



FOR LEASE
FREESTANDING
WAREHOUSE BUILDING
±63,288 SF ON ±3.00 ACRES



FREEZER AND COOLER

2741 MCCONE AVENUE, HAYWARD, CA | AVAILABLE JANUARY 1, 2026

SOLAR POWER | FENCED AND SECURED YARD

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PROPERTY HIGHLIGHTS

ASKING RATE: \$1.45 SF/MO NNN
(Operating Expenses: \$0.21 SF/Mo)

BUILDING SPECIFICATIONS

BUILDING SF ±63,288 SF

- ±8,140 SF
- First Floor: ±5,840 SF
- Second Floor: ±2,300 SF

ACREAGE ±3.00

- ±5,000 SF
- -10°
- 18' Clear Height

FREEZER ±2,500 SF

- 36°
- 16' Clear Height

COOLER DC Rating (STC): 408,240 W (≈ 408.2 kW-DC)
CEC-AC Rating: 351,940 W (≈ 351.9 kW-AC)
DC/AC Ratio: ±1.16

SOLAR Annual Production (estimated): ±615,540
Estimated Savings: ±\$7,000/month or
±\$0.11 SF/month

CEILING HEIGHT ±21' - 24' Minimum Clearance

LOADING DOCKS 10 Dock-High Doors (with levelers)

DRIVE-IN DOORS 2 Drive-In Doors

POWER 1,000 amps, 120/208 volts, 3-Phase

SPRINKLERS 0.33 GPM/3,750 SF

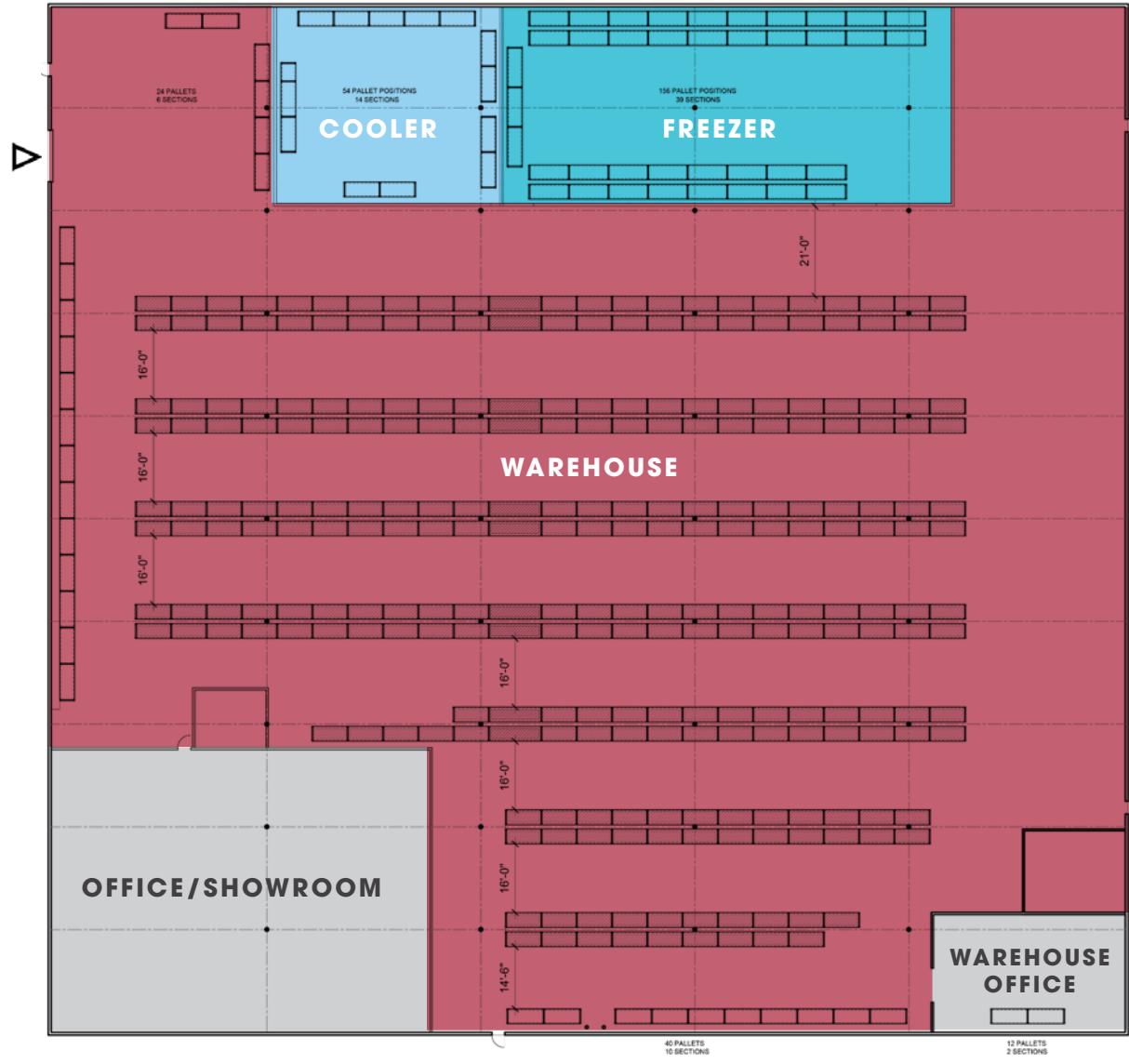
LIGHTING Skylights throughout & halide lighting

PARKING ±59 Parking Spaces

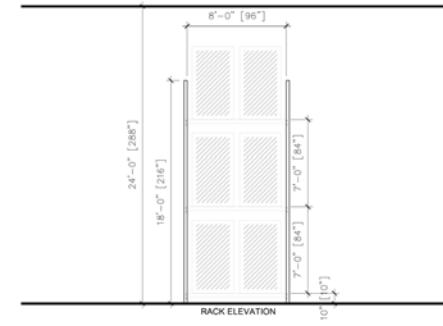
YARD Fenced & secure yard area



EXISTING RACKING PLAN



△ Drive-In Door ▲ Dock-High Door



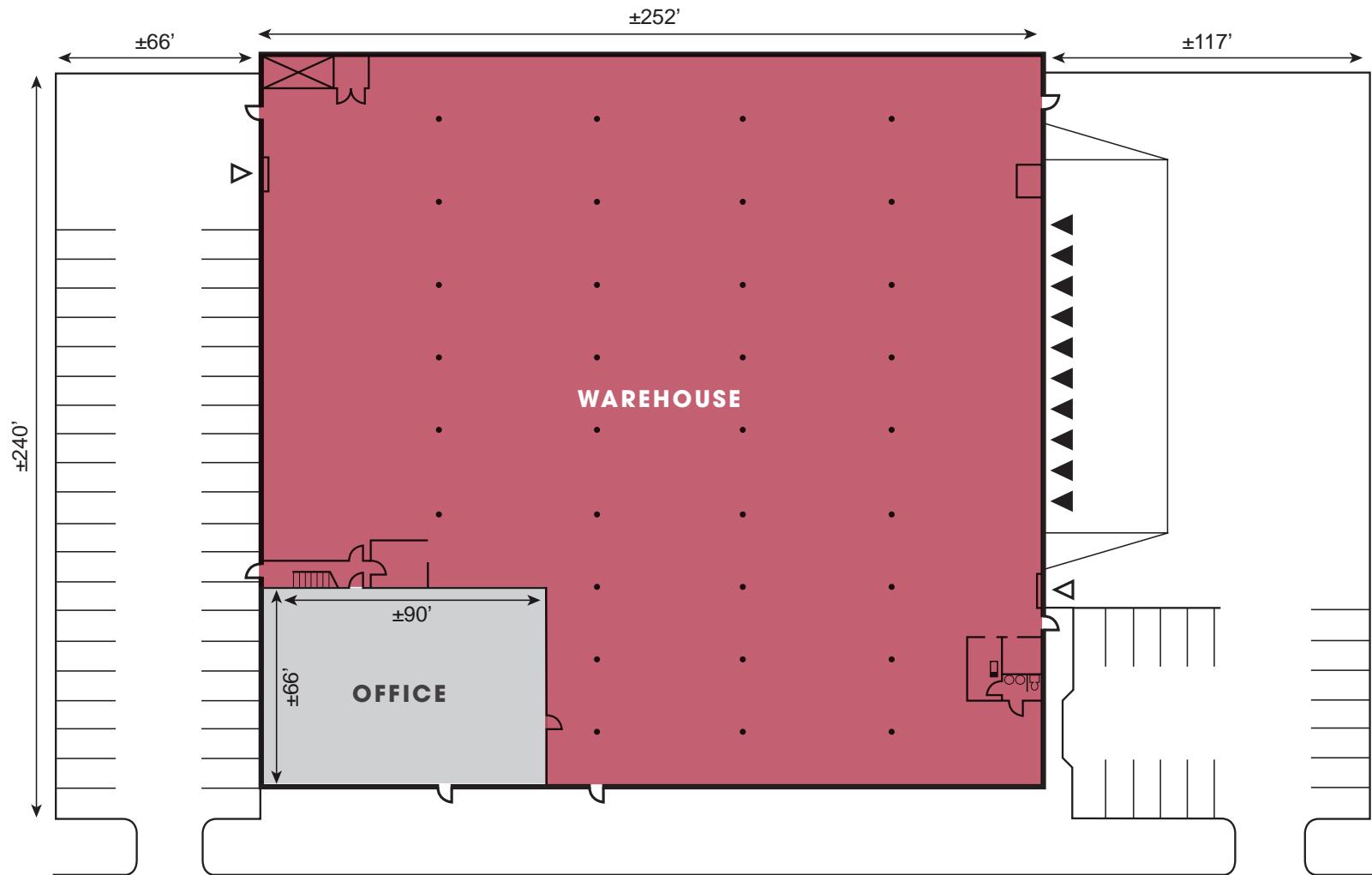
Ten (10) loading docks



NOTES:

1. THE WAREHOUSE DRAWING IS FOR LAYOUT AND QUOTE PURPOSES ONLY.
NEEDS TO CONFIRM ALL DIMENSIONS ON SITE BEFORE FINAL APPROVAL.

SITE PLAN



McCone Avenue

△ Drive-In Door ▲ Dock-High Door



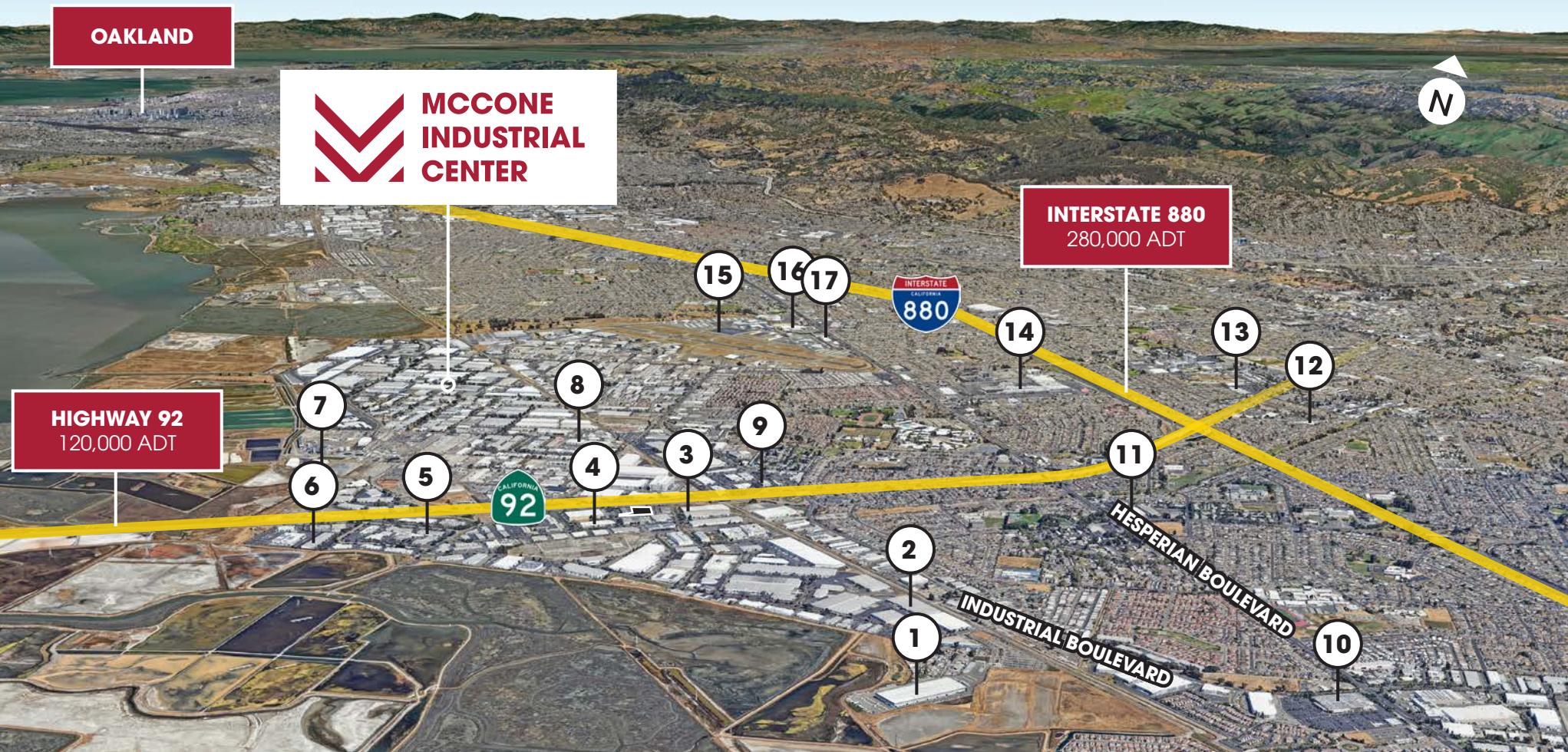
PROPERTY PHOTOS



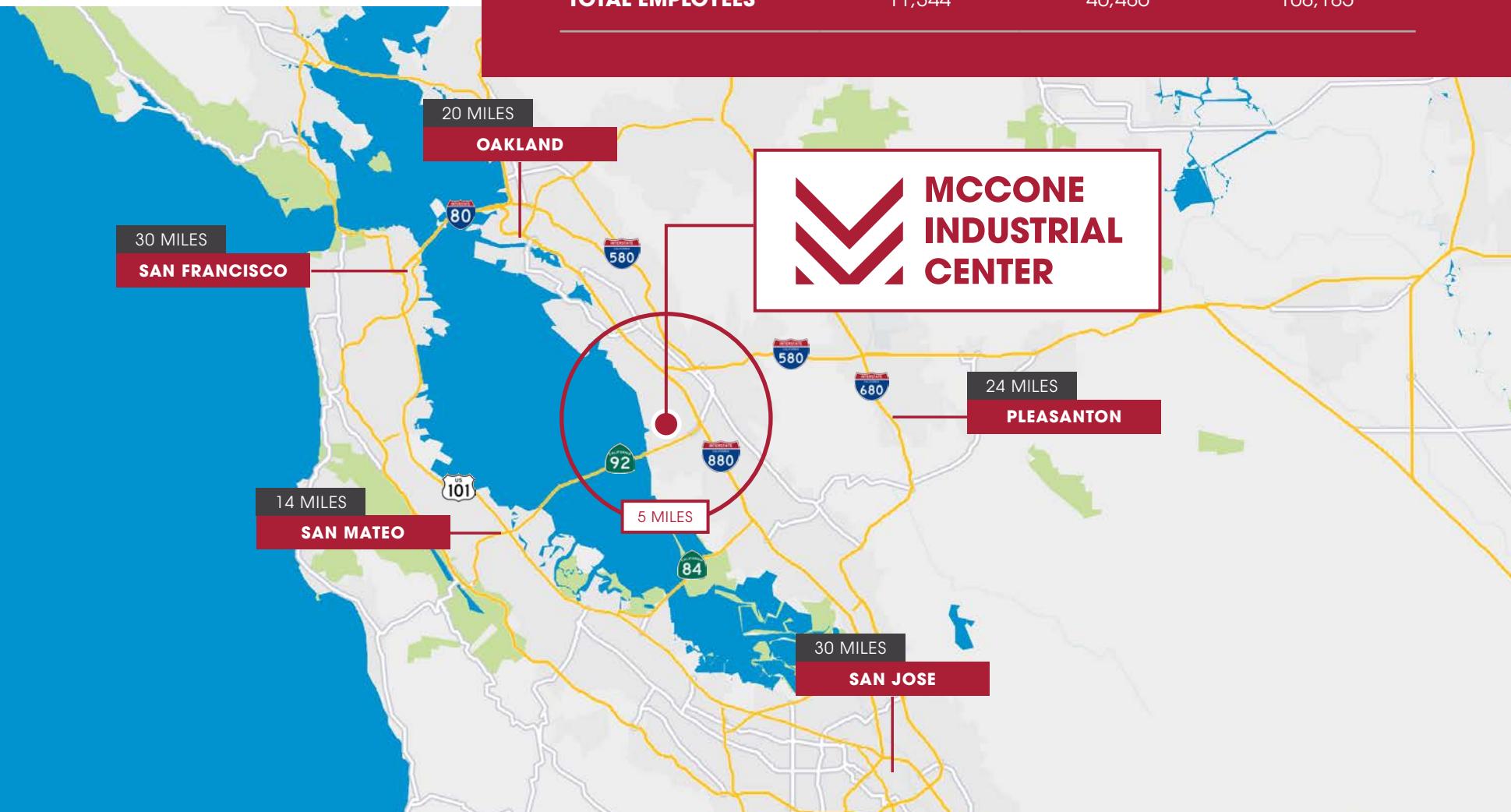


NEARBY TENANTS & AMENITIES

- 1. FEDEX GROUND
- 2. Plastikon
- 3. KZ Kitchen Cabinet & Stone
- 4. Therm-X of California
- 5. Eikon Therapeutics
- 6. Talas Engineering
- 7. Schumacher Cargo Logistics
- 8. Aaron Metals
- 9. Fairfield Inn & Suites Oakland Hayward
- 10. Costco
- 11. Foodmaxx
- 12. Grocery Outlet
- 13. Safeway & Starbucks
- 14. Southland Mall
- 15. Hayward Executive Airport
- 16. The Home Depot
- 17. Smart & Final Extra!



LOCATION OVERVIEW



HAYWARD DEMOGRAPHICS 2025

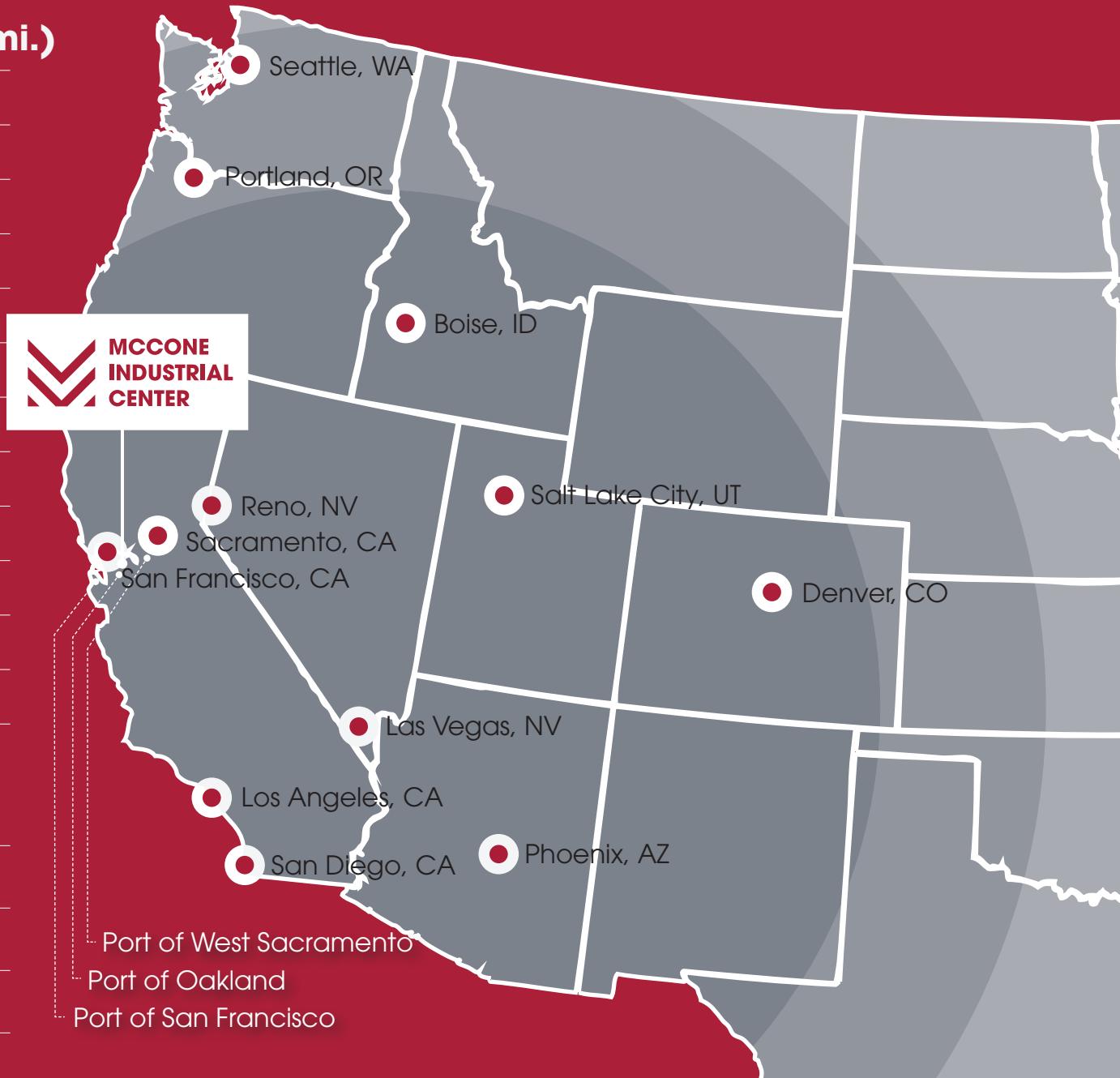
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,219	117,366	313,472
TOTAL HOUSEHOLDS	600	35,534	100,122
MEDIAN HOUSEHOLD INCOME	\$152,047	\$105,431	\$104,791
TOTAL BUSINESSES	935	4,022	10,843
TOTAL EMPLOYEES	11,344	40,486	108,185

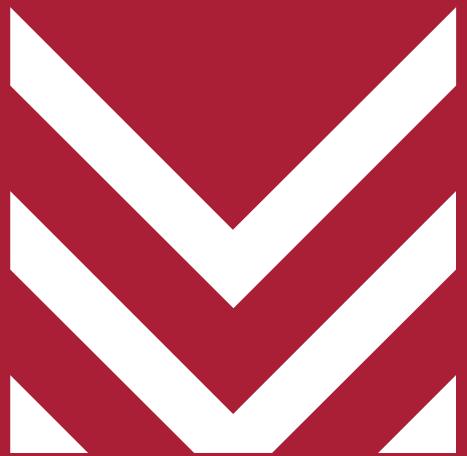
TRANSPORTATION OVERVIEW

City	Distance (mi.)
San Francisco, CA	30
Sacramento	99
Reno, NV	230
Los Angeles, CA	366
San Diego, CA	485
Las Vegas, NV	551
Portland, OR	646
Boise, ID	652
Phoenix, AZ	737
Salt Lake City, UT	748
Seattle, WA	819
Denver, CO	1,266

Port

Port of Oakland	17
Port of San Fran.	28
Port of West Sac.	96





MCCONE INDUSTRIAL CENTER

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