



**Flexible Lease Terms Available!**



# **SABRE FIELD INDUSTRIAL PARK**

**HAYWARD, CA   ±16,000 SF | ±35,250 SF | ±75,000 SF**

**CBRE**



# PROPERTY HIGHLIGHTS

Located in the North Hayward sub market via West Winton Ave, this 18 acre property has the ability to accommodate a wide range of industrial users while providing flexible lease options.

- + 3 Buildings Available Immediately ranging from 16K SF to 75K SF
- + Zoning - Industrial General (IG)
- + Multiple Points of Access via W. Winton, Cloud Way & Sabre Street
- + Adjacent Concrete Parking/Yard available within the project with immediate access to Winton Ave (inquire about specifics)



## Bldg A: 1752 Sabre Street

- + ±16,000 SF Freestanding Warehouse
- + ± 900 SF Office Area
- + Additional 900 SF Mezzanine Area
- + 20' Interior Clear Height
- + 2 Docks Doors & 3 Drive In Doors
- + Fully Sprinklered
- + 277-480V, 3PH, 4W, 800A\*
- + Concrete Yard Area

## Bldg B: 1742 Sabre Street

- + ± 75,000 SF Industrial Manufacturing Space
- + ± 500 SF Office Area w/ Restrooms
- + 30' Interior Clear Height
- + Drive-In Loading
- + Fully Sprinklered
- + Concrete Yard Area
- + 3-Ton Cranes
- + 277-480V, 3PH, 4W, 2000A\*

## Bldg C: 1730 Sabre Street

- + ± 35,250 SF Metal Building
- + ± 800 SF Office Area
- + Landlord renovating to return to open industrial space
- + Additional 900 SF Mezzanine Area
- + 22' Interior Clear Height
- + 3 Docks Doors & 2 Drive-In Doors
- + Fully Sprinklered
- + 277-480V, 3PH, 4W, 800A\*
- + Additional Parking Can Be Added at Additional Expense (see page 3)

\*Tenant shall verify the power supply is compatible for their specific use with PG&E

# AVAILABLE YARD SPACE

## Bulldog Way

- + 1 Acres
- + Crushed Compacted Gravel
- + Fenced & Secured
- + Asking Rate: \$0.45/LSF



## Cloud Way

- + 1 Acre
- + Partial Concrete/Crushed Gravel
- + Fenced and Secured
- + Asking Rate: \$0.45/LSF



# NORTH FACING AERIAL MAP



# SOUTH FACING AERIAL MAP



# SABRE FIELD INDUSTRIAL PARK

## HAYWARD, CA

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