

FREE STANDING 11,400 SF WAREHOUSE WITH YARD



795 Sandoval Way | Hayward, CA 94554



FOR LEASE

Size & Lot: 11,400 square feet industrial warehouse on a substantial 43,560 square foot lot, offering ample space for operations and expansion.

Year Built: Constructed in 1991, providing a solid and reliable foundation.

Power Infrastructure: Robust 400 amp/277, 480 volt, 3-phase power supply, ideal for demanding industrial applications.

Accessibility: Three grade-level doors facilitate seamless loading and unloading.

Clear Height: 20-foot clear height, maximizing vertical storage capacity and accommodating various industrial uses.

Office & Meeting Space: Dedicated office and meeting rooms, providing essential administrative areas.

Construction: Durable masonry construction, ensuring longevity and minimal maintenance.

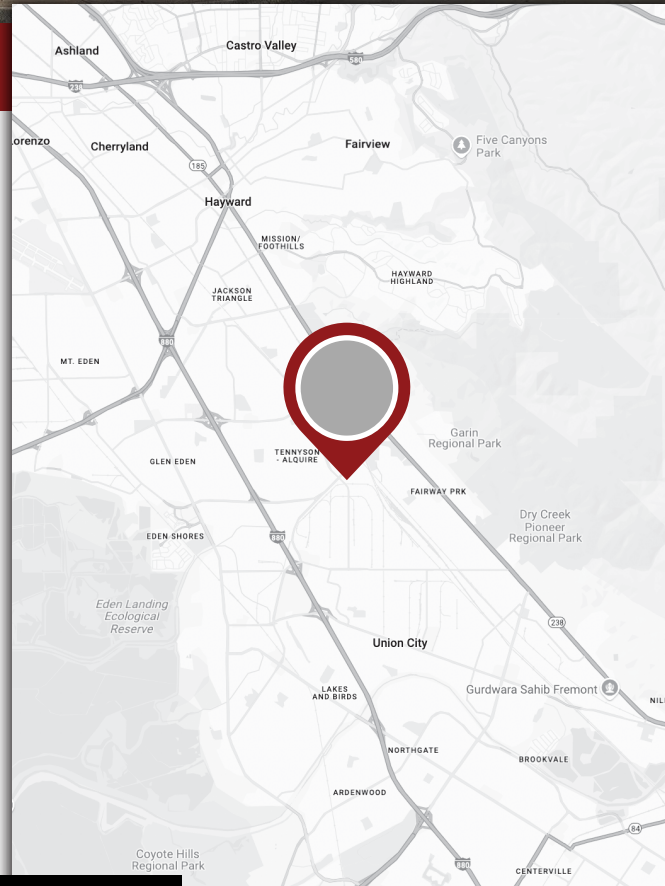
Secured Yard: Fenced yard space, offering secure outdoor storage or operational area.

Parking: 20 on-site parking spaces, accommodating staff and visitors.

Location: Unparalleled access to Highways 880 and 238, providing seamless regional connectivity.

Asking Rent: \$1.95/sf NNN

Don't miss this exceptional opportunity to acquire a strategically located industrial warehouse with significant potential. Contact Michael Young at 415-866-6470 or Yuan Chang at 408-417-0099 to schedule a private showing and explore how 795 Sandoval can meet your investment or operational needs.



FOR MORE INFORMATION CONTACT

Yuan Chang

DRE# 01352021 | 408-417-0099
YChang@AiCREPartners.com



Michael Young

DRE# 02003601 | 415-866-6470
MYoung@AiCREPartners.com

www.AiCREPartners.com

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About the Property

INVESTMENT/OWNER-USER ADVANTAGES

Strategic Location: Benefit from the property's proximity to major transportation arteries, facilitating efficient distribution and logistics.

Versatile Space: The flexible layout and high power capacity cater to a wide range of industrial uses, from manufacturing and warehousing to distribution and R&D.

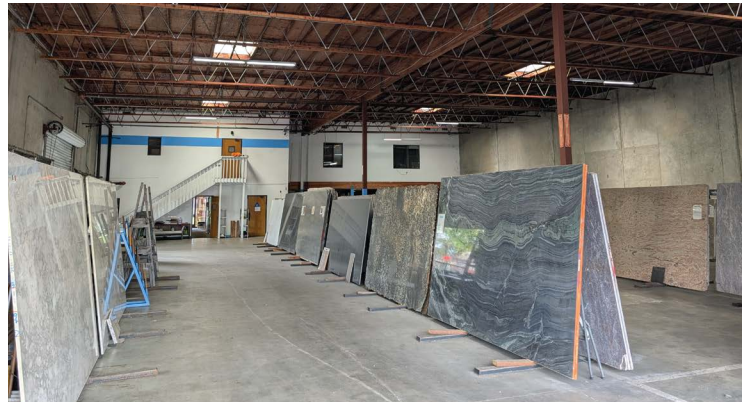
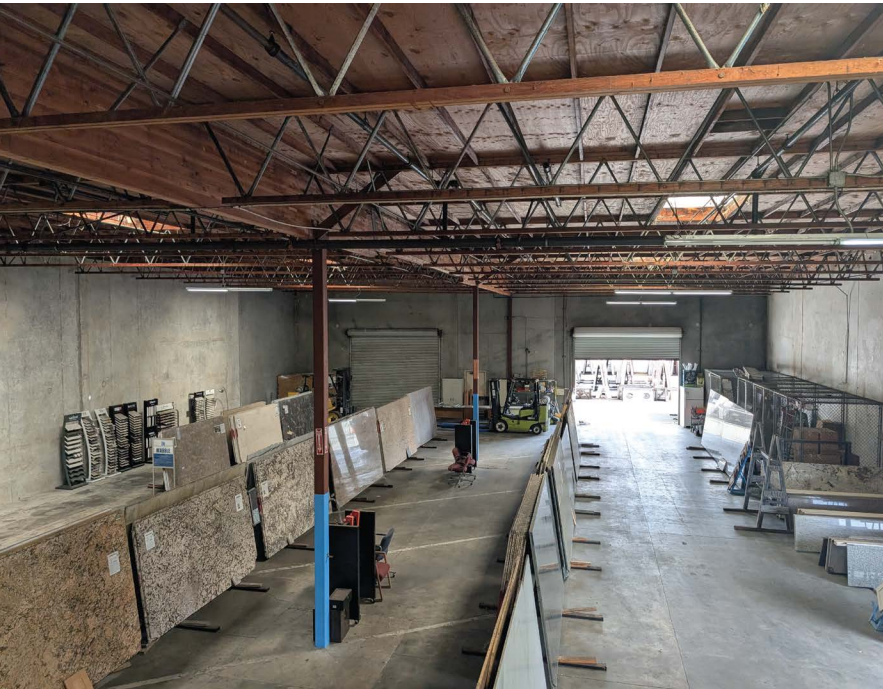
Growth Potential: The substantial lot size offers potential for future expansion or development.

Ready for Occupancy: The property is well-maintained and ready for immediate occupancy, minimizing downtime.

Strong Infrastructure: The robust power supply and clear height are significant advantages for businesses with demanding operational needs.

Secure Environment: The fenced yard and ample parking provide a secure and convenient environment for employees and customers.

Highway access: The easy access to two major highways is extremely valuable for any business that needs to move goods.



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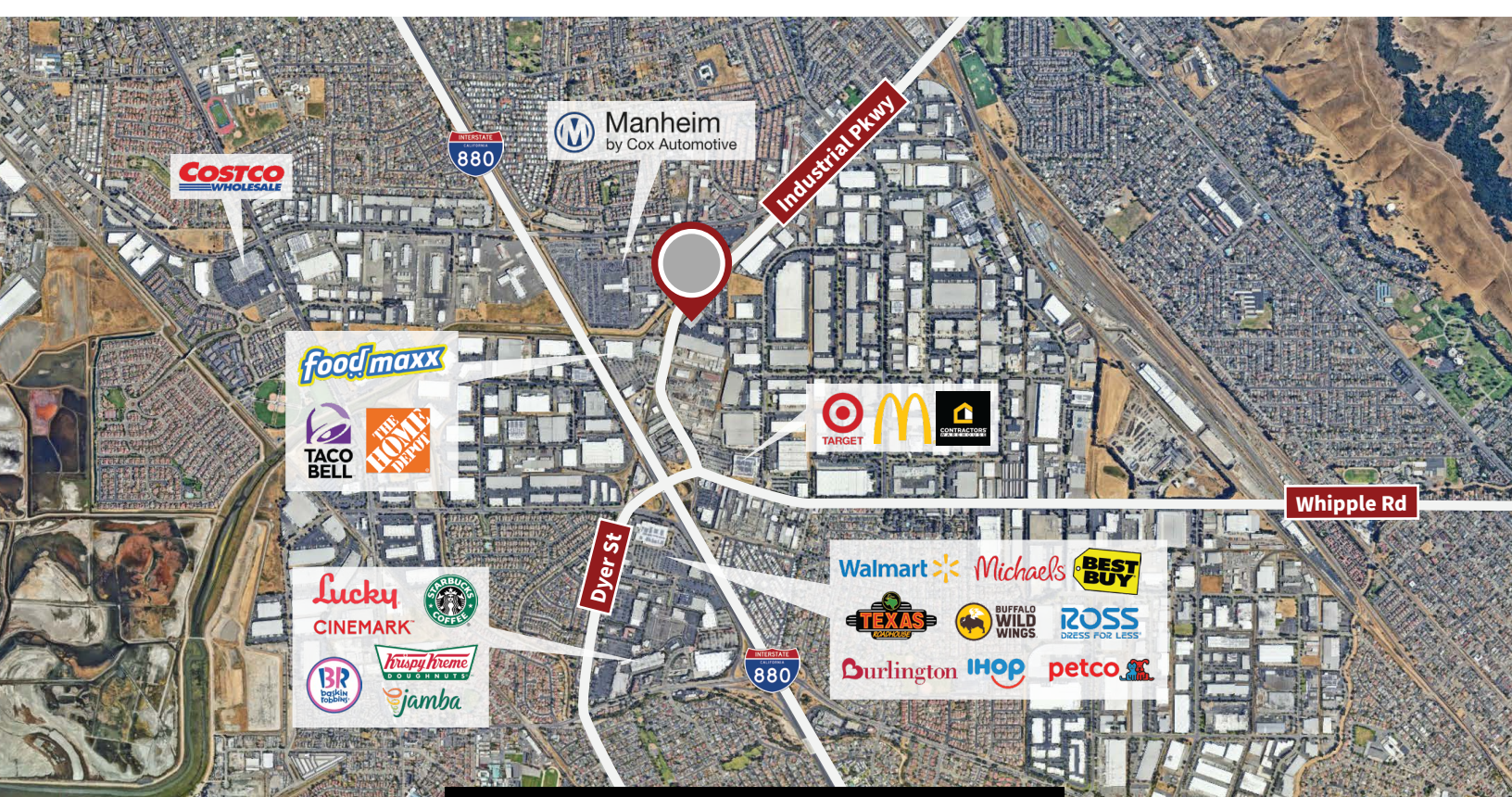
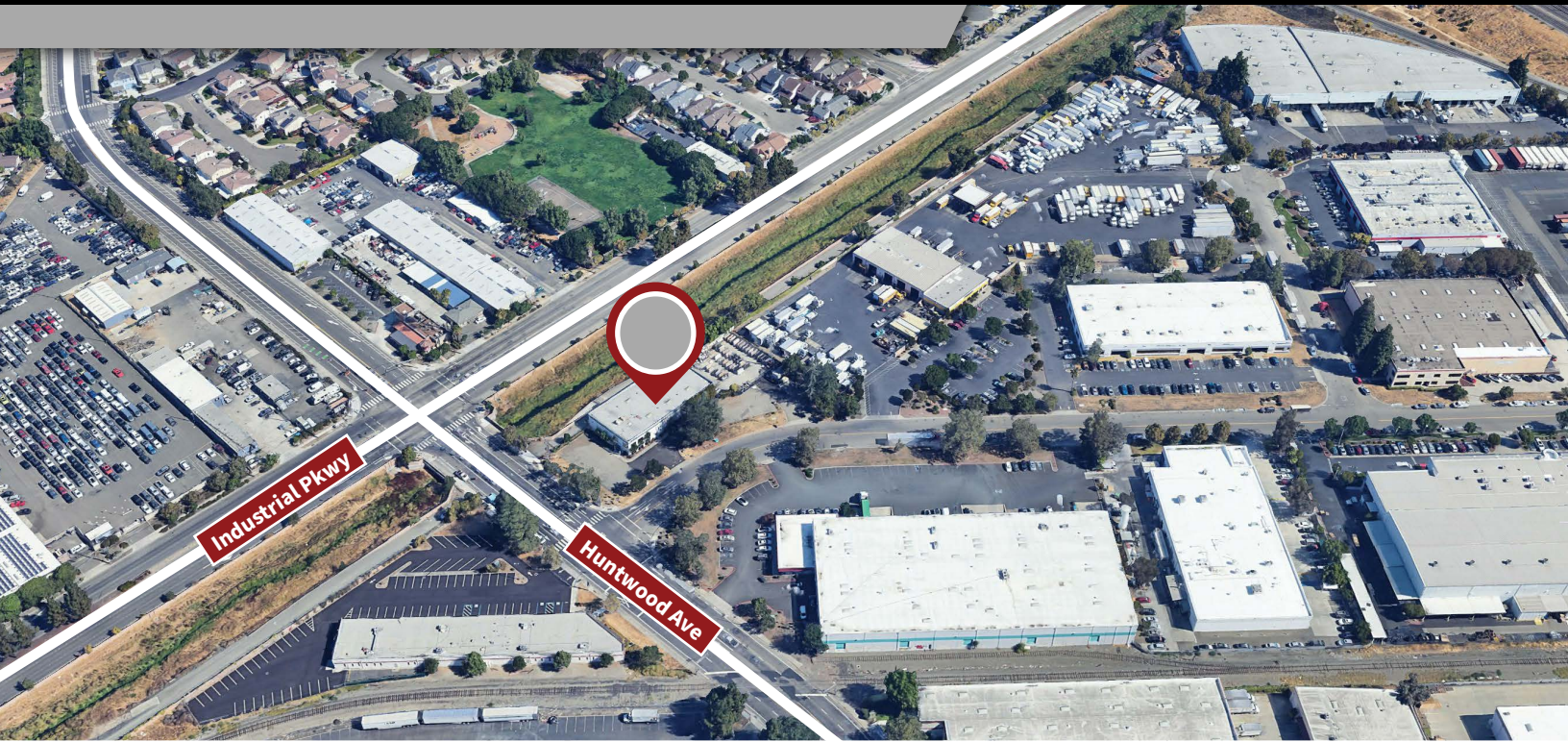
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Aerial & Amenities Map



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Location Overview



2024 Summary

	1 MILE	3 MILES	5 MILES
Population	21,107	162,614	341,990
Households	6,747	47,646	105,961
Families	4,844	36,801	79,400
Average Household Size	3.10	3.36	3.18
Owner Occupied Housing Units	4,208	29,057	61,383
Renter Occupied Housing Units	2,539	18,589	44,578
Median Age	39.1	38.6	38.8
Median Household Income	\$111,002	\$115,813	\$126,542
Average Household Income	\$154,616	\$159,544	\$173,562

2029 Summary

	1 MILE	3 MILES	5 MILES
Population	21,222	163,478	343,762
Households	6,705	47,312	105,181
Families	4,832	36,637	78,981
Average Household Size	3.13	3.40	3.22
Owner Occupied Housing Units	4,196	28,996	61,174
Renter Occupied Housing Units	2,509	18,316	44,007
Median Age	40.2	39.8	40.2
Median Household Income	\$136,398	\$138,679	\$151,969
Average Household Income	\$181,711	\$185,953	\$200,263

Hayward, California, nestled in the dynamic heart of the Bay Area, stands as a vibrant and diverse city with a rich tapestry of culture, history, and economic vitality. Known for its central location, Hayward serves as a crucial hub, connecting the larger cities of San Francisco, Oakland, and San Jose, making it an attractive place for both residents and businesses. The city boasts a wide array of amenities and attractions, from the natural beauty of its parks and open spaces, like the Hayward Regional Shoreline, to its educational institutions, including California State University, East Bay. Its community is a melting pot of cultures, reflected in the variety of restaurants, festivals, and community events that celebrate the unique heritage and spirit of its inhabitants. Hayward's commitment to growth and innovation, while maintaining a strong sense of community and environmental stewardship, positions it as a city poised for a bright future.

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