

DIABLO INDUSTRIAL PARK



FOR MORE INFORMATION:

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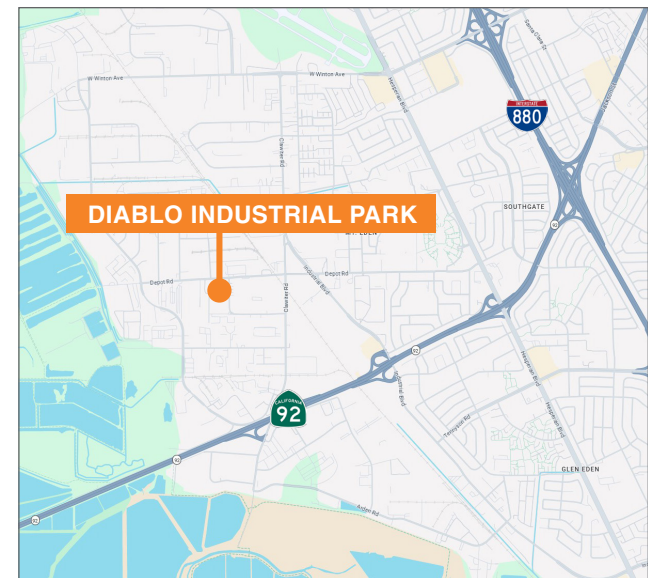
NEWMARK
1333 N. California Blvd., Suite 343
Walnut Creek, CA 94596



DIABLO AVE, DEPOT RD & VIKING ST | HAYWARD | CA | 94545

PROPERTY FEATURES

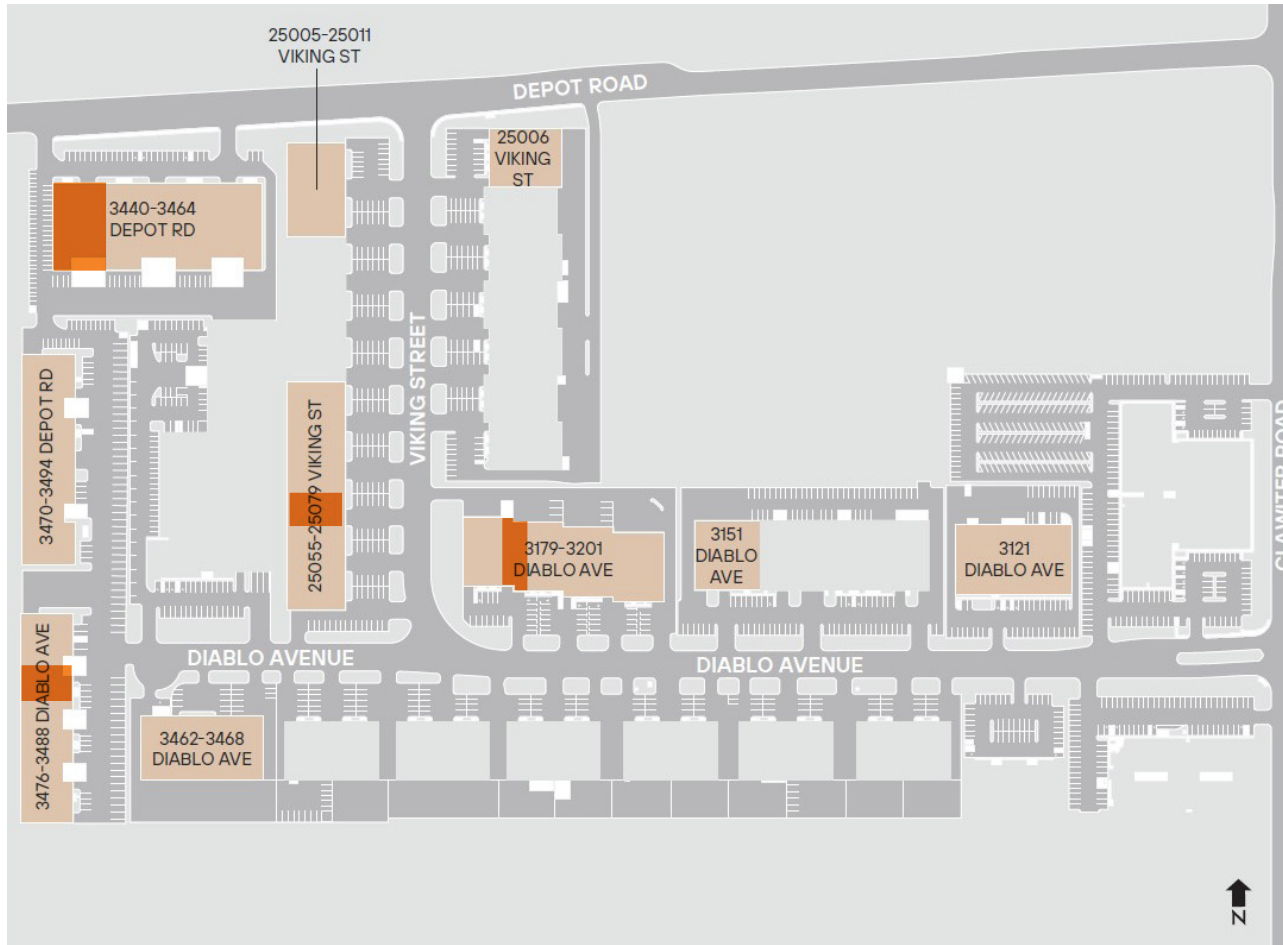
- $\pm 271,295$ SF across 10 buildings
- Available suites $\pm 3,782$ to $\pm 24,000$ SF
- Suites ready for immediate occupancy
- Various percent office buildouts
- Upcoming capital upgrades including new paint, enhanced parking, landscaping, and additional improvements
- Less than 3 miles to I-880 and Hayward Airport



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

DIABLO INDUSTRIAL PARK

SITE PLAN



AVAILABILITIES



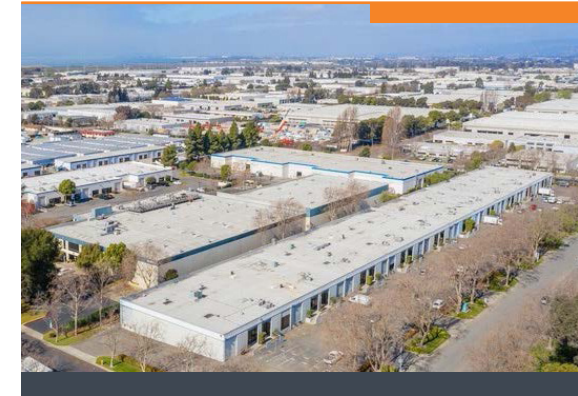
AVAILABLE



OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
25067 VIKING ST	±8,000	±1,200	\$1.50 NNN	Now
3476 DEPOT RD	±7,855	±2,000	\$1.50 NNN	Now
3486 DIABLO AVE	±3,782	±400	\$1.65 NNN	Now
3193 DIABLO AVE	±5,160	±TBD	\$1.50 NNN	Now

UNDER NEW OWNERSHIP



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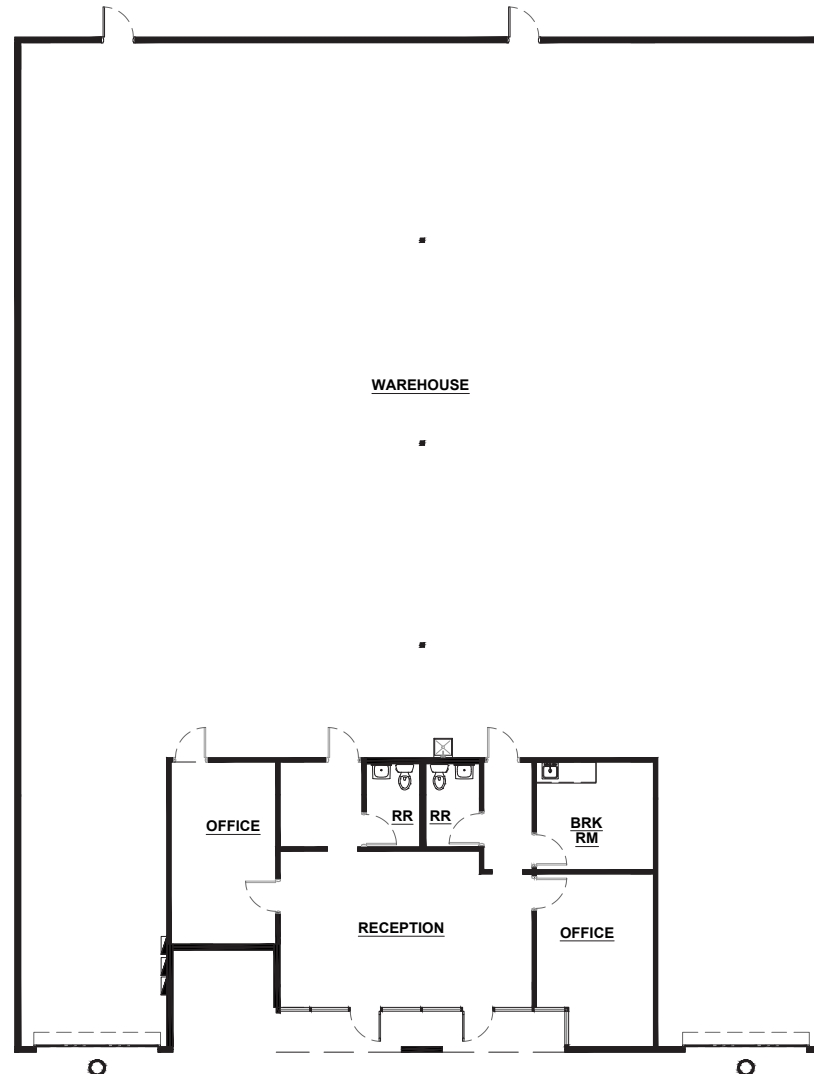
FLOOR PLAN

UNDER NEW OWNERSHIP



25067 VIKING ST

- ±8,000 SF
- ±1,200 SF OFFICE
- ONE (1) DOCK DOOR
- ONE (1) DRIVE-IN DOOR
- 18' CLEAR HEIGHT
- ASKING RATE: \$1.50 NNN
- AVAILABLE NOW



- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

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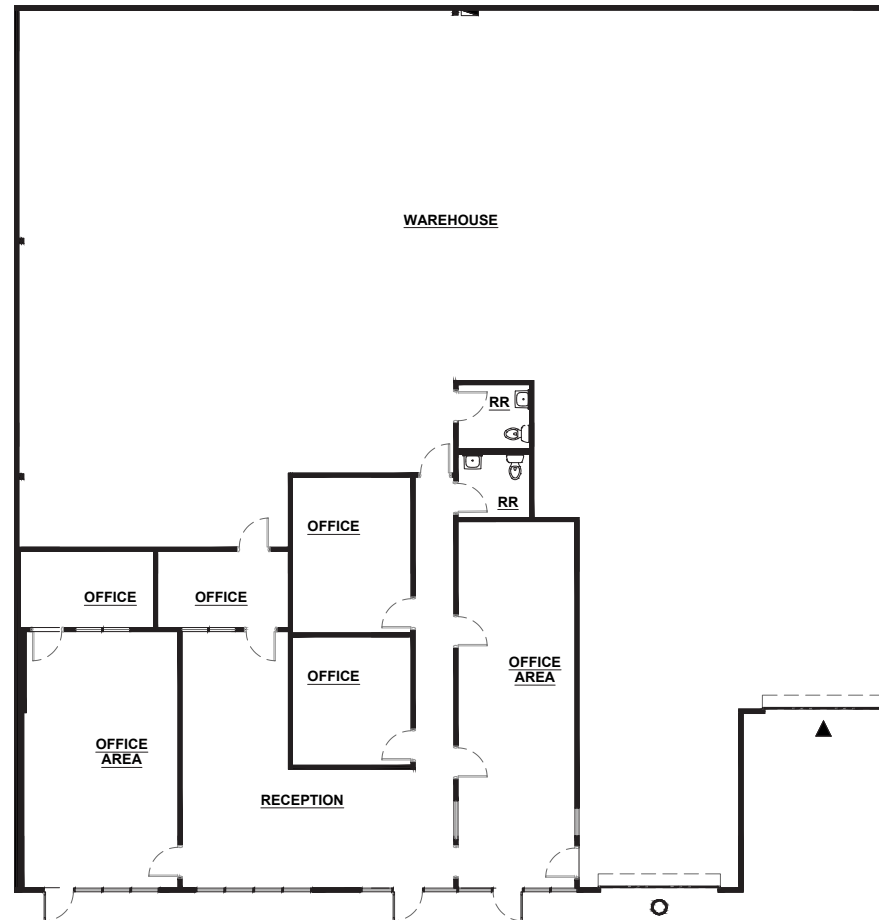
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3476 DEPOT RD

- ±7,855 SF
- ±2,000 SF OFFICE
- ONE (1) DOCK DOOR
- ONE (1) DRIVE-IN DOOR
- 18' CLEAR HEIGHT
- ASKING RATE: \$1.50 NNN
- AVAILABLE NOW



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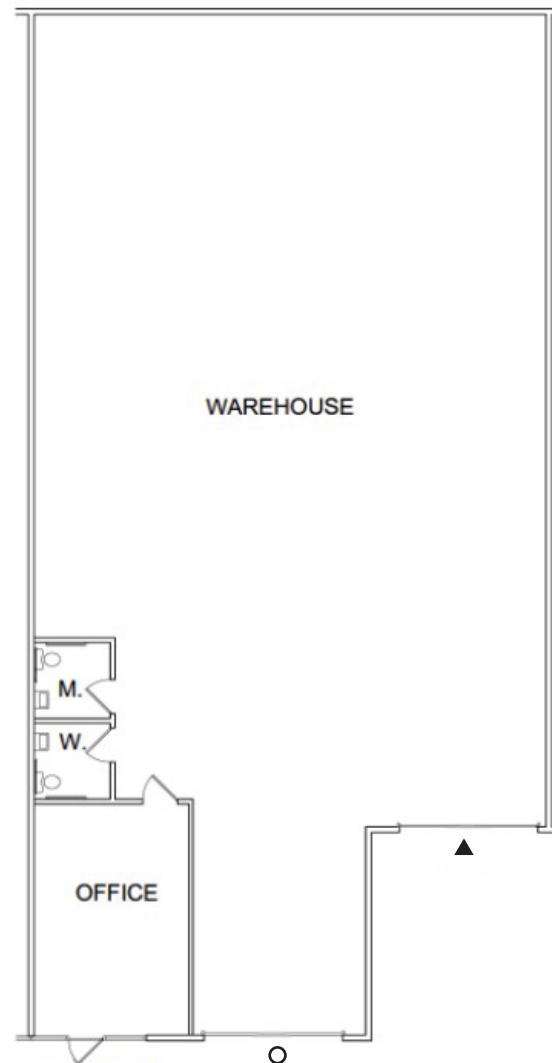
FLOOR PLAN

UNDER NEW OWNERSHIP



3486 DIABLO AVE

- ±3,782 SF
- ±400 SF OFFICE
- ONE (1) DOCK DOOR
- ONE (1) DRIVE-IN DOOR
- **ASKING RATE: \$1.65 NNN**
- AVAILABLE NOW



- ▲ DOCK HIGH DOORS
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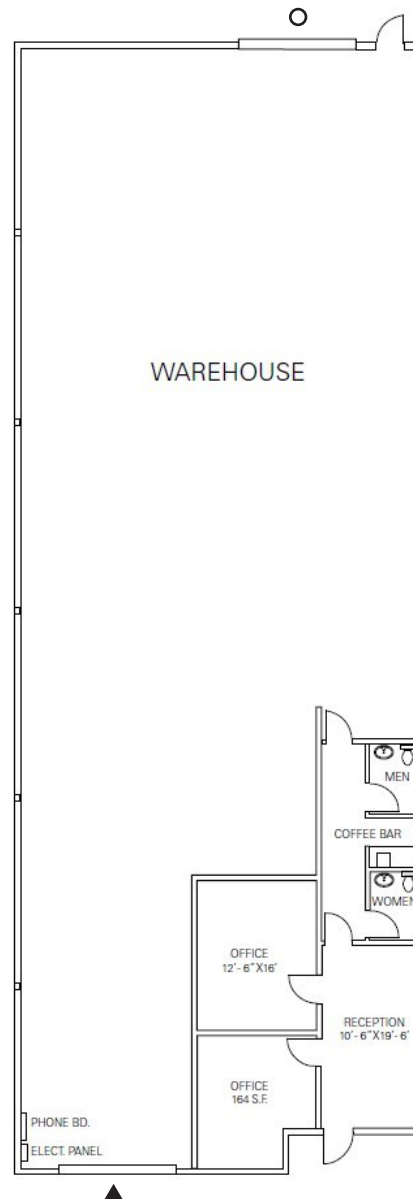
FLOOR PLAN

UNDER NEW OWNERSHIP



3193 DIABLO AVE

- ±5,160 SF
- ±TBD SF OFFICE
- ONE (1) DOCK DOOR
- ONE (1) DRIVE-IN DOOR
- YARD
- ASKING RATE: \$1.50 NNN
- AVAILABLE NOW



- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS

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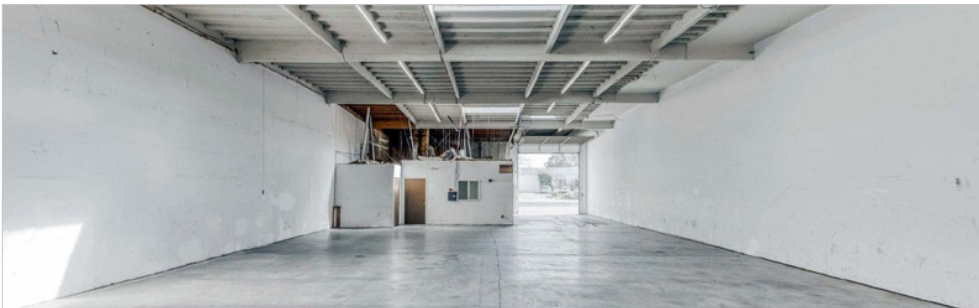
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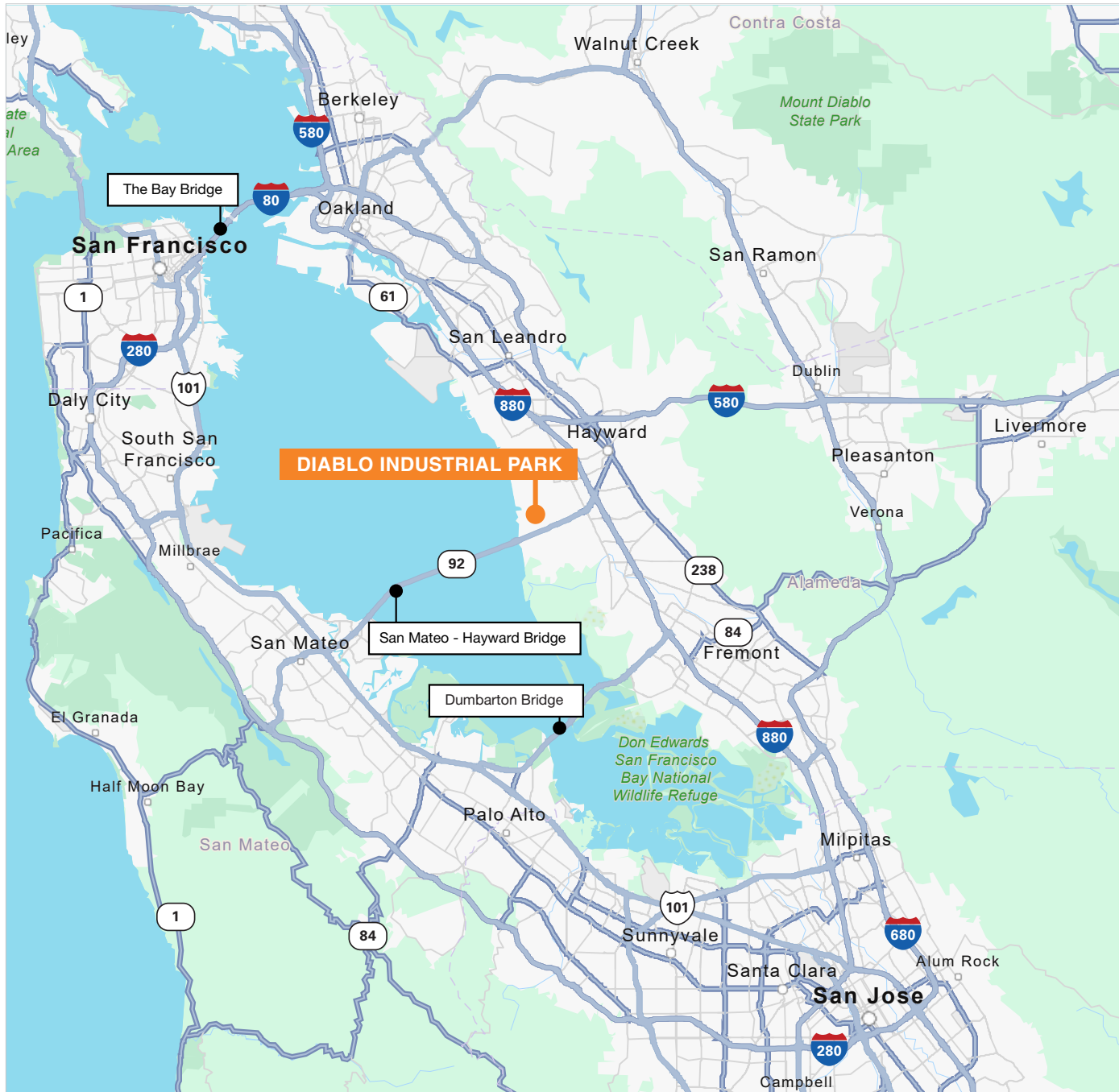
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LOCATION MAP

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