

FOR SALE OR LEASE

30825 WIEGMAN RD., HAYWARD, CA

■ HIGH PROFILE CORPORATE DISTRIBUTION BUILDING WITH ADJACENT LAND ■

68,207 SF ON 4.49 ACRES PLUS 3.57 ACRE EXPANSION LOT

CBRE

BUILDING FEATURES

Total 68,207 SF

59,340 SF Ground Floor

8,867 SF 2nd Floor Office

- + ±25' Clear Height
- + 11 Dock Doors (3 with Dock Levelers),
2 Grade Level Doors
- + 3 Dock Levelers
- + Fully Secured Loading Area
- + 54x48 Column Spacing (mostly)
- + 125 Auto Parking
- + 17,050 SF Class A Office Space
 - 1st Story: 8,183 SF
 - 2nd Story: 8,867 SF
- + Zoning: Industrial Park (IP)
- + Power: 880 Amps/480V/3 Phase (Buyer to Confirm)

PARCEL MAPS

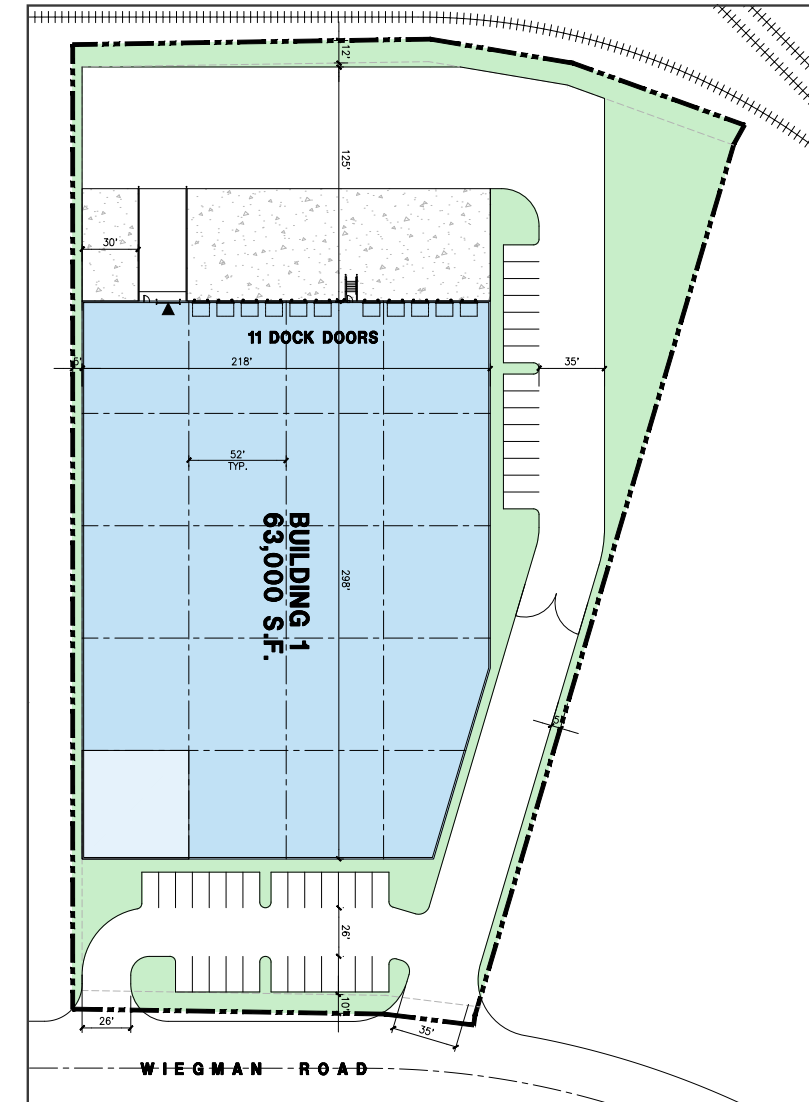


EXPANSION OPPORTUNITY

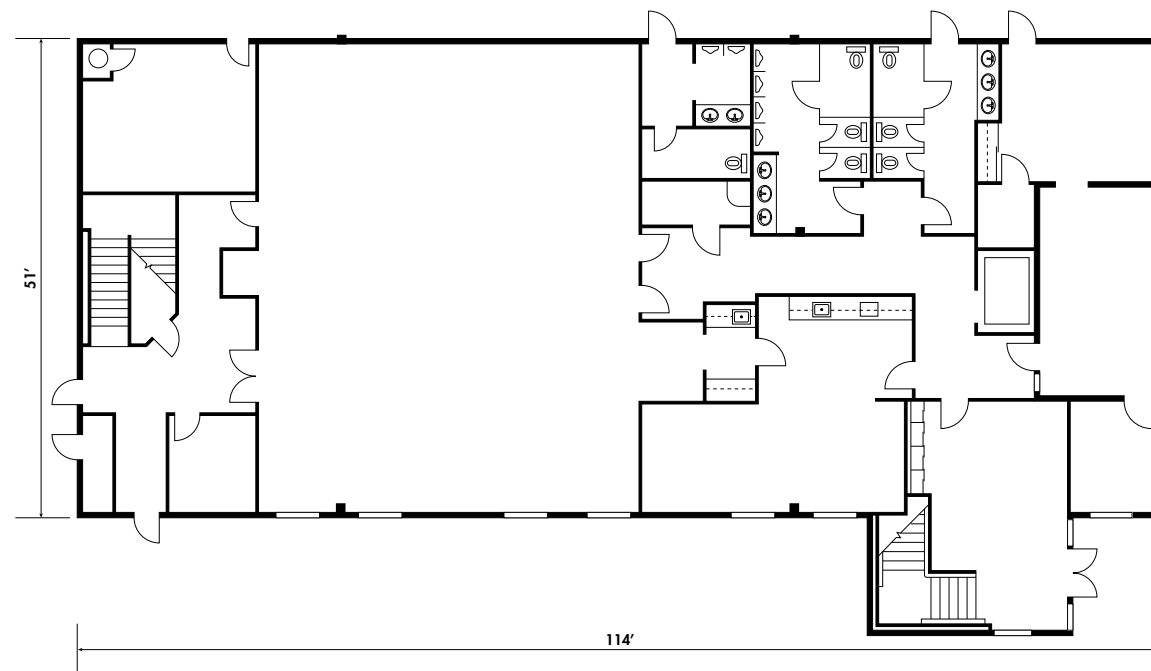


Will sell together or separate

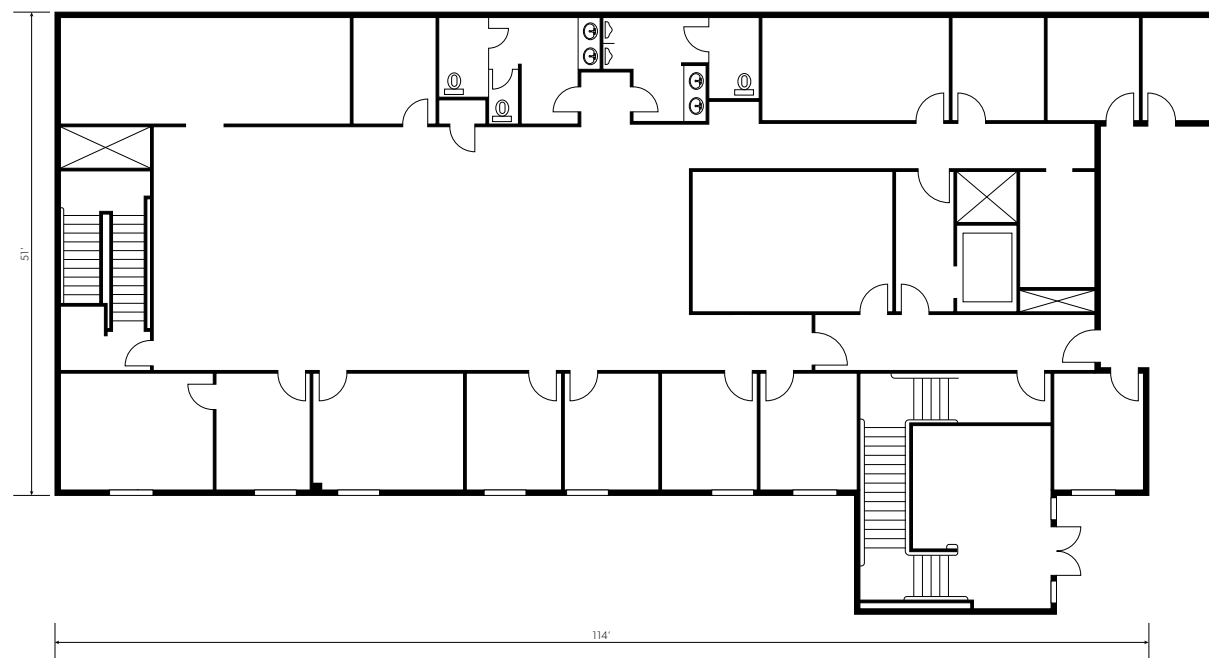
HYPOTHETICAL SITE PLAN



OFFICE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AMENITY MAP

RETAIL

UNION LANDING
1 MILE AWAY | 3 HOTELS

Walmart

Lowe's BEST BUY

LUCKY'S petco

VIDEO ONLY





ACCESS TO 8 MILLION PEOPLE

WORLD-RENOWNED SILICON VALLEY AND NAPA VALLEY

5 MILES	San Leandro - Newark
10 MILES	Fremont - Oakland
30 MILES	San Francisco - Silicon Valley
60 MILES	Napa - Santa Cruz

ACCESS TO BUSINESS

5 MILES	Pepsico Factory - Amazon D.C.
10 MILES	Tesla Factory - Ghirardelli Factory
30 MILES	Apple HQ - Open AI HQ
60 MILES	O'Neill San Francisco - The French Laundry

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