



**24701 CLAWITER ROAD, HAYWARD, CA**

±4.84 Acre Yard with Small Office/Shop Buildings  
or ±72,000 SF Build-to-Suit Opportunity



# ±4.84 Acre Industrial Yard/IOS Site For Lease

## YARD HIGHLIGHTS

- For Lease ±4.84 acres
- Planned improvements include – new asphalt, new fencing, new finishes and equipment in both buildings
- Two (2) ±10,000 SF office/shop buildings with grade level loading and executive office area
- Zoned General Industrial (IG) – multiple outdoor yard uses permitted
- Unobstructed frontage and access on Clawiter Road
- Fully fenced and secured



[CLICK TO VIEW ZONING](#)

## WEST FACING YARD



## EAST FACING YARD



# Conceptual Parking Plan

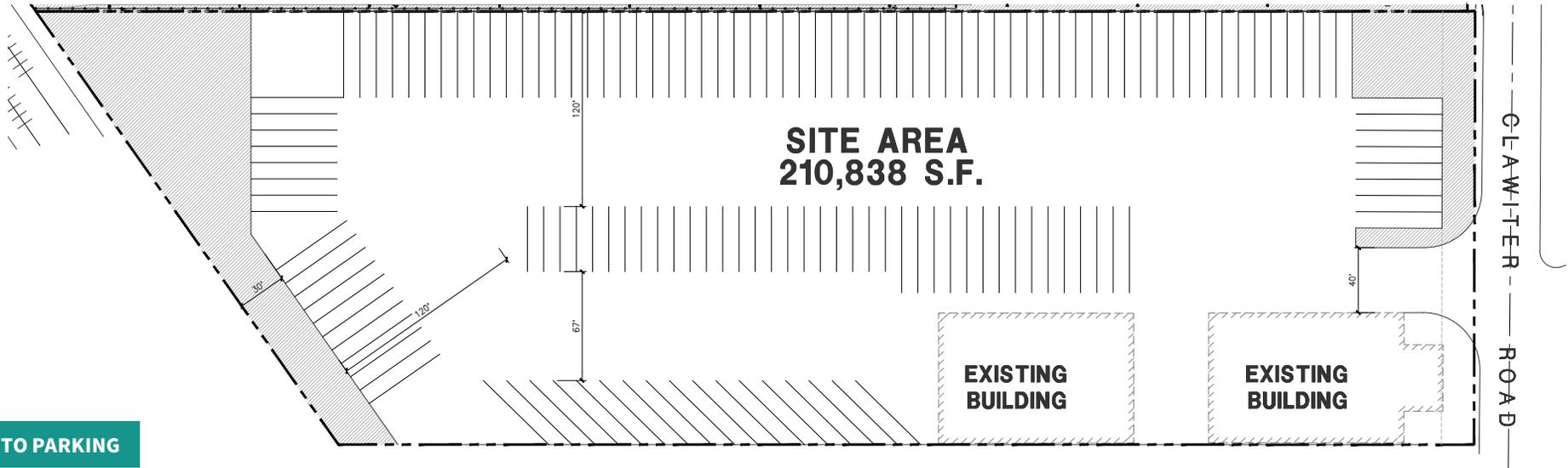
## TRUCK/TRAILER PARKING

117 standard stalls and 23 container

## AUTO PARKING

485 spots

### TRUCK/TRAILER PARKING

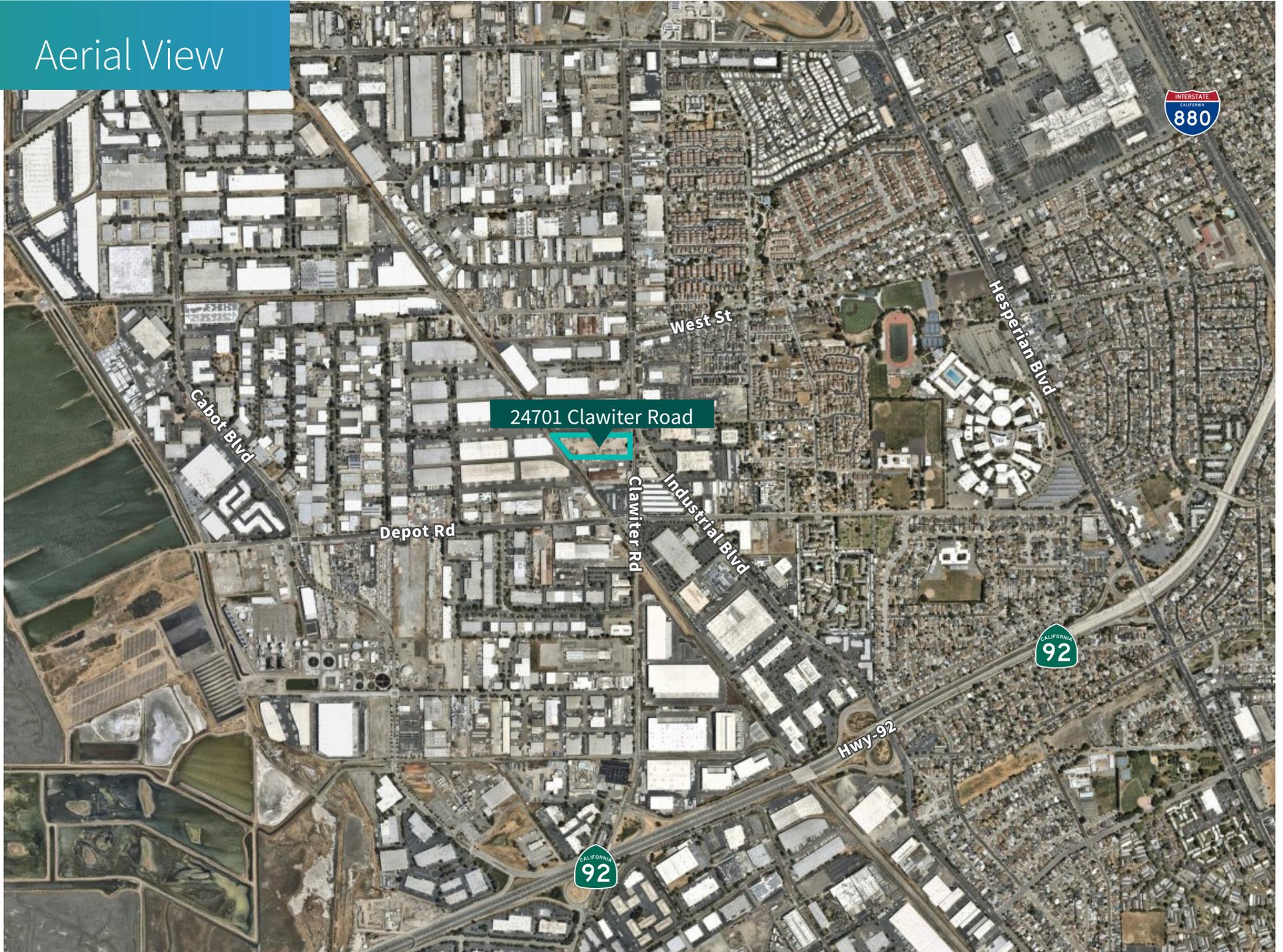


### AUTO PARKING





# Aerial View



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## Drive Times

**DT SAN FRANCISCO**  
30 MILES

**PORT OF OAKLAND**  
16 MILES

**OAKLAND INTERNATIONAL AIRPORT**  
10 MILES

**SFO**  
18 MILES

**PALO ALTO**  
20 MILES

**SAN JOSE INTERNATIONAL AIRPORT**  
25 MILES



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Data as of December 31, 2023, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.