



# For Sale

## Warehouse Unit with Parking and Retail Frontage



INDUSTRIAL CONDO

±3,000 SF

\$995,000

MONTHLY HOA DUES ARE CURRENTLY  
\$412.50

**21087 Cabot Blvd Unit 1**  
Hayward CA 94545

**Colby Katz**

510 450 1420

[ckatz@mrecommercial.com](mailto:ckatz@mrecommercial.com)

DRE LIC: 01949015

**Francis Griffin**

510 450 1405

[fgriffin@mrecommercial.com](mailto:fgriffin@mrecommercial.com)

DRE LIC: 02016713

### Property Highlights—

- ±60 ft x ±50-ft unit featuring:
  - Approx ±50 ft x ±50 ft of open warehouse
  - Two separate rooms in rear
  - Retail entrance off Cabot Blvd.
  - Two bathrooms
  - Bonus usable mezzanine (approx. 680 SF of additional space)
- Roof replaced on the entire complex in 2024
- Large roll-up door
- High ceilings
- Plenty of employee and customer parking
- Conveniently located near entrance to the San Mateo / Hayward Bridge and Hwy 880













