



Asking Rate: \$0.99/SF NNN

32950

For Sublease | 1 Month Free

32950 Alvarado Niles Road Union City, CA

*For Sublease | Freestanding Light Industrial /
Manufacturing Building*



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32950 Alvarado Niles Road | Union City, CA

Floor Plan

32950 Alvarado Niles Road,
Suite 500-505 | Union City, CA

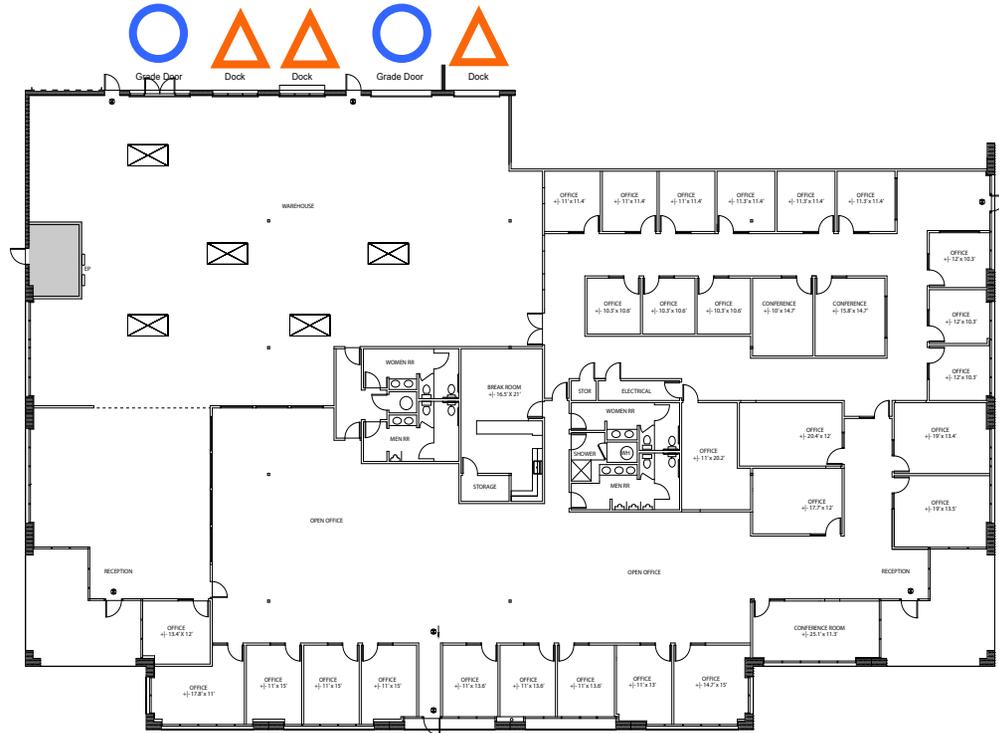
- Total: ±20,004 RSF
- 60% Office/Lab
- 40% Warehouse/Production
- Three Loading Docks
- Two Grade Level Doors
- Power: 1,000 Amps @ 277/480V
(Subject to Verification)

• Lease Expires March 31, 2029

• Rate: **\$0.99/SF NNN**

(Operating Expenses Estimated at ±\$0.40/SF/month)

	Grade Level Door
	Loading Dock



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Photo Gallery



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Features

Dowe Business Park is the premier multi-tenant business park in Union City. It is designed for the company that takes pride in its place of business, a company which appreciates a high profile identity and unparalleled amenities. The entire project is beautifully landscaped with rolling hills, mature trees and outdoor picnic areas, providing the professional environment for today's business.

The "Class A" business park consists of ±353,794 SF of office, flex office/warehouse, R&D and light industrial buildings that feature state of the art amenities, such as extensive glass-lines, dock and grade level loading, and 277/480V power.



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Location

The East Bay continues to attract firms across several industries, including the life sciences, healthcare, and financial sectors.

Accessibility



Airports

14 mi

Oakland Int'l

23 mi

San Jose Int'l

25 mi

San Francisco Int'l



Cities

20 mi

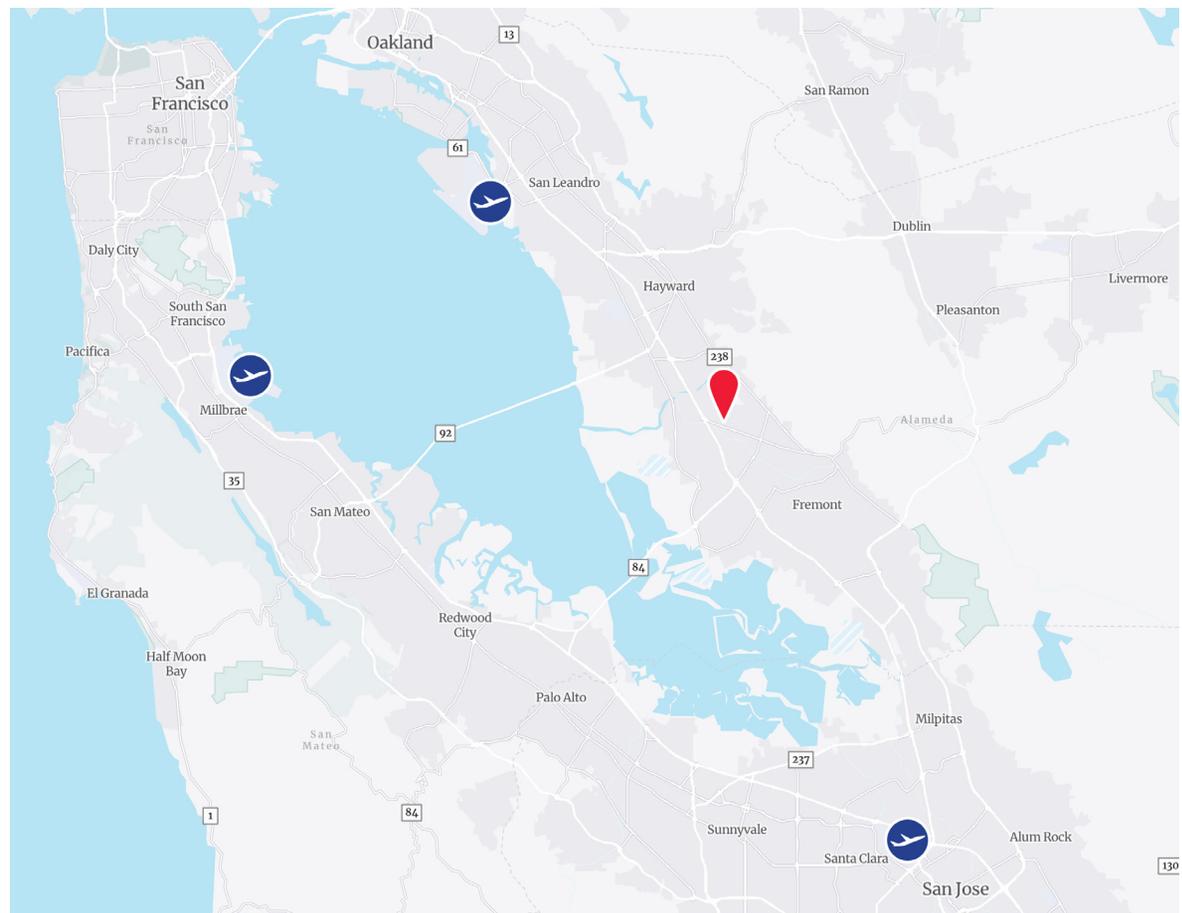
Downtown
Oakland

23 mi

to Silicon Valley

32 mi

to Downtown
San Francisco



East Bay by the Numbers



\$300B

East Bay Economy

The East Bay is home to the 52nd-largest economy in the world. At \$300 billion, it is roughly equivalent in size to the countries of Finland and Peru.



\$3.8B

Venture Capital

As of Q3 2024, the East Bay raised \$3.8B in venture capital, with the largest sectors being technology, life sciences, and manufacturing.



1.3M

East Bay Jobs

The total number of jobs located in the East Bay is 1.3 million. Changing a downward trend, jobs are projected to grow by 44k over the next 5 years.

**Information sources from the 2024 Impact Report, Moving the East Bay Forward | East Bay EDA*

Site Plan

