

# 2457 AMERICAN AVENUE, HAYWARD, CA

FOR LEASE | INDUSTRIAL UNIT WITH SECURED YARD SPACE

**TCP**  
TOUCHSTONE  
COMMERCIAL PARTNERS



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### PROPERTY SUMMARY

#### ADDRESS

2457 American Avenue, Hayward, CA 94545

#### AVAILABLE SPACE

Warehouse: +/- 1,750 Square Feet

Yard: +/- 1,750 Square Feet

**TOTAL: +/- 3,500 Square Feet**

#### RENTAL RATE

\$4,375 / Month, Industrial Gross

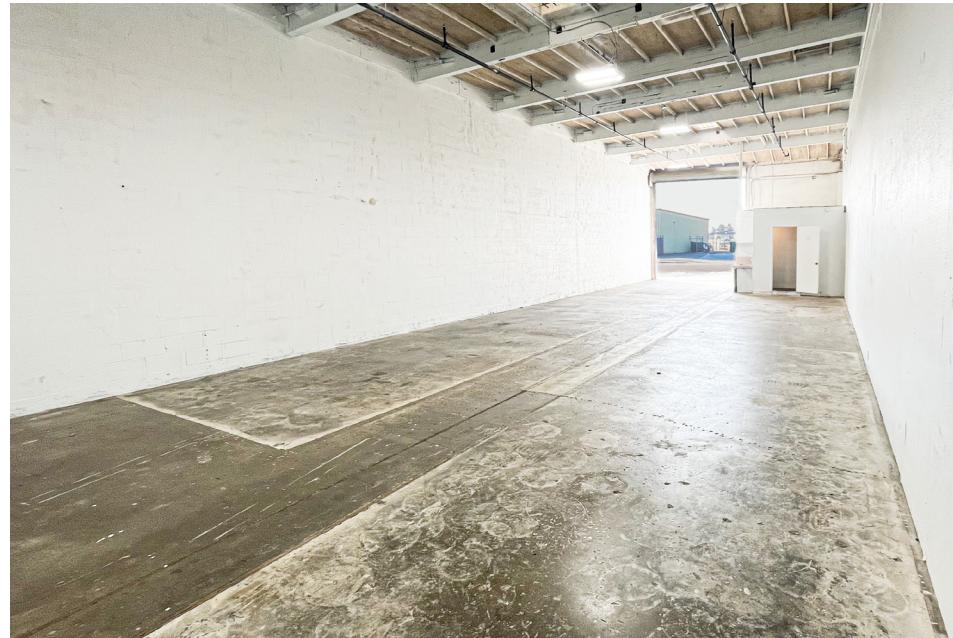
#### AVAILABLE

Immediately

### BUILDING ATTRIBUTES

- + Office +/- 100 SF
- + One (1) 12'x14' Roll-Up Door
- + 200 Amps, 3-Phase (Tenant to Confirm)
- + Secured Yard Space
- + Two (2) Dedicated Parking Spaces
- + Ample On-Site Parking
- + Clear Height 16'
- + End-Cap Space



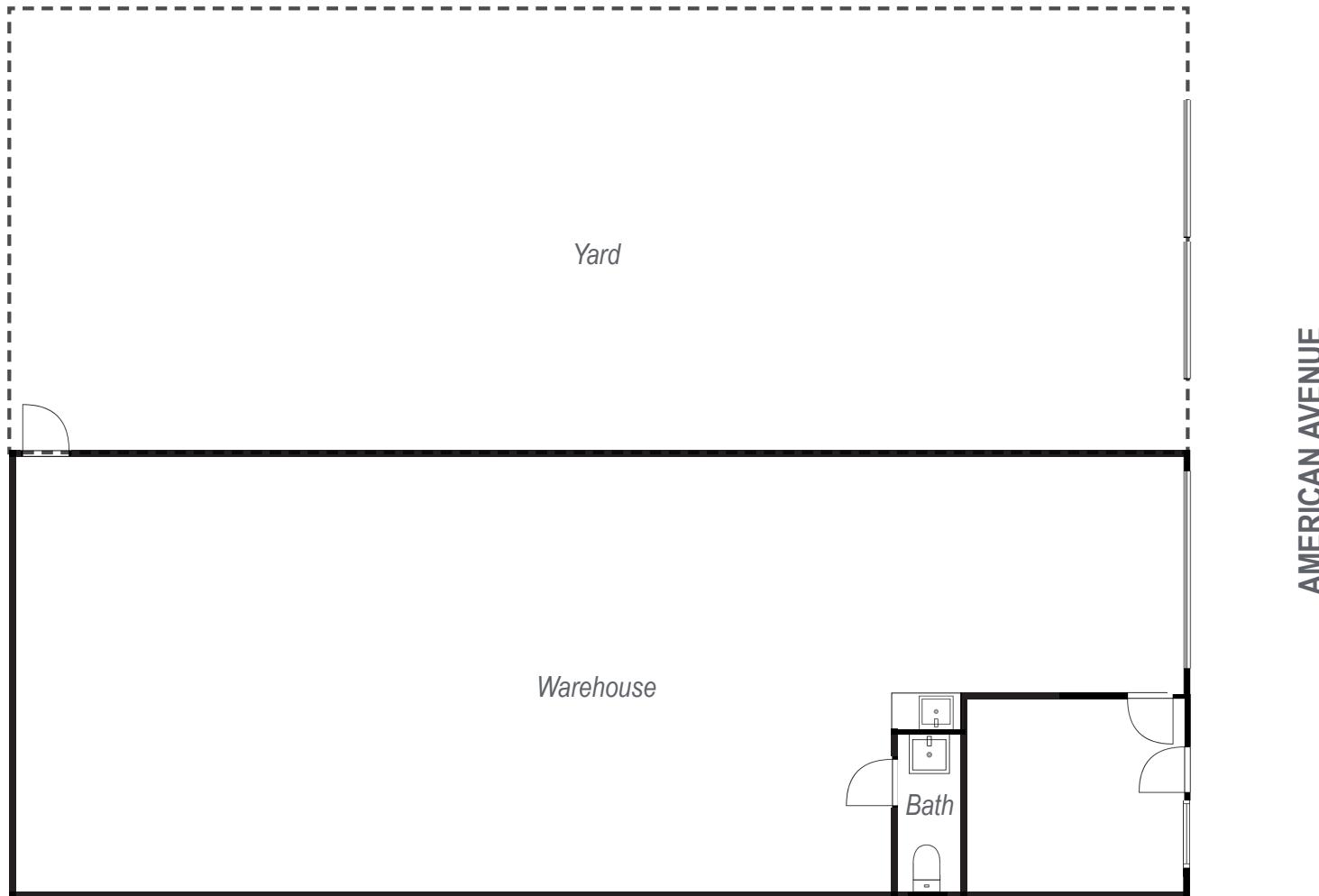


### FLOOR PLAN

Warehouse: +/- 1,750 Square Feet

Yard: +/- 1,750 Square Feet

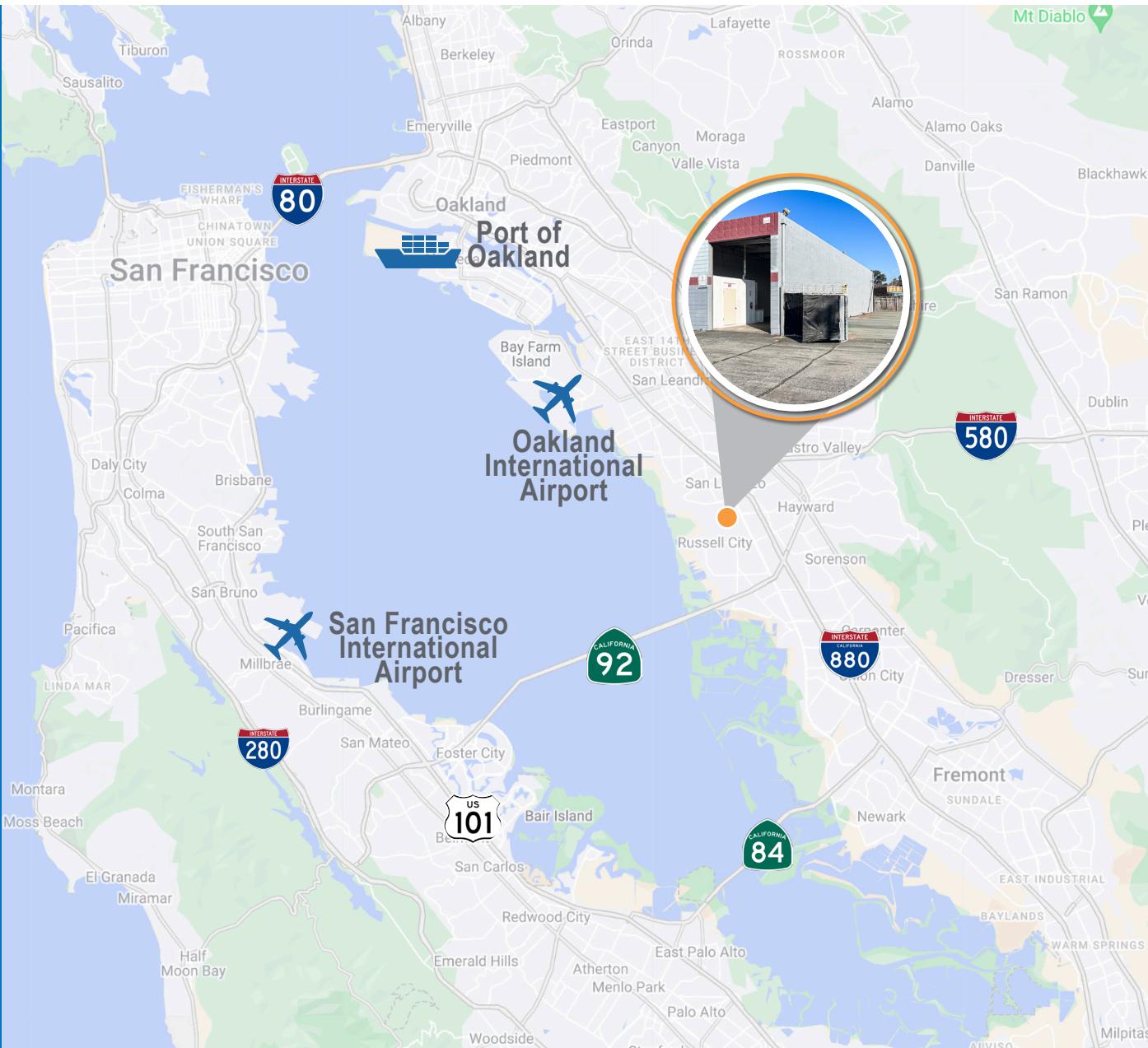
**TOTAL: +/- 3,500 Square Feet**



### LOCATION OVERVIEW

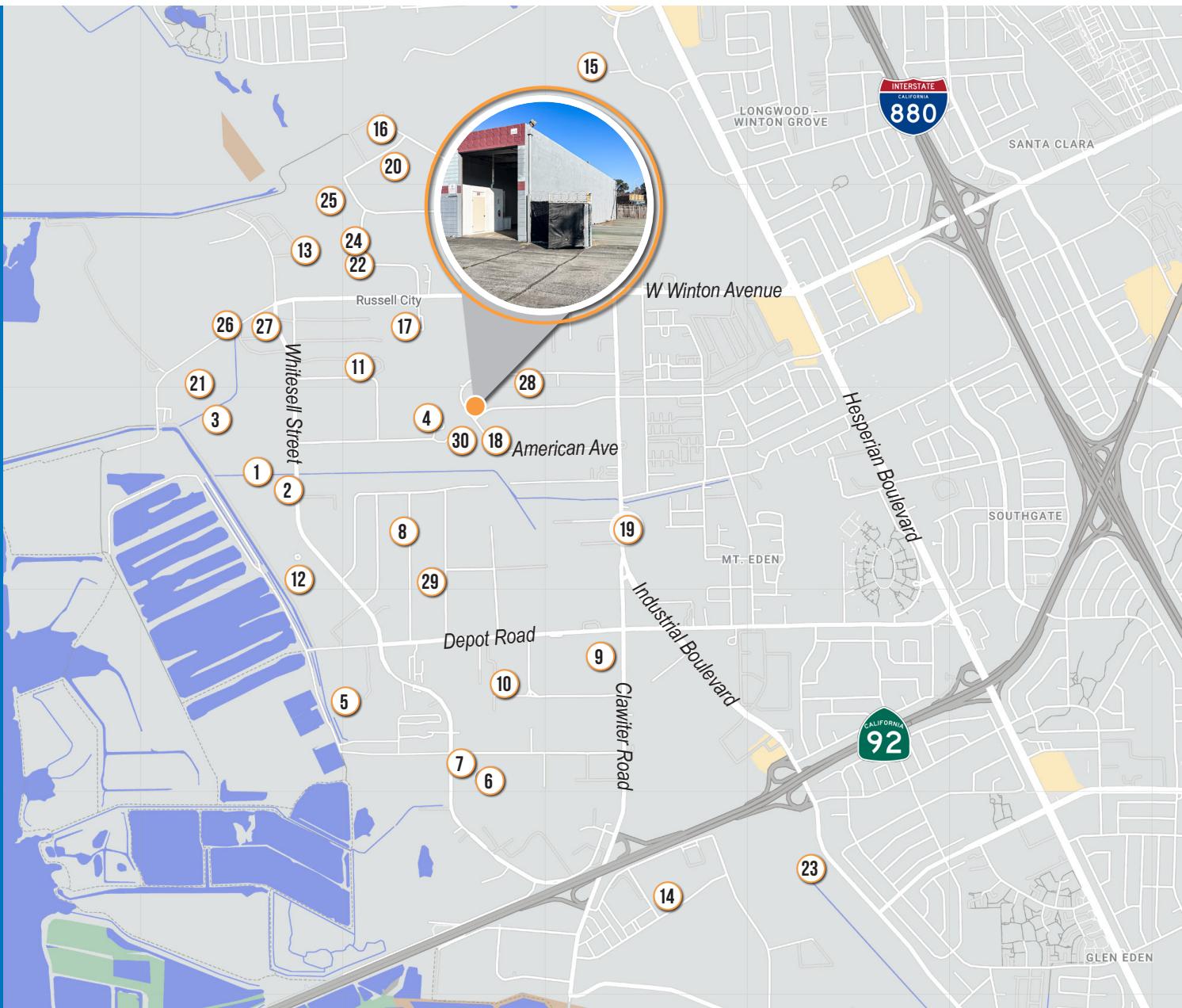
Desirable location in the heart of the Hayward industrial corridor, centrally located along the I-80 / I-880 corridor with easy access to all corners of the greater Bay Area.

- + **SAN FRANCISCO** - 28 Miles
- + **SFO AIRPORT** - 21 Miles
- + **OAKLAND AIRPORT** - 10 Miles
- + **PORT OF OAKLAND** - 16 Miles
- + **SAN MATEO** - 16 Miles
  
- + **OAKLAND INTERMODAL FACILITY** - 17 Miles
  
- + **HIGHWAY I-880** - 2.4 Miles
- + **HIGHWAY 84-DUMBARTON BRIDGE** - 7.7 Miles
- + **HIGHWAY I-680** - 16 Miles



### NEARBY AMENITIES

- 1 Uni Tile & Marble
- 2 Heat and Control
- 3 HD Supply
- 4 United Rentals
- 5 Calpine
- 6 Sonoco Protective Solutions
- 7 Mag Trucking
- 8 H2O Precision
- 9 Aaron Metals
- 10 Davis Instruments
- 11 Milwaukee Tool
- 12 Farasis Energy
- 13 CORT Furniture Rental
- 14 Therm X
- 15 Hayward Executive Airport
- 16 Sugar Bowl Bakery
- 17 Pentagon Technologies
- 18 Ajinomoto Foods Inc.
- 19 PG&E
- 20 The Montague Company
- 21 Transpak
- 22 Halco USA
- 23 Ferguson
- 24 Azuma Foods
- 25 Copart
- 26 VEEV
- 27 Eaton Corp
- 28 ABC Supply Co. Inc.
- 29 The Sticker Smith
- 30 Baywater Packaging Supply, INC



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