



MCCONE INDUSTRIAL CENTER

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
OFFICE SF	<ul style="list-style-type: none">• ±8,140 SF• First Floor: ±5,840 SF• Second Floor: ±2,300 SF
ACREAGE	±3.00
FREEZER	<ul style="list-style-type: none">• ±5,000 SF• -10°• 18' Clear Height
COOLER	<ul style="list-style-type: none">• ±2,500 SF• 36°• 16' Clear Height
SOLAR	<ul style="list-style-type: none">• 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• Annual Production (estimated): ±615,540• Estimated Savings: ±\$7,000/month or ±\$0.11 SF/month

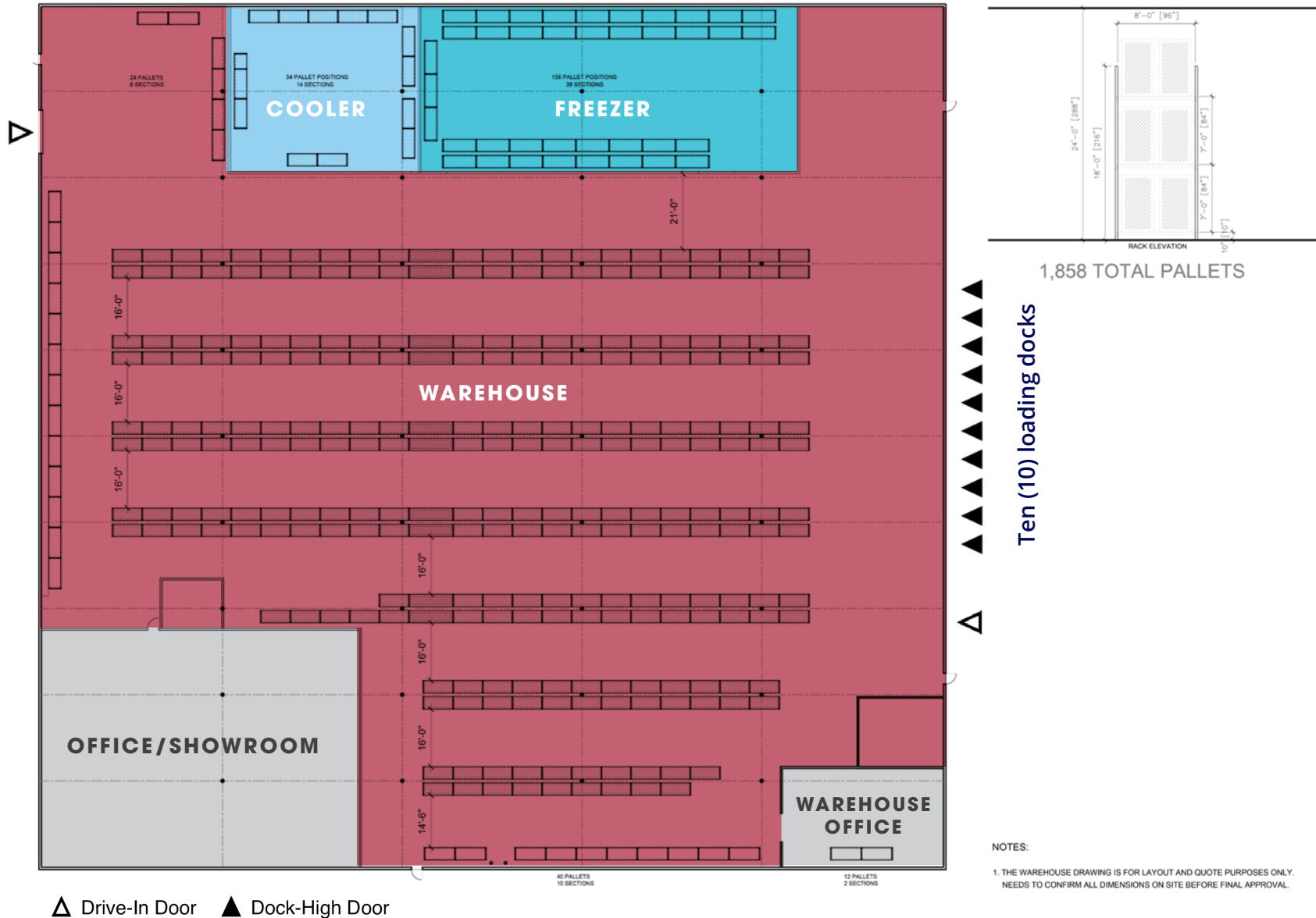


CEILING HEIGHT	±21' - 24' Minimum Clearance
LOADING DOCKS	10 Dock-High Doors (with levelers)
DRIVE-IN DOORS	2 Drive-In Doors
POWER	1,000 amps, 120/208 volts, 3-Phase
SPRINKLERS	0.33 GPM/3,750 SF
LIGHTING	Skylights throughout & halide lighting
PARKING	±59 Parking Spaces
YARD	Fenced & secure yard area



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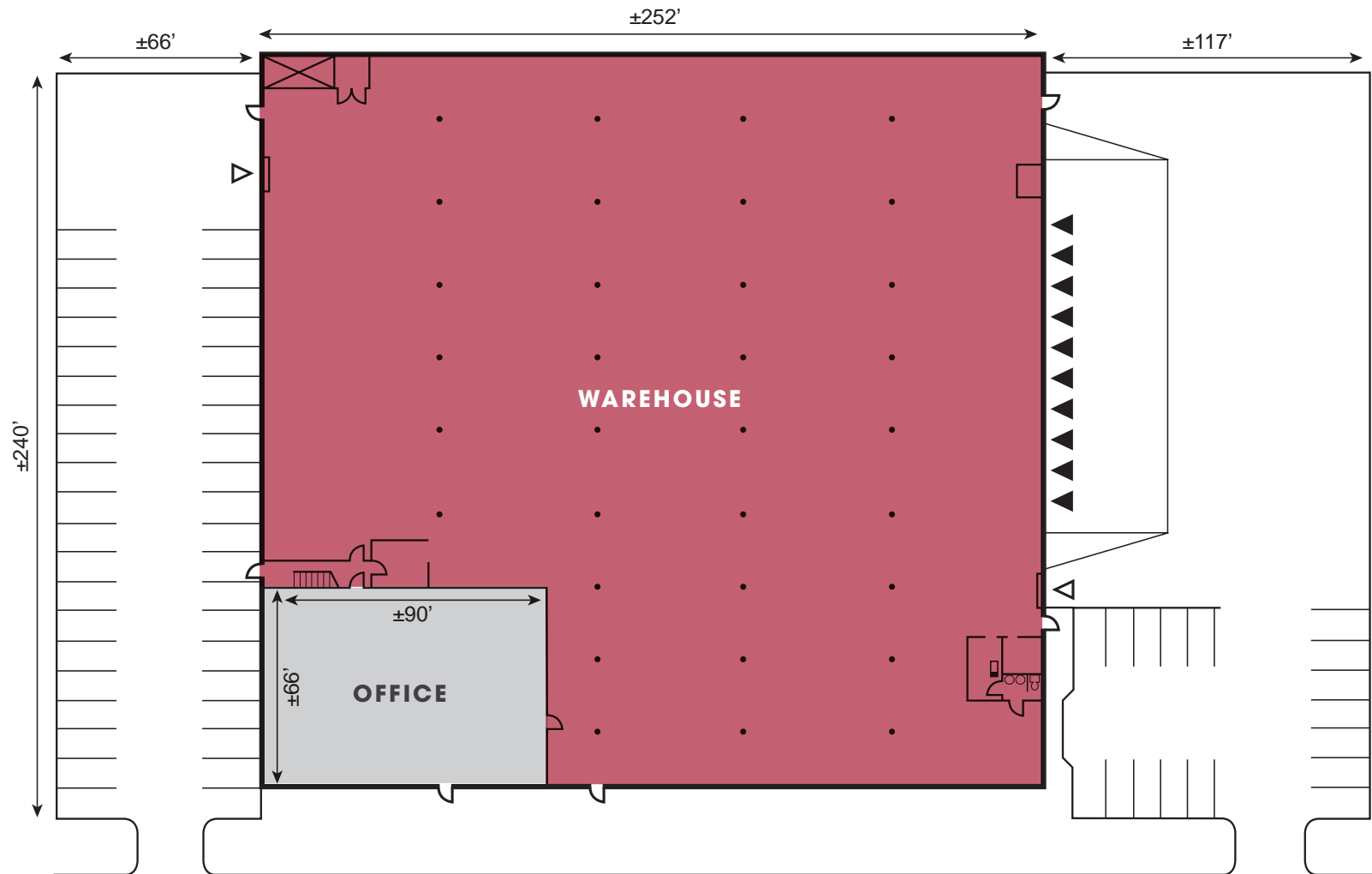
EXISTING RACKING PLAN





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SITE PLAN



McCone Avenue

△ Drive-In Door ▲ Dock-High Door

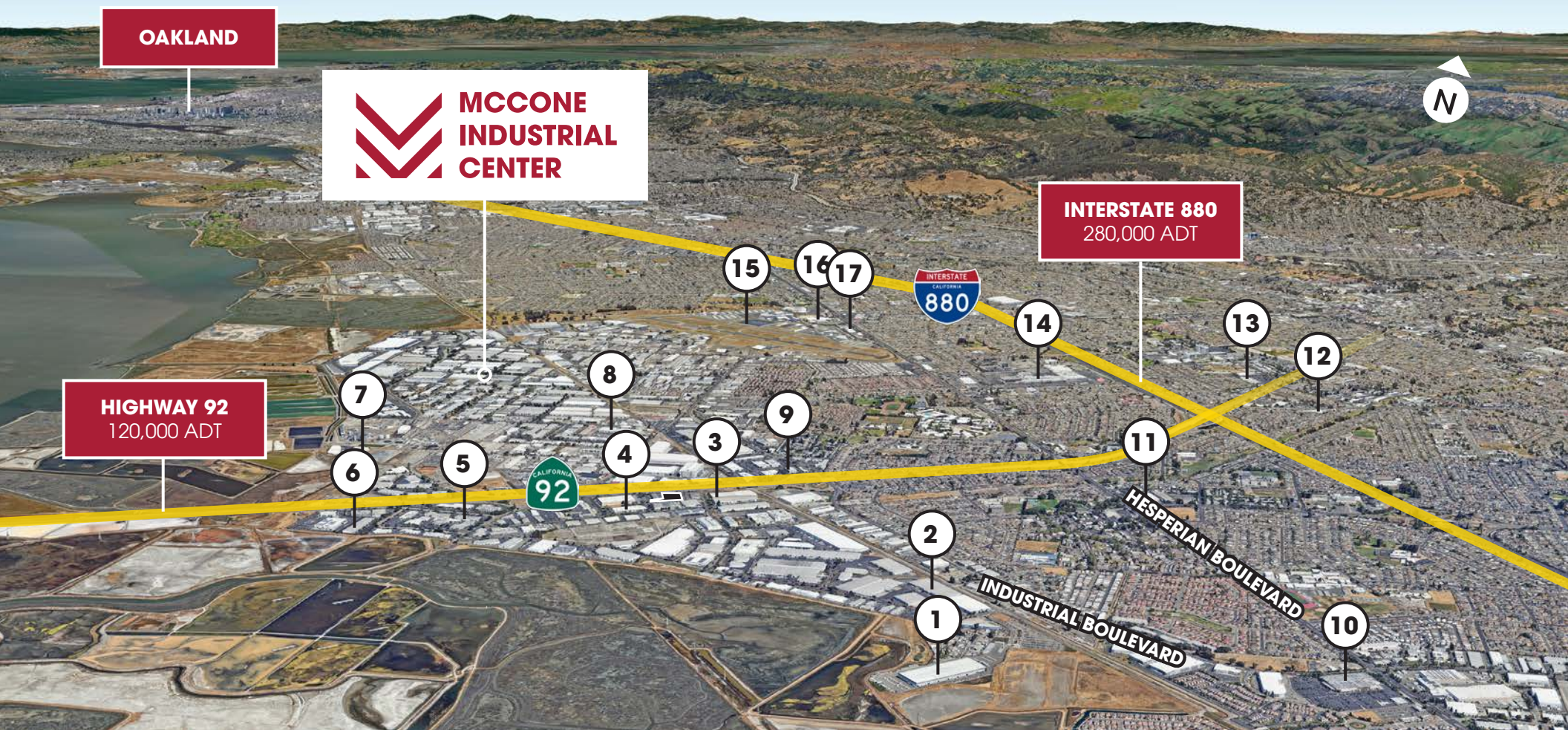


PROPERTY PHOTOS



NEARBY TENANTS & AMENITIES

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

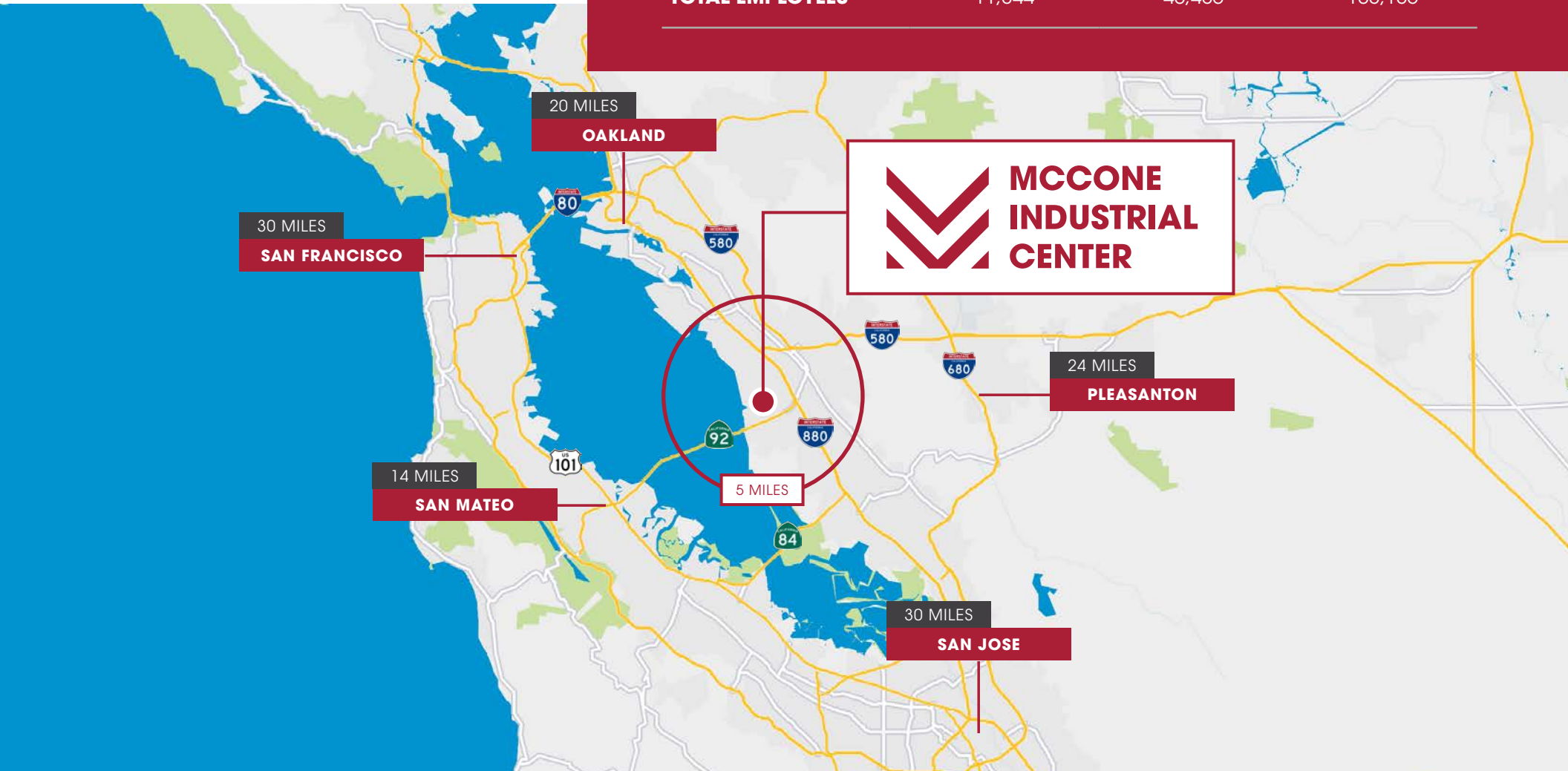




LOCATION OVERVIEW

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



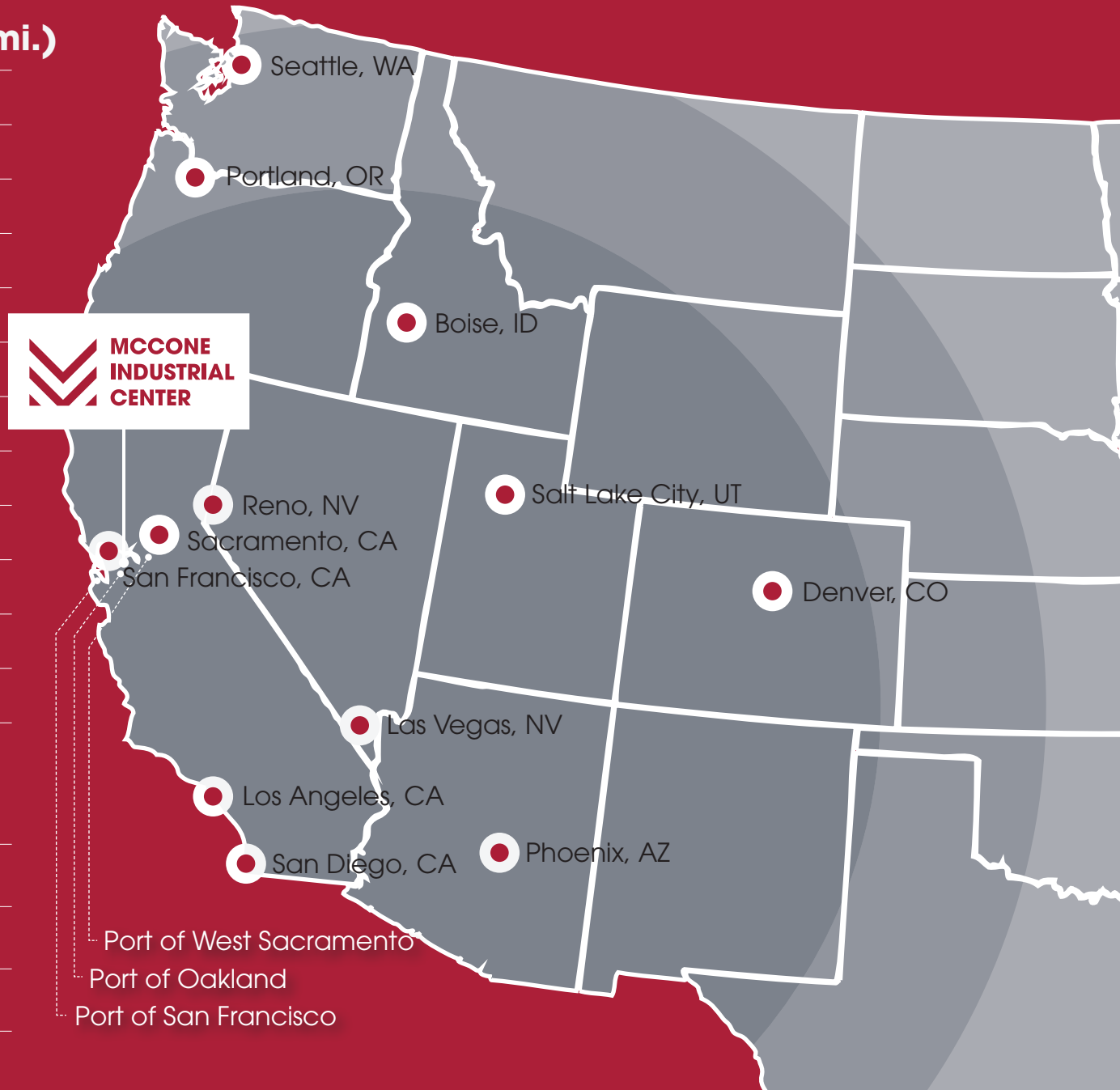


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TRANSPORTATION OVERVIEW

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





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