



<b>Western Pacific Industrial Center</b> Corner of Western Avenue & Pacific Street, Union City	
<b>Property Type:</b>	Industrial/warehouse
<b>Building Size:</b>	32,000 sf
<b>Location Description:</b>	Industrial park location off Alvarado-Niles Road in Union City. Close to CA-92 and Hwy 880. Convenient hub location
<b>Property Description:</b>	Multi-tenant building in an industrial park setting. Beautifully landscaped grounds.

### CURRENT SPACES AVAILABLE

Unit	Area (rsf)*	Asking Rent	Space Description	Available
33412 Western Avenue	2,400	\$1.35/rsf Plus NNN	Approximately 2,400rsf of warehouse of which 600+/-rsf is utilized as lobby and two offices with one restroom, There is one grade-level roll-up door, 14' X 14', Located in a multi-tenant building in an industrial park setting. Building Base Rent: \$1.35/sf with NNN OpExp Estimate of approximately \$0.31/rsf	NOW

\*Approximate rentable square feet



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