

# AVAILABLE FOR LEASE OR SALE

2487 INDUSTRIAL PKWY WEST | HAYWARD, CA

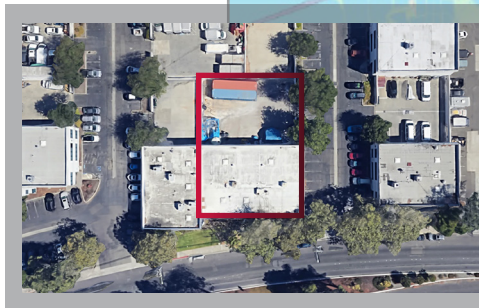
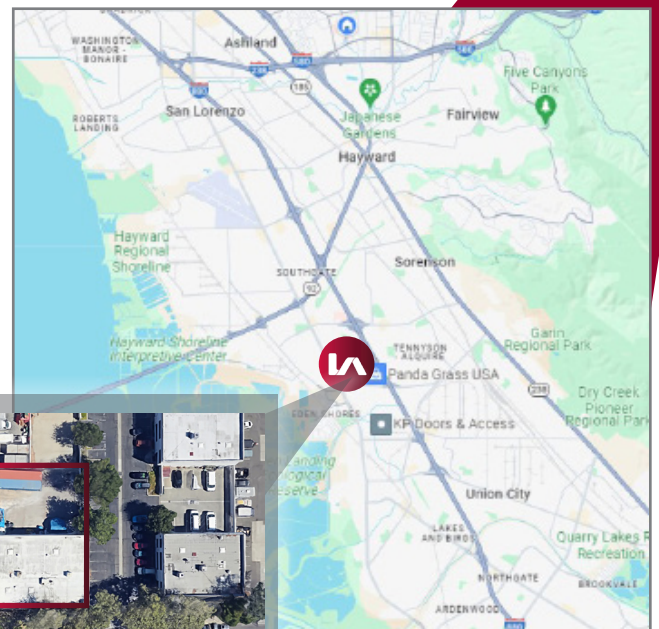


## LISTING DATA:

- 8,086± SF Office/Warehouse Building on an 18,000± SF Lot (5,500± SF Building Footprint)
- 5,500± SF of Fenced/Secured Yard
- 4,100± SF Office
- 850± SF of Bonus Mezzanine Space
- 5 Private Offices
- 3 Restrooms (1 w/ Shower)
- 400 Amps @ 208 Volts, 3 Phase (Please Verify w/ Electrician or PG&E)
- 2 Drive-In Doors
- 20' Clear Height

## ECONOMIC DATA:

- Lease Rate: \$1.40/SF, I.G.
- Sale Price: \$3,250,000



## EXCLUSIVE AGENTS:

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