

MT. EDEN

HAYWARD @ 92 SAN MATEO BRIDGE

RESEARCH PARK

AI READY - PRIVATE DATA
CENTER 1±75,000 SF TURNKEY
LAB + OFFICE BUILDING
DIVISIBLE MULTI-TENANT
OR SINGLE TENANT



25861 INDUSTRIAL BLVD
BUILDING B
AVAILABLE 1/2026

GI PARTNERS

BV BONNEVILLE
LABS

CBRE



PROPERTY HIGHLIGHTS

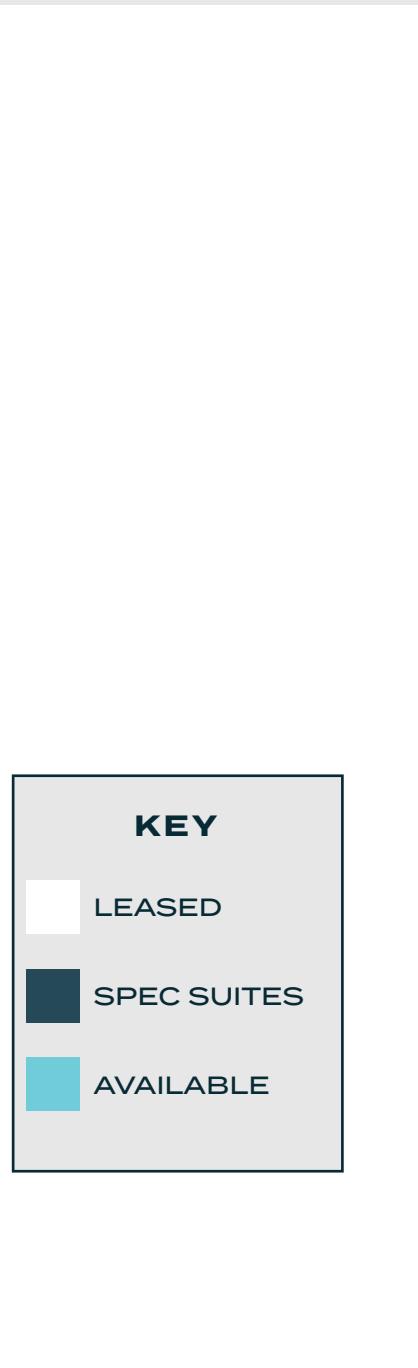
- 3000 Amps Power @ 480V
- 340 Tons of Chillers
- Full Lab Process Piping (CDA, Nitrogen, Argon, DI Water, Vacuum, Natural Gas)
- 2k SF Tissue Culture Suite with CO2 Manifold
- 12 Fume Hoods
- 420 SF Cold Rooms at 4°C and -20°C
- Autoclave
- Dock Height Loading with 4k SF+ Warehouse
- 200 kVA UPS Backup
- Plus Diesel Emergency Generator
- On Premise Gym, Lockers, Event Center

AI-READY PRIVATE DATA CENTER

- 20 Tons of AC, 17 Racks
- Liquid Cooling Available
- 200 kVA New UPS

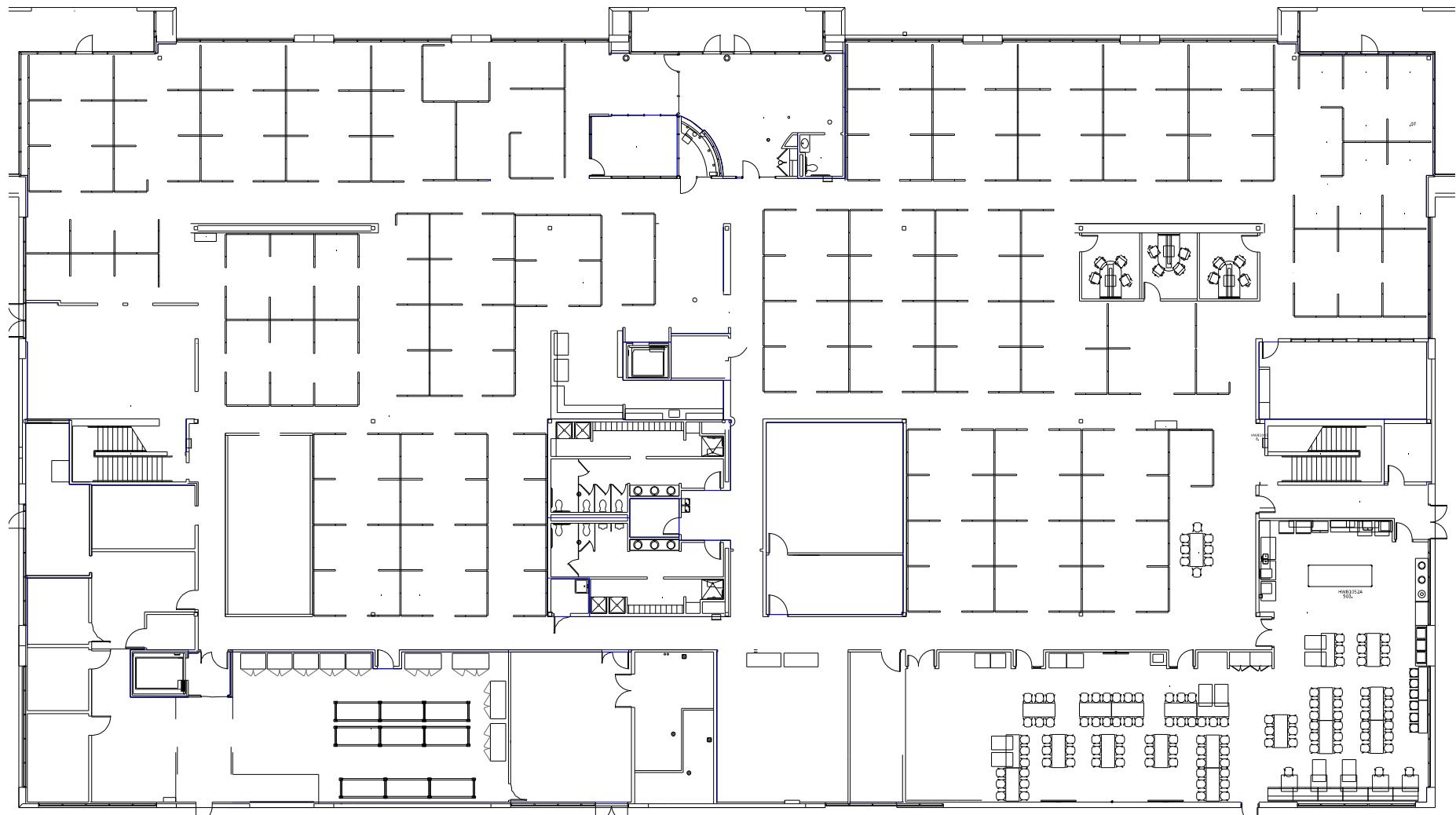


SITE PLAN



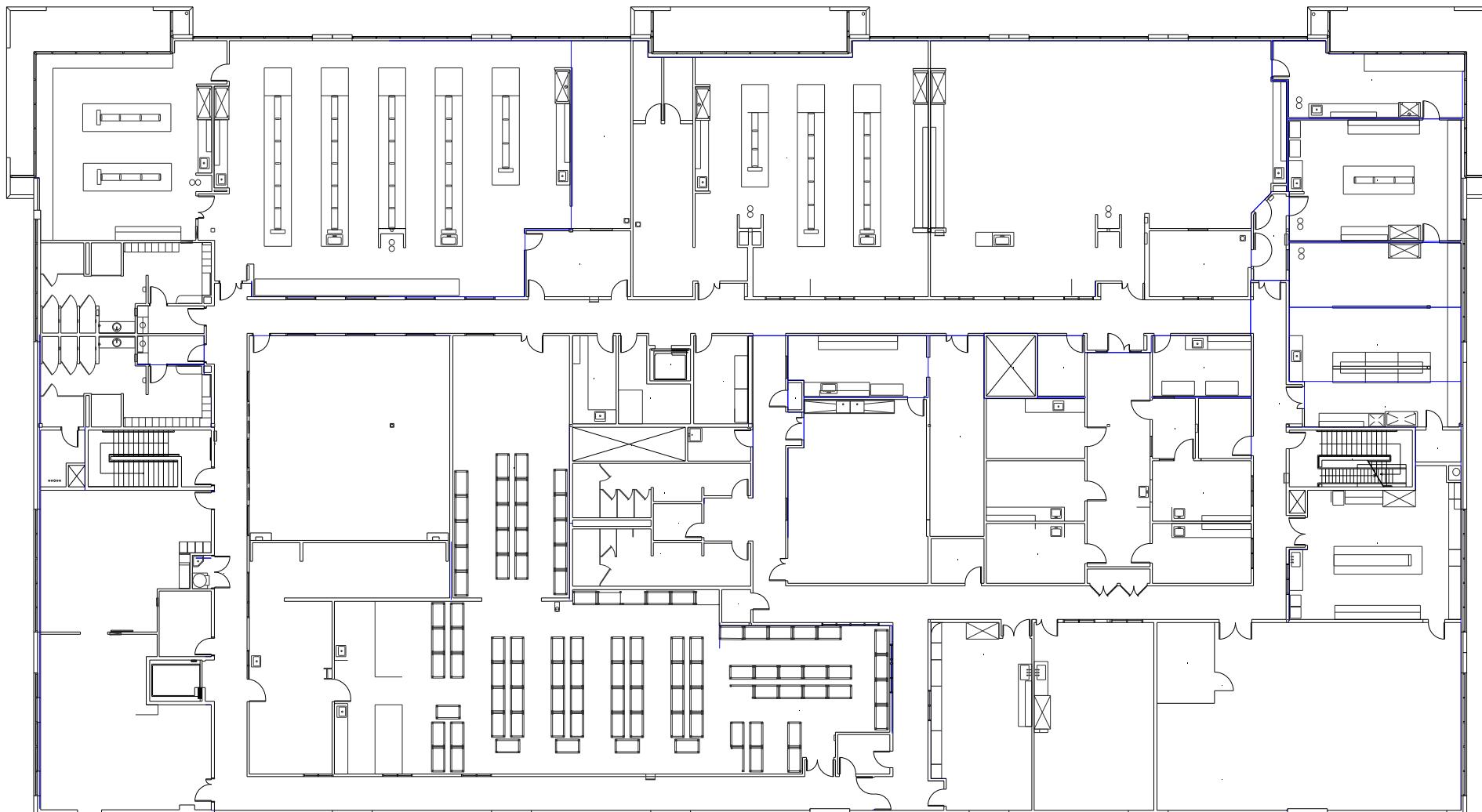
25861 INDUSTRIAL BLVD
BUILDING B
EXISTING CONDITIONS

1ST FLOOR



25861 INDUSTRIAL BLVD
BUILDING B
EXISTING CONDITIONS

2ND FLOOR





SURROUNDED BY SUCCESS

ARCUS
BIOSCIENCES

eikon
therapeutics

Lonza

illumina

SPOTLIGHT
THERAPEUTICS

ArsenalBio

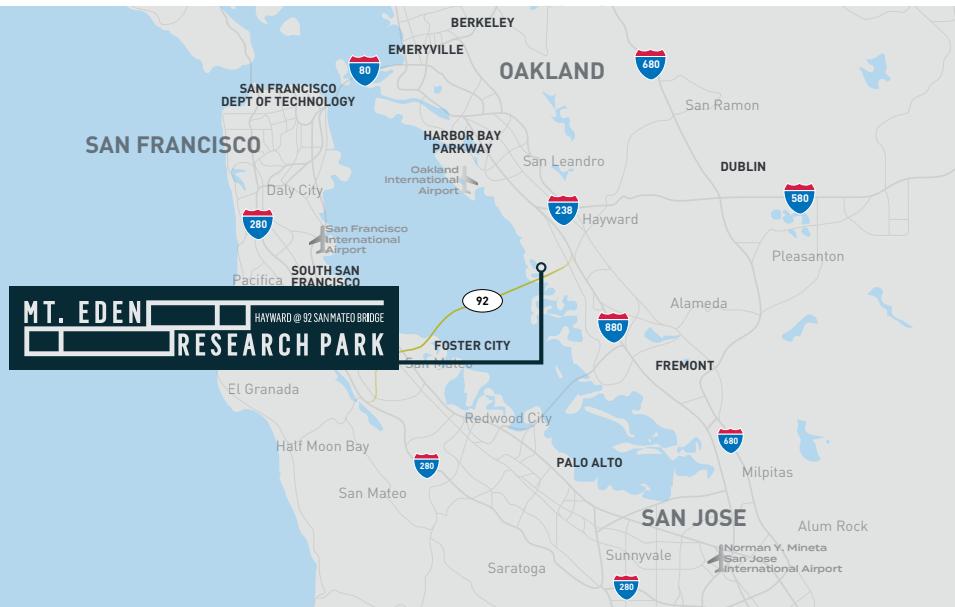
reflexion

PIVOT BIO

**IN THE HEART OF
HAYWARD'S EMERGING
LIFE SCIENCE CLUSTER**

ACCESS & AMENITIES

STRATEGICALLY LOCATED



11.2 MILES
FOSTER CITY

21.7 MILES
PALO ALTO

23.8 MILES
SOUTH SAN FRANCISCO

21.6 MILES
EMERYVILLE (880)

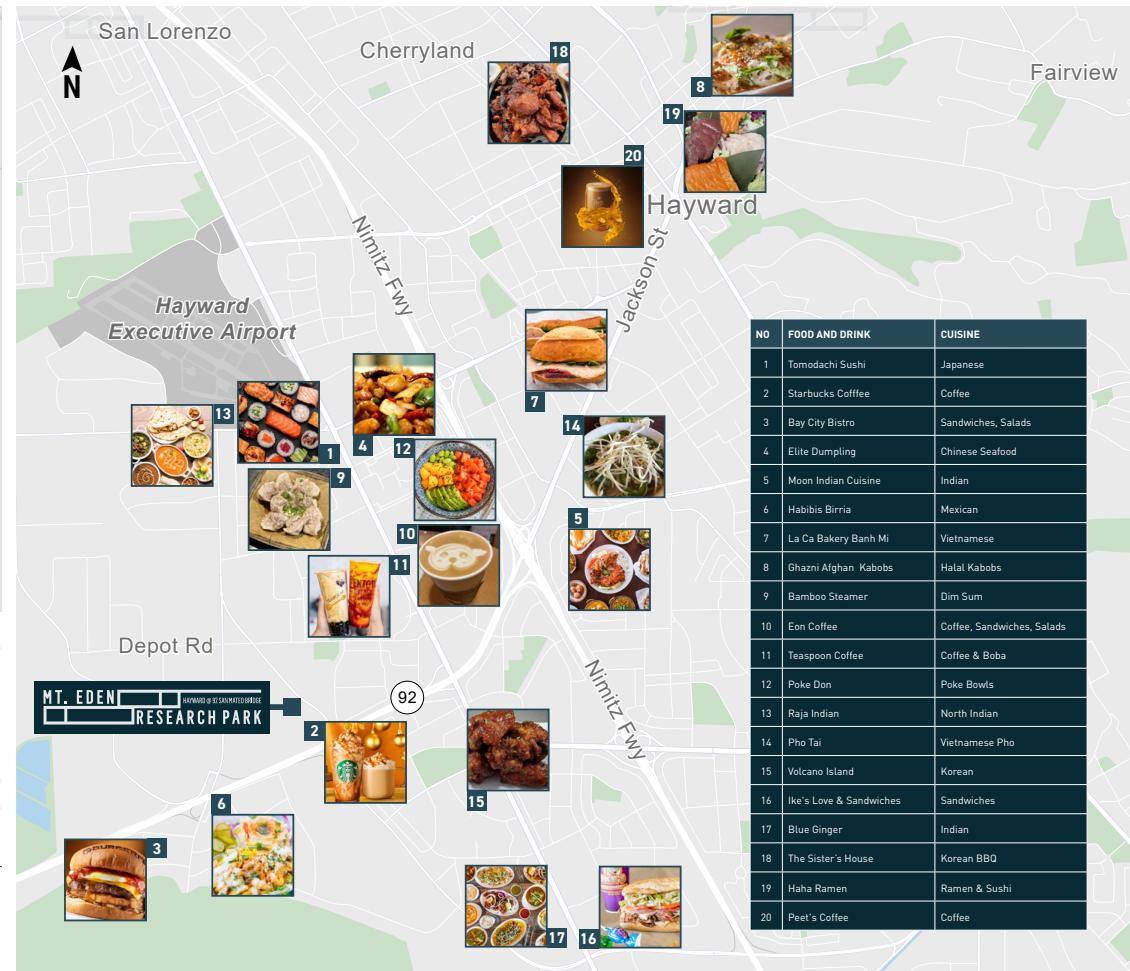
22.0 MILES
BERKELEY (980)

14.2 MILES
HARBOR BAY,
ALAMEDA

11.6 MILES
FREMONT

31.6 MILES
DT SAN FRANCISCO

NUMEROUS RESTAURANTS & COFFEE SHOPS



CAMPUS EVENTS

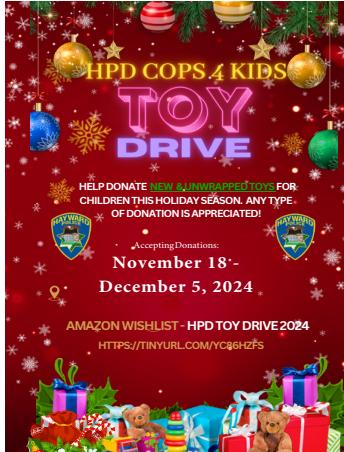
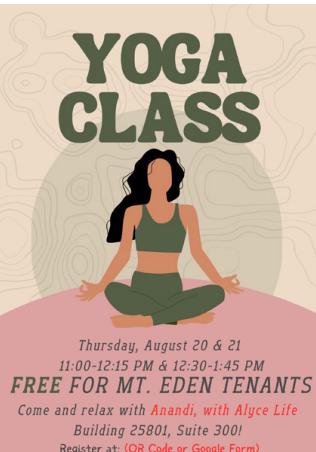
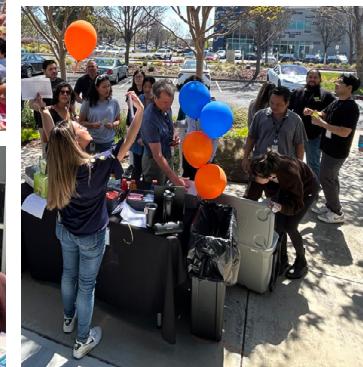
TENANT EVENTS

SCIENCE VENDOR DEMOS

TENANT WELLNESS EVENTS

OUTDOOR AMENITIES

MT. EDEN RESEARCH PARK



MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

BIO CLUSTER/CAMPUS WITH R&D AND
MANUFACTURING CAPABILITY



FOR MORE INFORMATION, CONTACT:

MARK KOL

Executive Vice President
CA Lic. 01251158
+1 510 874 1992
mark.kol@cbre.com

MIKE RAFFETTO

Senior Vice President
CA Lic. 01201289
+1 510 874 1994
mike.raffetto@cbre.com

MONICA CLARKE

Sales Assistant
CA Lic. 01221955
+1 510 874 1906
monica.clarke@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.