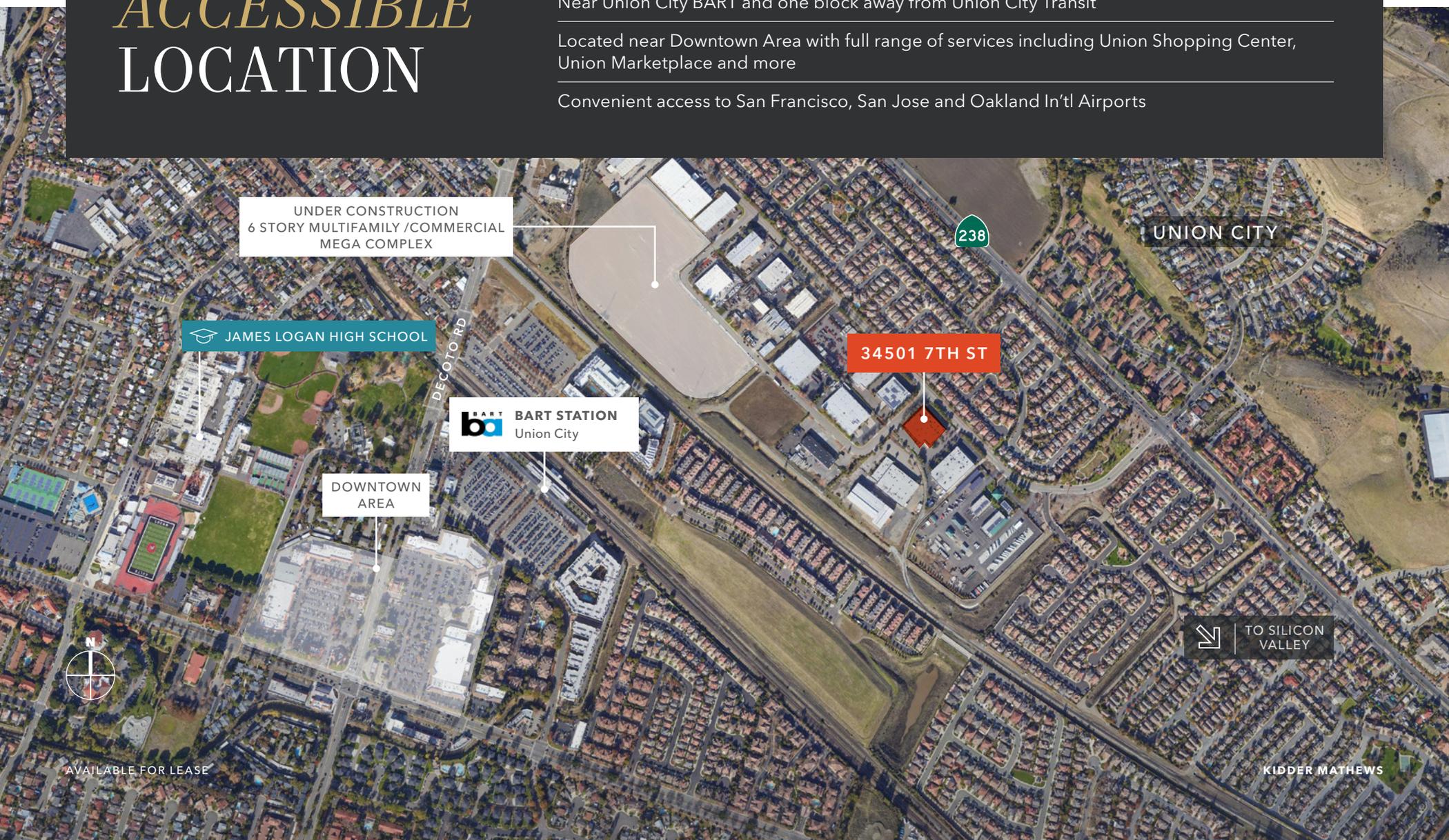
In 84/Decoto Business Center between I-880, I-680, Hwy 84 and Hwy 238

Easy access to Dumbarton and San Mateo Bridges

Near Union City BART and one block away from Union City Transit

Located near Downtown Area with full range of services including Union Shopping Center, Union Marketplace and more

Convenient access to San Francisco, San Jose and Oakland In'tl Airports



UNDER CONSTRUCTION
6 STORY MULTIFAMILY / COMMERCIAL
MEGA COMPLEX

 JAMES LOGAN HIGH SCHOOL

 **BART STATION**
Union City

DOWNTOWN
AREA

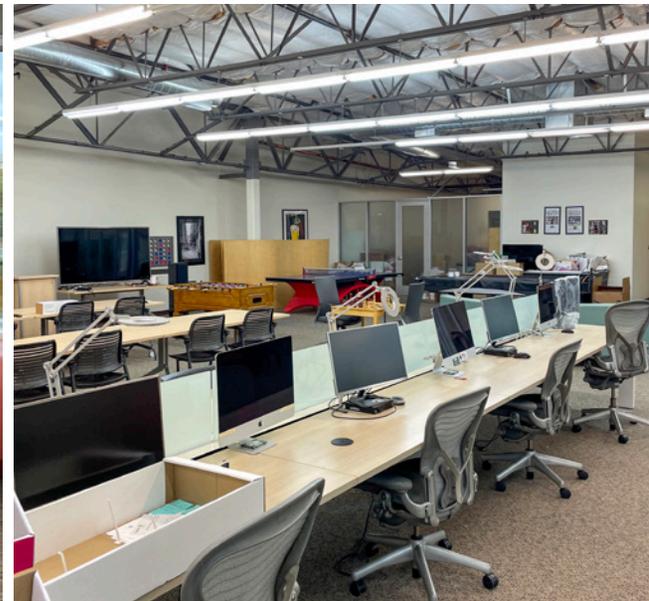
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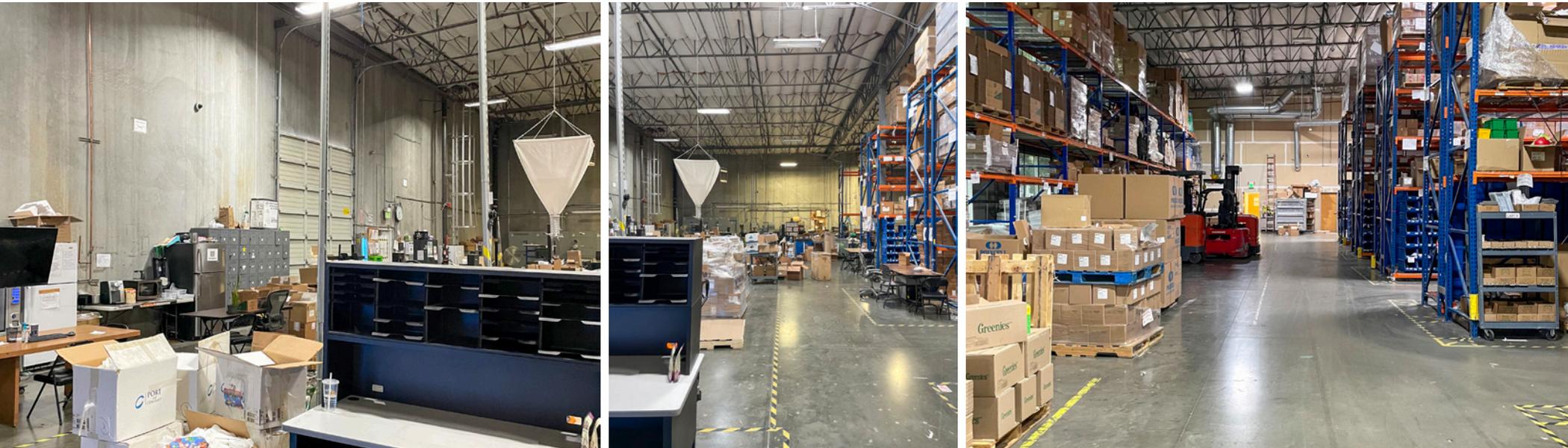
UNION CITY

 TO SILICON VALLEY









NEARBY AMENITIES










UNION LANDING SHOPPING CENTER







UNION SQUARE MARKETPLACE

34501 7TH ST


BART STATION
 Union City

 TO PLEASANTON
 TO SF PENINSULA
 TO SILICON VALLEY

34501 7TH ST

34501

Exclusively leased by

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