

FOR LEASE & SALE: 20936 CABOT BLVD. | HAYWARD, CA  
15,082± SF FREESTANDING BLDG ON 1.31± ACRES



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**20936 CABOT BLVD.**

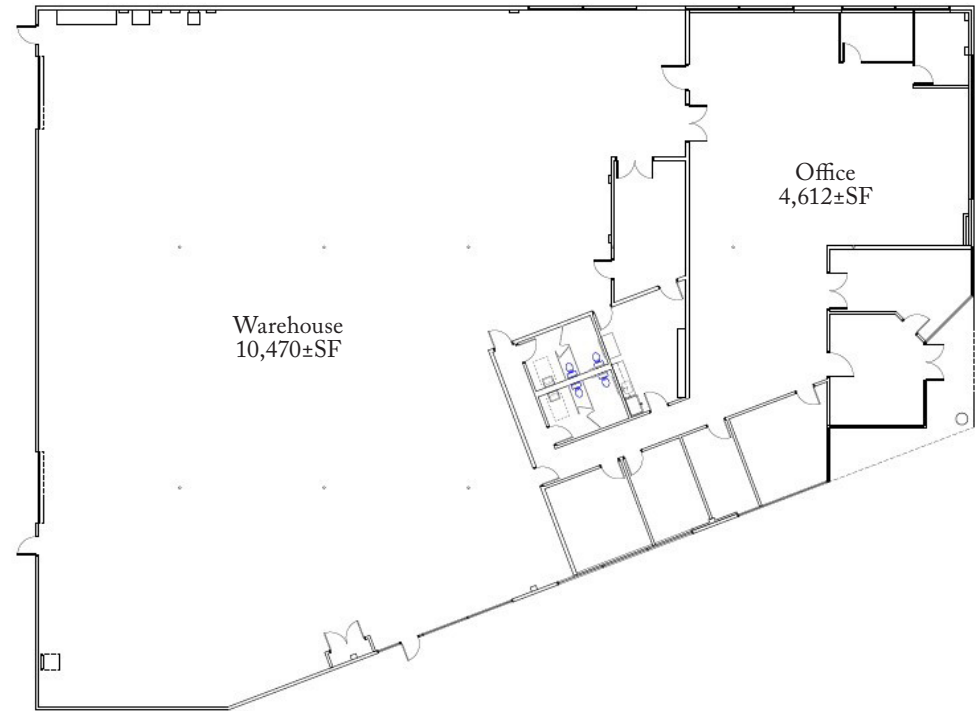
**LISTING DATA:**

- 15,082± SF Freestanding Building on a 1.31± Acre Lot
- 4,612± SF Improved Office Space
- 10,470± SF of Warehouse Space
- 2 Grade Level Doors
- 19.5' Clear Height
- 800 Amps @ 120/208 Volts, 3 Phase \*Confirm w/ Electrician
- Fully Sprinklered
- 63 Parking Stalls
- 4.2:1,000± SF
- High Visibility Location
- Located on the Corner of Cabot Blvd. & W. Winton Avenue

**ECONOMIC DATA:**

- Lease Rate: \$1.40/SF, NNN + \$0.52/SF, Opex
- Sale Price: \$6,450,000 (\$425/SF)

**LOW COVERAGE SITE**



*\*FLOOR PLAN SUBJECT TO CHANGE*





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**RECENT IMPROVEMENTS COMPLETED IN 2023**

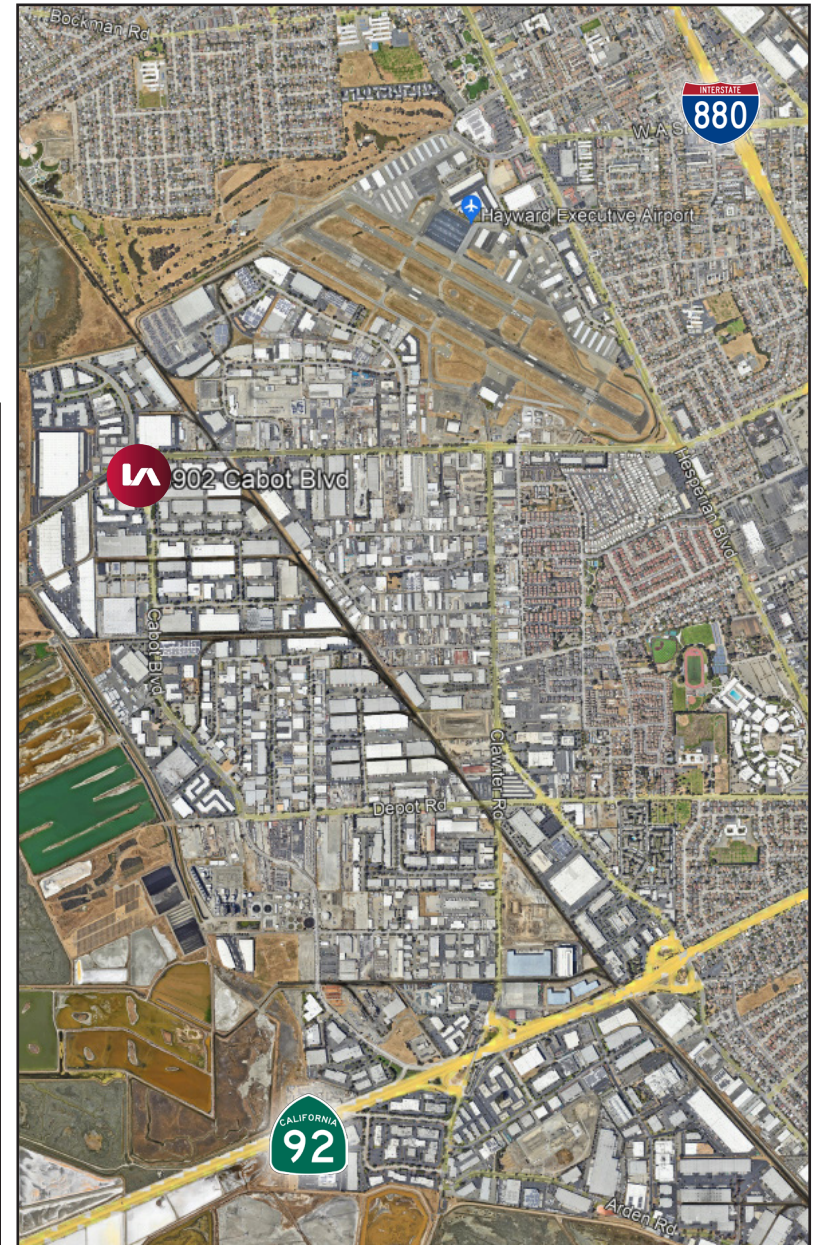
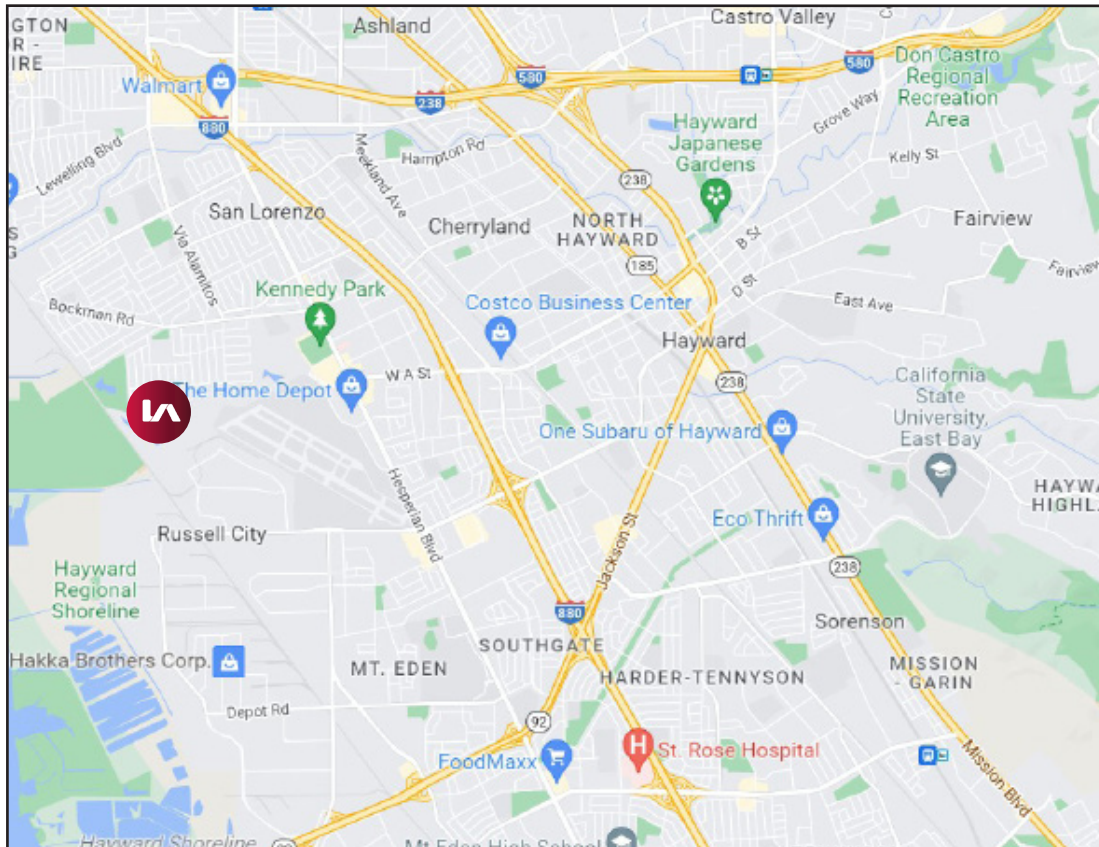
Improved Asphalt and Concrete throughout Yard Area

Improved Full Building Circulation

New Flooring and Paint throughout Offices

New Interior and Exterior LED Lights

Full Breakroom and Restroom Renovation





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